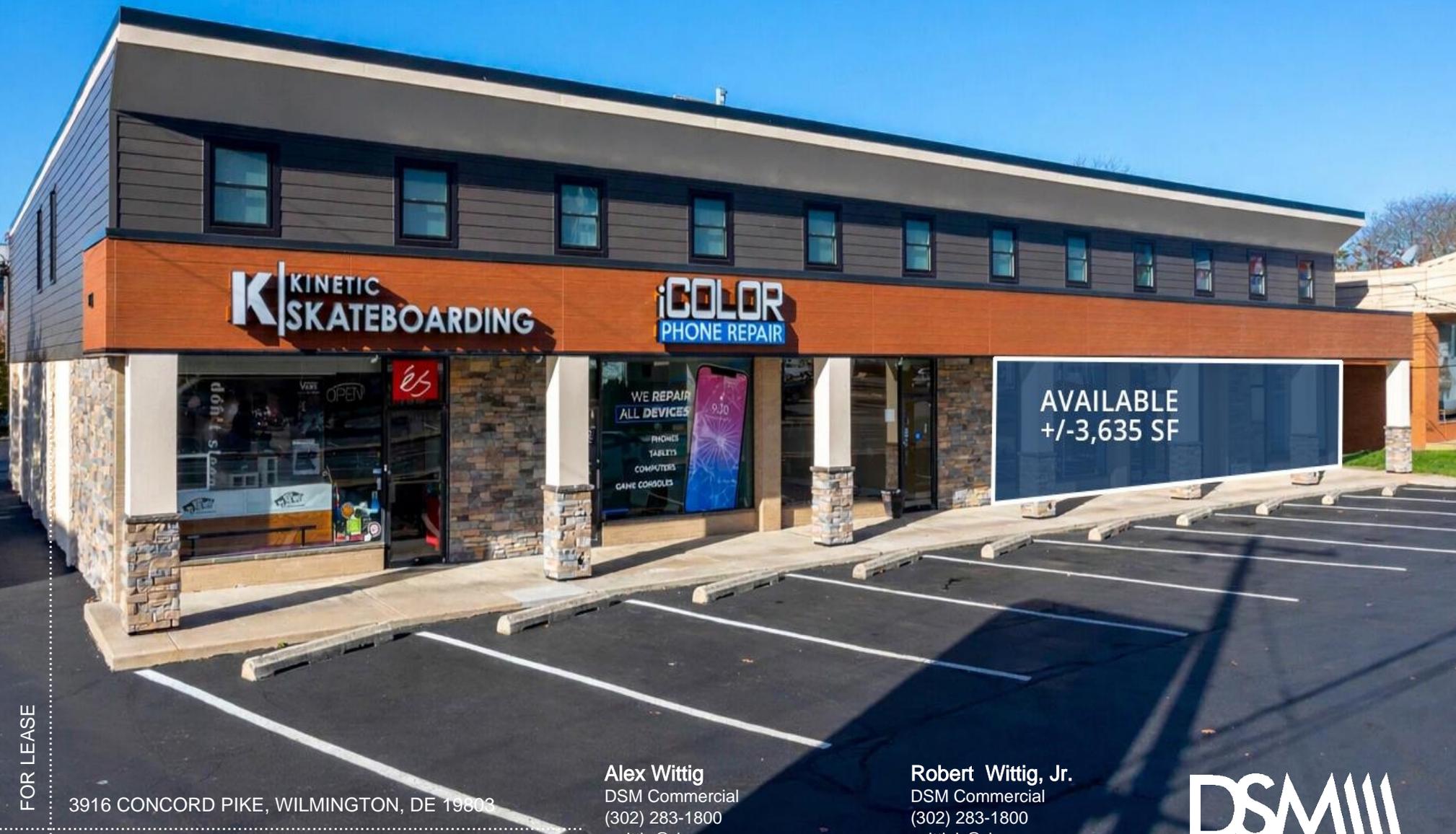


North Wilmington Retail

HIGH-VISIBILITY ENDCAP RETAIL OPPORTUNITY



FOR LEASE

3916 CONCORD PIKE, WILMINGTON, DE 19803

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THE SPACE

Location	3916 Concord Pike Wilmington, DE 19803
Size	3,635 SF
Lease Rate	\$32.00 PSF (Monthly)
Lease Type	NNN

