

FORMER QSR RESTAURANT FOR LEASE

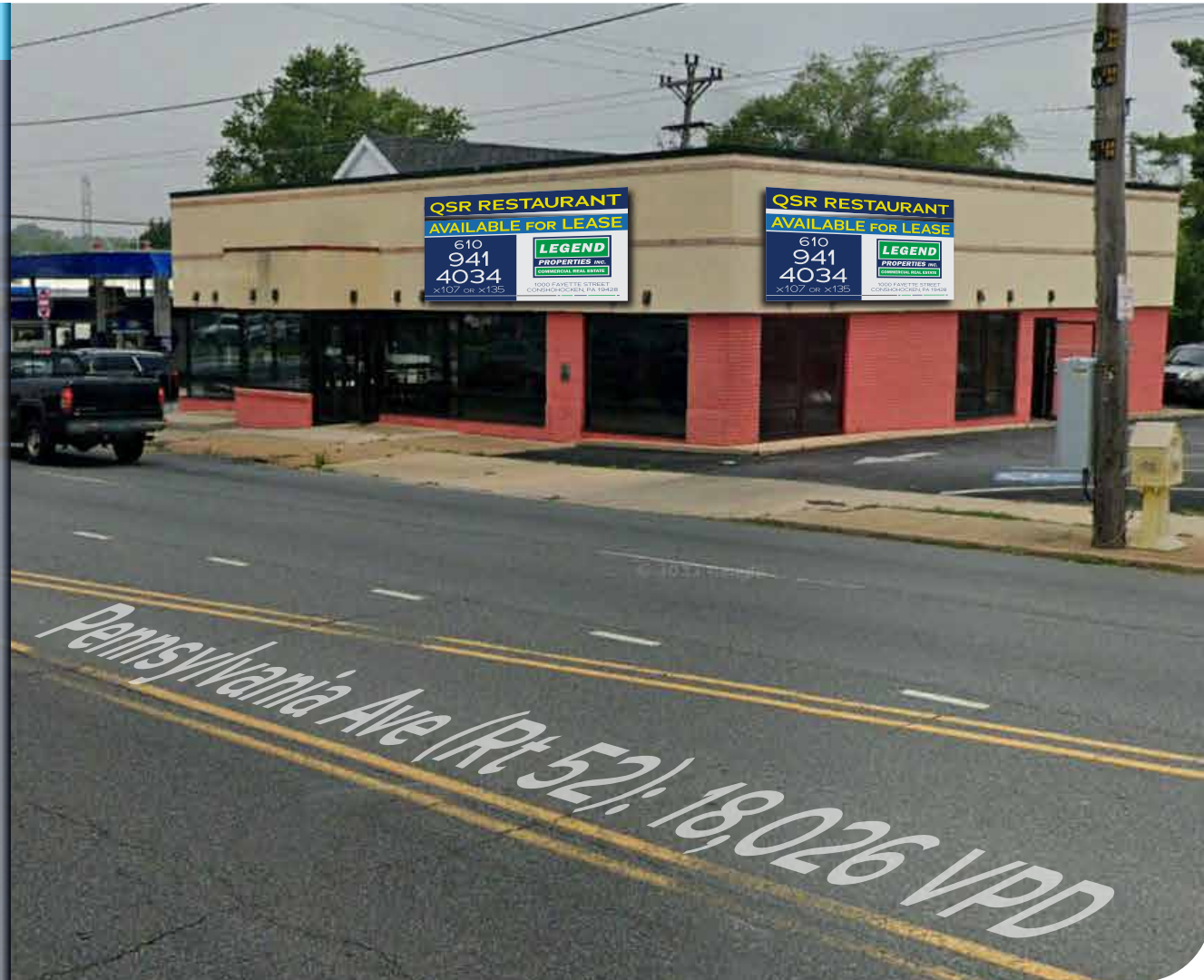
1611 Pennsylvania Ave. | Wilmington, DE 19806 | New Castle County

PROPERTY HIGHLIGHTS

- **Building Size:** Approx. 4,000sf
- **Parcel Size:** .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



LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

610-941-4034

1000 FAYETTE STREET
CONSHOHOCKEN, PA 19428

EXCLUSIVE
AGENTS:



