



CONCORD PIKE VILLAGE

4723 Concord Pike
Wilmington, DE 19803

PRIME RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Adjacent to the Concord Mall, DoubleTree Hotel, and Widener University Law School, Concord Pike Village offers unparalleled accessibility and visibility. On the opposite side of Concord Pike, you'll find a vibrant dining and hospitality scene with TGIF, Red Lobster, Olive Garden, Lone Star, Famous Dave's, and three additional hotels. This bustling hub ensures a constant flow of potential customers and clients. With a daily traffic count of 48,762 vehicles, your business will benefit from exceptional exposure. Beyond its prime location, the Property enjoys the support of a robust demographic profile and ample parking spaces.

PROPERTY DETAILS

- **Available:** 3,050 SF
- **Lease Rate:** Please contact listing agent
- **Parking:** 170 spaces
- **Zoning:** CR (Commercial Regional)
- **Traffic Counts:** 43,943 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,787	45,350	149,464
Total Households	2,073	17,963	66,012
Average HH Income	\$131,927	\$143,961	\$109,672
Median Age	40.0	46.2	44.0



For More Information, Contact:

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Owned & managed by:
DELLE DONNE
&
ASSOCIATES.

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



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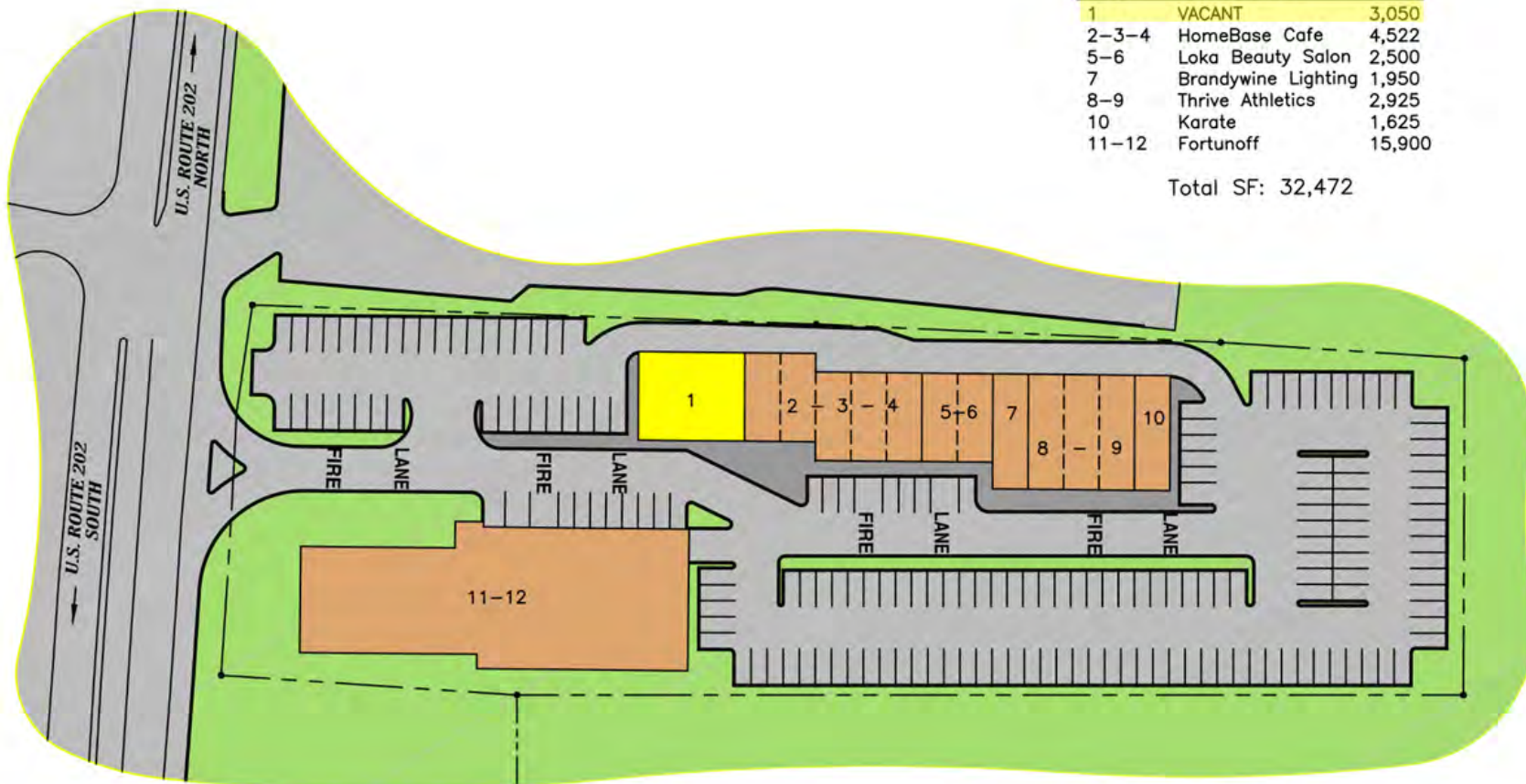
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Unit#	Tenant Name	SF
1	VACANT	3,050
2-3-4	HomeBase Cafe	4,522
5-6	Loka Beauty Salon	2,500
7	Brandywine Lighting	1,950
8-9	Thrive Athletics	2,925
10	Karate	1,625
11-12	Fortunoff	15,900

