



PROPERTY DESCRIPTION

Rare opportunity to join Popeyes Chicken! Coming in the fall of 2023, this new development will feature a brand new Popeyes Chicken along with a freestanding building measuring approximately 3,600 SF. The building can be demised into as small as 1,200 SF units to accommodate smaller retail or office users.

Strategically located with immediate access to I-95 and Route 141, this site is in close proximity to Kirkwood Highway, Wilmington Riverfront, Downtown Wilmington, Newport and New Castle. Excellent signage opportunities facing Maryland Avenue with full motion ingress/egress on both Maryland Avenue and Westmoreland Avenue will allow easy access along travelers' commutes.

PROPERTY DETAILS

- **Available:** 3,600 SF
- **Minimum Divisible:** 1,200 SF
- **Lease Rate:** \$27.50/SF/NNN
- **Zoning:** CR (Commercial Regional)
- **Traffic Counts:** 19,464 AADT

PROPERTY HIGHLIGHTS

- Extremely high visibility
- Shared pylon signage available
- 36 parking spots

DEMOGRAPHICS

1 MILE

Total Population	11,910		
Total Households	5,141		
Median Age	37.8	38.2	39.7



For More Information, Contact:

Griffin Conaty
gconaty@dsmre.com
302.283.1800 Office
302.545.2061 Cell

Davis Mitchell
dmitchell@dsmre.com
302.283.1800 Office
302.530.2512 Cell

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



411 South Maryland Avenue
Wilmington, DE 19804

RETAIL/OFFICE SPACE FOR LEASE



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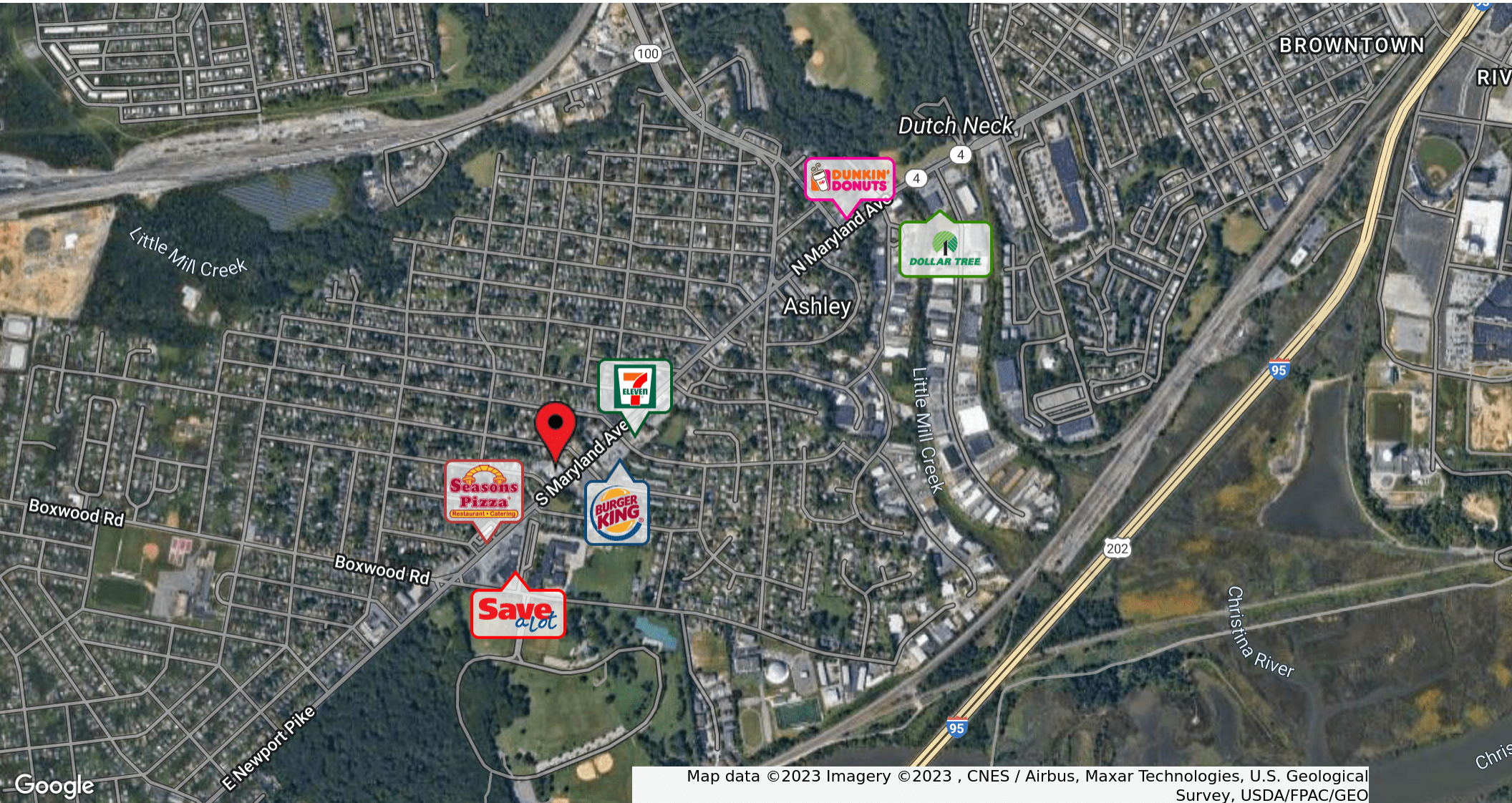


