

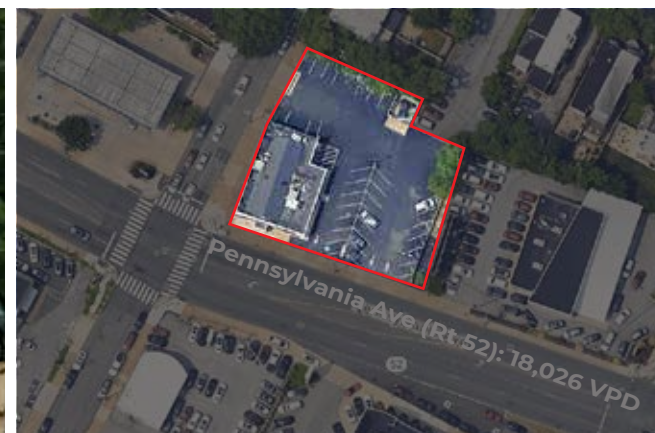
4,000SF FORMER QSR RESTAURANT | FOR LEASE

1611 Pennsylvania Ave. | Wilmington, DE 19806 | New Castle County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 1611 Pennsylvania Ave. | Wilmington, DE 19806

**4,000 SF
Ground Floor**

**+/- 0.45
Parcel Size**

**IMMEDIATE
Availability**

**LEASE RATE
Upon Request**

PROPERTY INFORMATION

- Building Size: Approx. 4,000SF • Parcel Size: 0.45 acres
- Densely Populated area at Signalized Corner Intersection
- Easy access from downtown Wilmington and surrounding neighborhoods.
- Prior tenants FF&E Included
- Minutes from RT 95 and RT 202
- Ideal for Fast Food/QSR, Retail, Medical Uses, and more

Demographics	1 Mile	3 Miles	5 Miles
Population	30,400	111,097	186,816
Average HH Income	\$112,813	\$110,290	\$120,465
Total Businesses	2,336	7,731	12,071
Number of Employees	30,965	104,888	166,821
Traffic Counts	1611 Pennsylvania Ave. (Rt 52): 18,026 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION
PLEASE CONTACT:

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 042924

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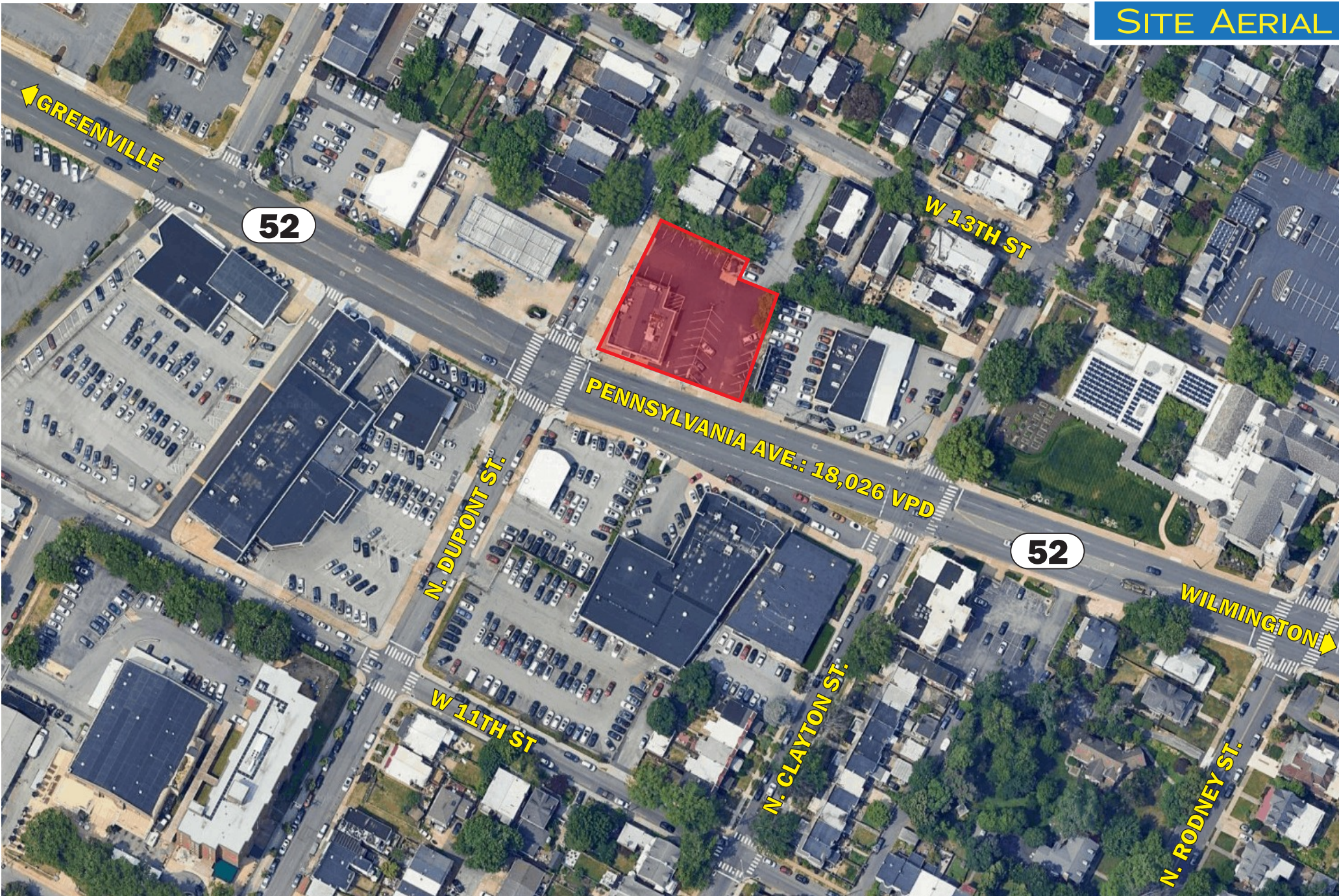
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SITE AERIAL



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RETAIL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	30,400	111,097	186,816
Projected Population (2028)	28,604	107,213	182,178
Projected Annual Growth (2023 to 2028)	-1.2%	-0.7%	-0.5%

Daytime Population

Total Businesses (2023)	2,336	7,731	12,071
Number of Employees (2023)	30,965	104,888	166,821

Income

Average HH Income (Est. 2023)	\$112,813	\$110,290	\$120,465
Median HH Income (2023)	\$71,532	\$74,660	\$82,452

Households & Growth

Households	13,906	46,665	76,605
Projected HH (2028)	13,153	45,311	74,894
HH Growth with Children (2023 to 2028)	13.6%	18.4%	18.7%

Education

High School Graduate	26.9%	32.0%	30.9%
Some College	14.7%	15.4%	15.9%
Bachelor Degree	24.3%	20.2%	21.1%
Graduate	19.2%	15.8%	16.0%

Traffic Counts:

Pennsylvania Ave.: 18,026 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