Total SF: 32,472



VACANCY

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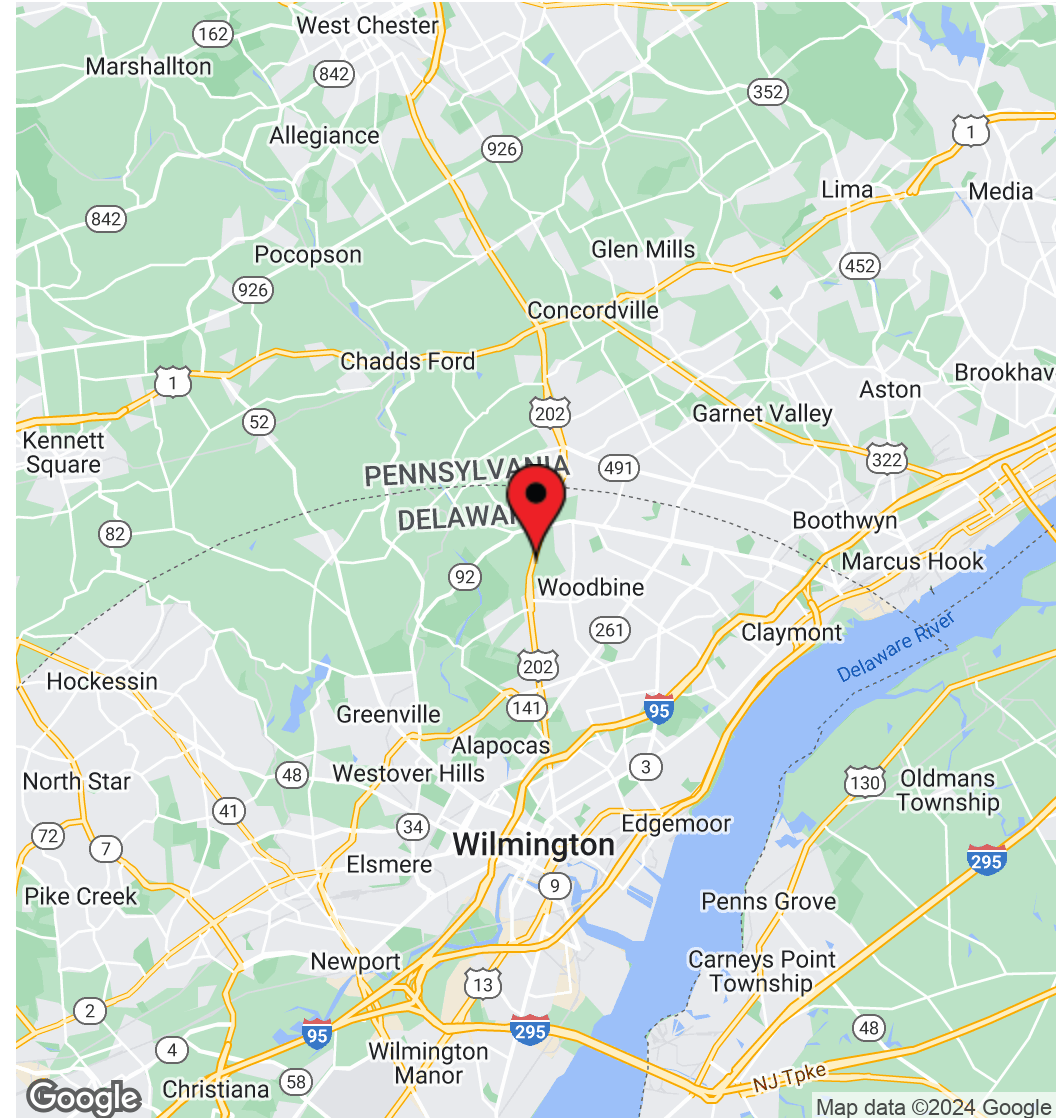