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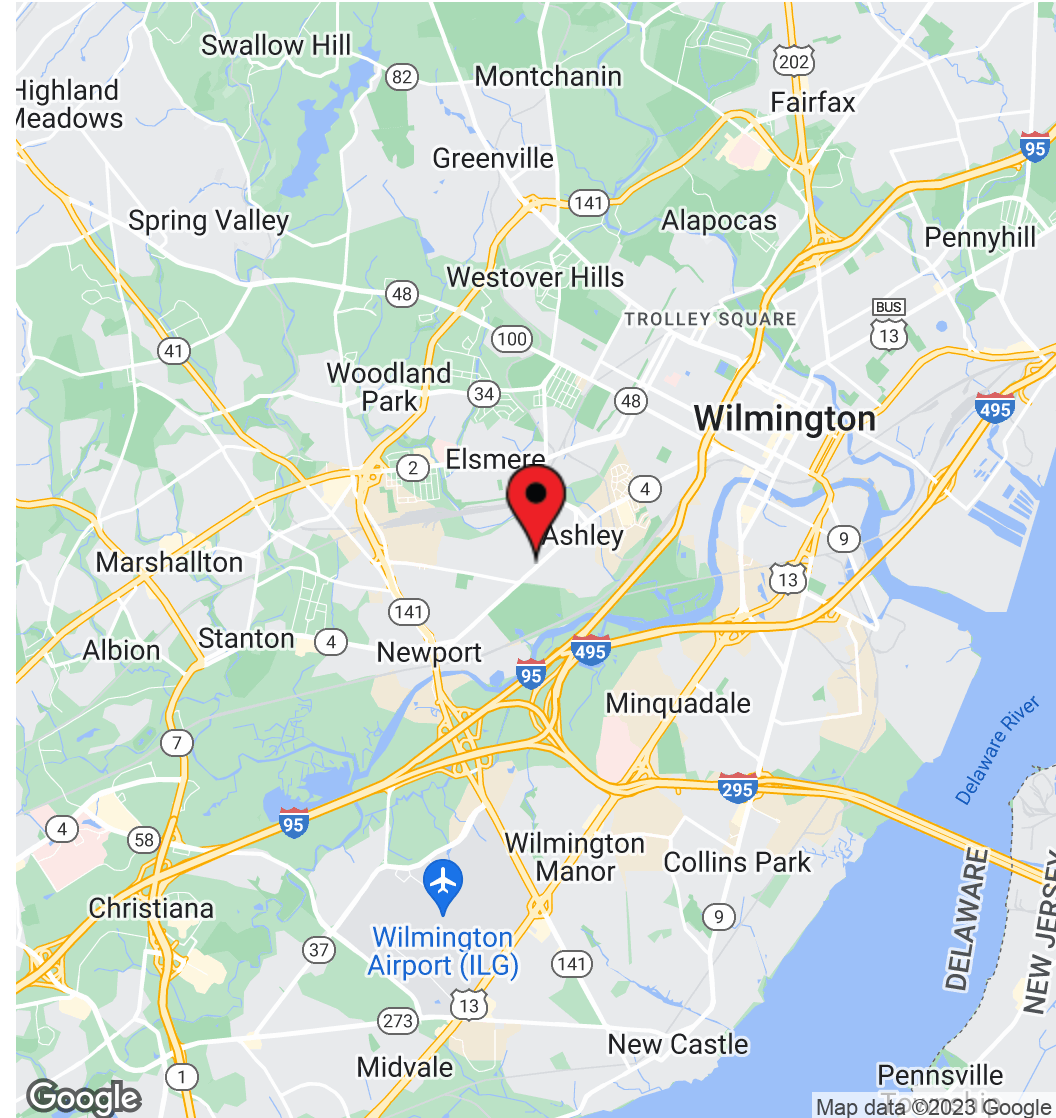
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