DAVID DEPETRIS
610-941-4034 x107
856-912-1165 CELL
DDEPETRIS@LPRE.COM



MICHAEL DEPETRIS
610-941-4034 x135
610-247-7459 CELL
MDEPETRIS@LPRE.COM



SCAN FOR
WEB SITE
LPRE.COM

FORMER QSR

FOR LEASE

SITE PLAN



LEGEND
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COMMERCIAL REAL ESTATE

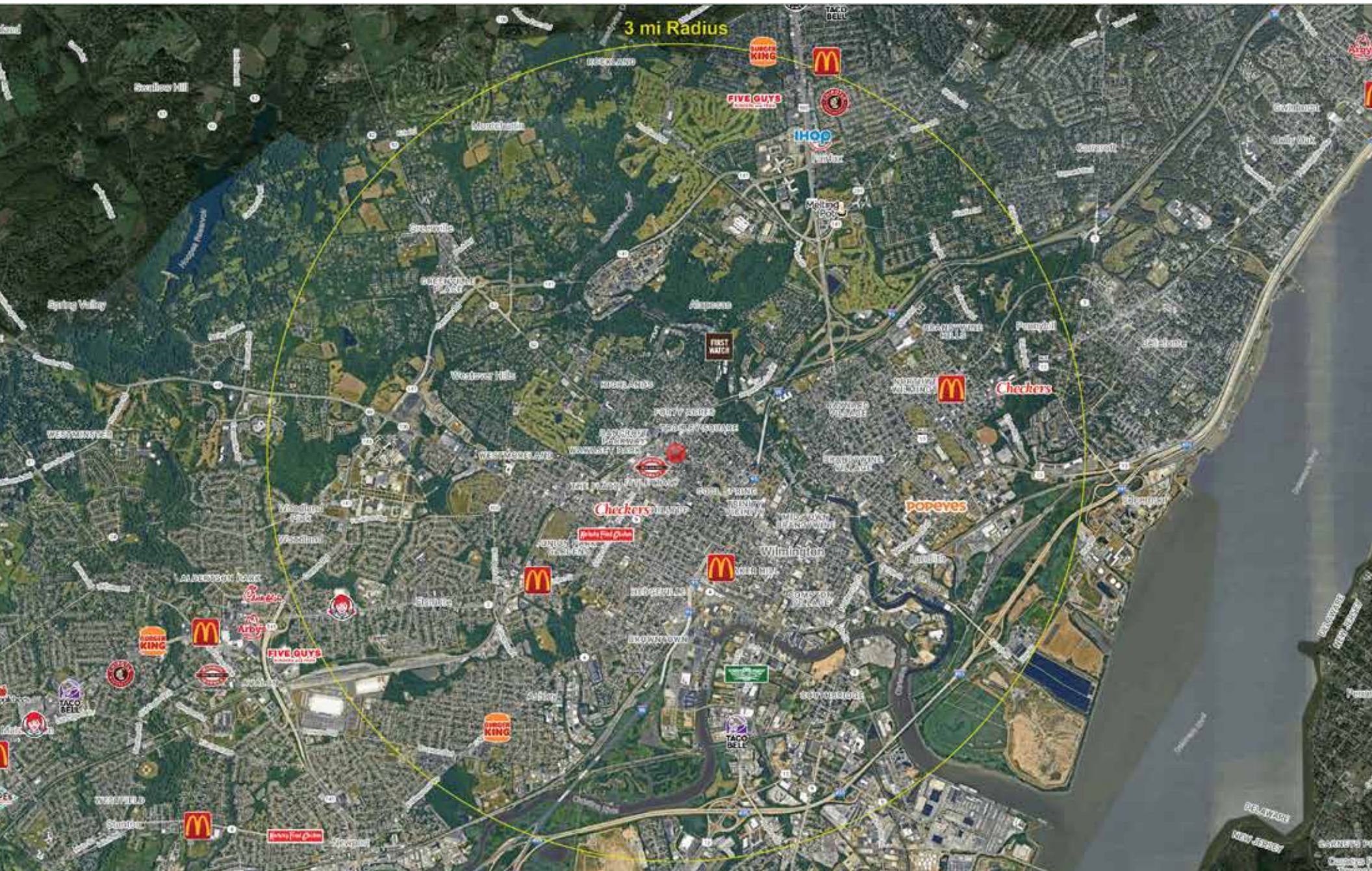
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RETAILER MAP



