

# 407 FOULK ROAD

Wilmington | Delaware

*Assisted Living  
Redevelopment Opportunity*



**NEWMARK**

# EXECUTIVE SUMMARY

## THE OFFERING

Newmark (NMRK), as exclusive representative, is pleased to present the opportunity to acquire 407 Foulk Road, a former assisted living and memory care facility in Wilmington, Delaware.

The property sits just 10 minutes from downtown Wilmington and includes a total of 108 units, comprised of 62 Assisted Living (AL) units and 46 Memory Care (MC) units on 3.99 acres. The property has been institutionally owned and operated for over a decade and as a result, the building is in good condition.

## THE FACTS

Address:	407 Foulk Road, Wilmington, DE 19803
Building Size:	76,000 SF
Gross Site Area:	3.99 acres
Parking:	52 surface spaces
Units:	Total of 108 units consisting of 62 Assisted Living (AL) units and 46 Memory Care (MC) units.



# REGIONAL MAP



**407 FOULK  
ROAD**

**BEDFORD ROAD**

**FOULK ROAD**



# INVESTMENT HIGHLIGHTS

NC 6.5 (Neighborhood Conservation) zoning which allows for many different housing and medical care service uses



The property sits 10 minutes from downtown Wilmington and 15 minutes from Philadelphia



Philadelphia International Airport is within a 20-minute drive



Institutionally owned, operated and maintained property in good condition



Direct access to Concord Pike, Route 202 and Interstate 95 (I-95)



**407 FOULK  
DRIVE**

202

141

261



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