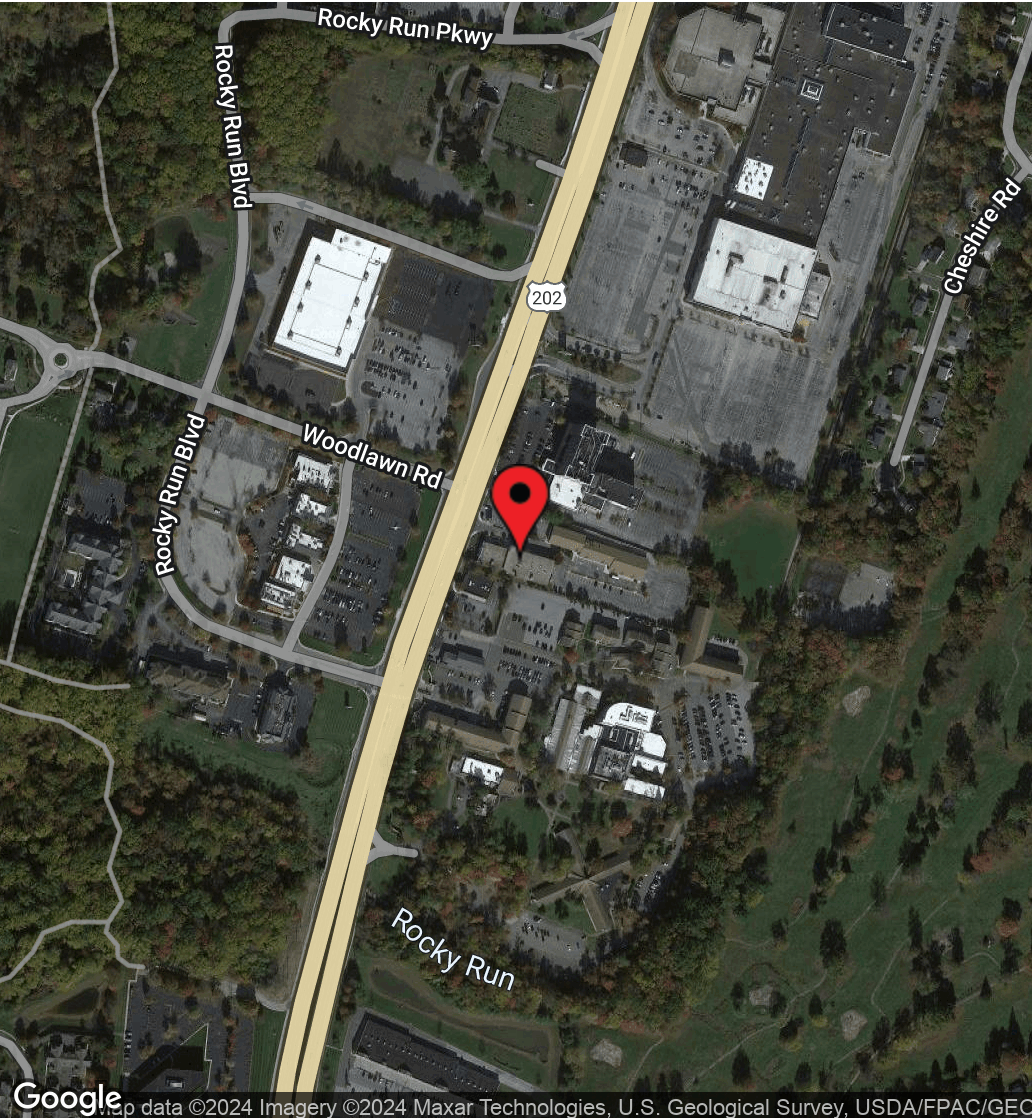
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