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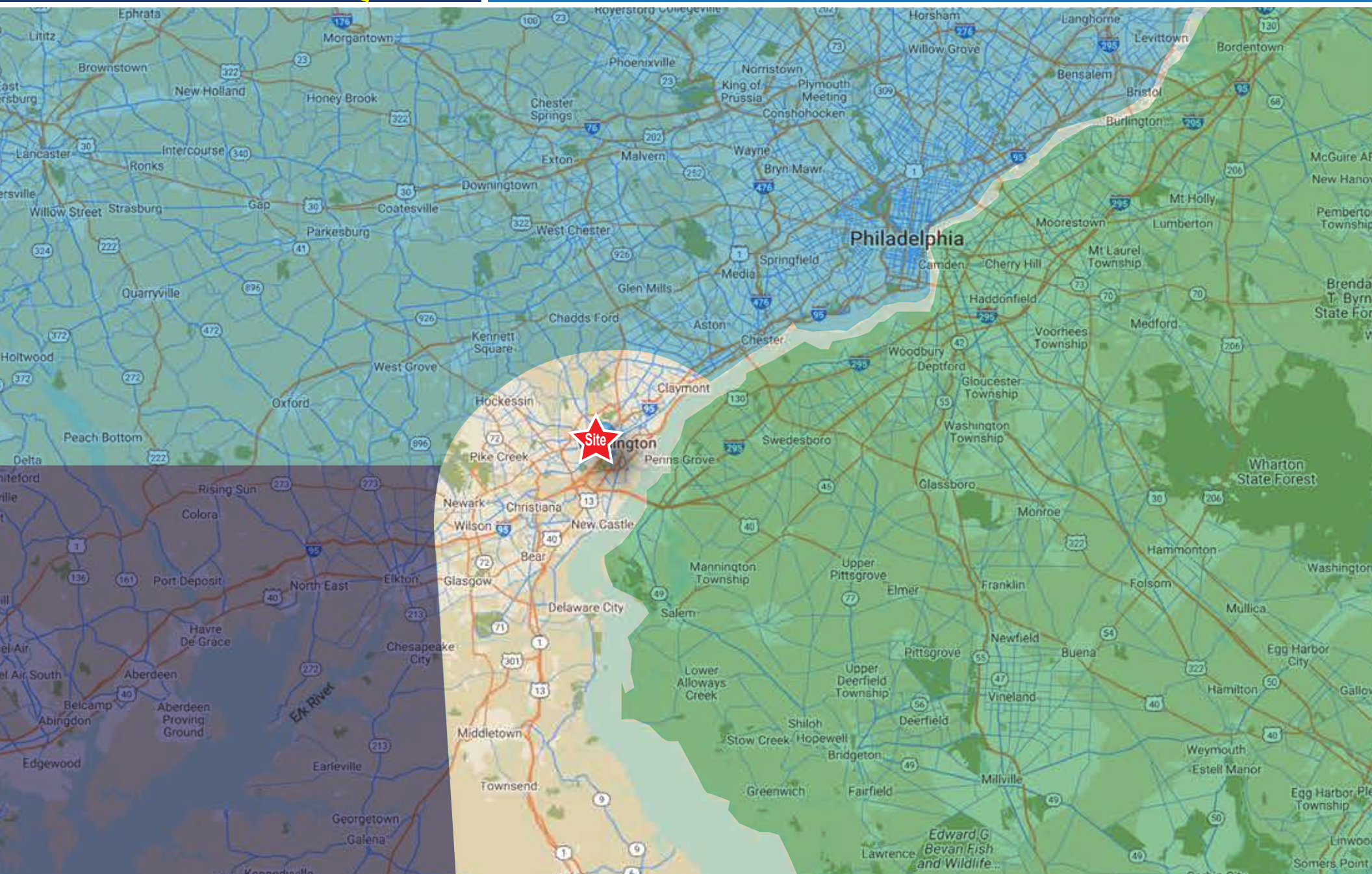
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REGIONAL MAP



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