HIGHLIGHTS

- Located along the Route 202 retail corridor in North Wilmington, this end-cap opportunity offers exceptional visibility and accessibility within one of the area's most active commercial districts. Surrounded by established national retailers and strong daily traffic, the property is well-positioned for wellness, medical, or specialty retail users seeking a high-exposure location.
- Frontage: 128' on Concord Pike
- Parking: 55 Spots in rear and 10 in front
- Traffic Counts: 53,353 AADT
- Signalized Intersection
- Dual Access from Concord Pike & Mt. Lebanon Road
- Corner Pylon Signage
- Adjacent to Citizens Bank
- Across from Arby's & Taco Bell



POPULATION

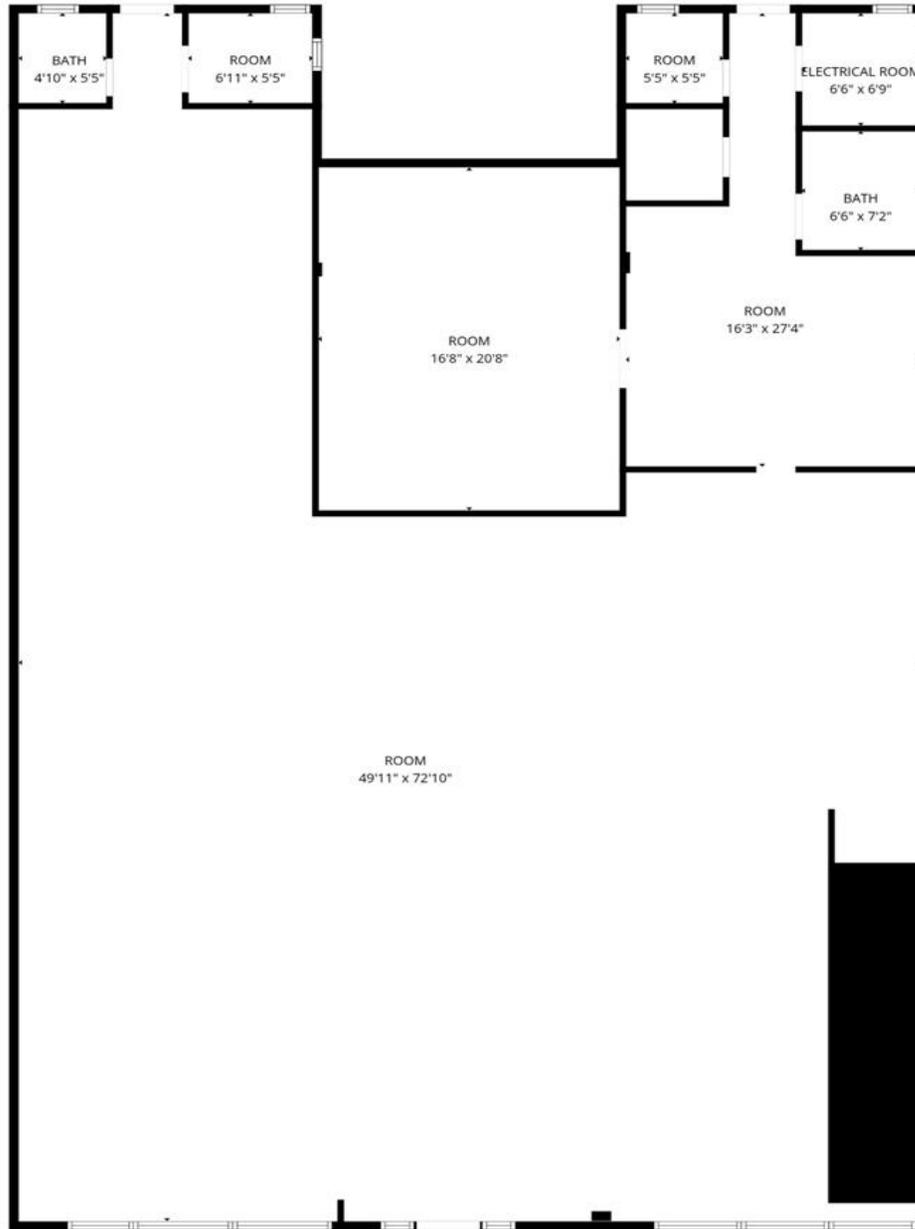
	1.00 MILE	3.00 MILE	5.00 MILE
	7,640	44,976	182,091

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$208,543	\$186,470	\$132,260

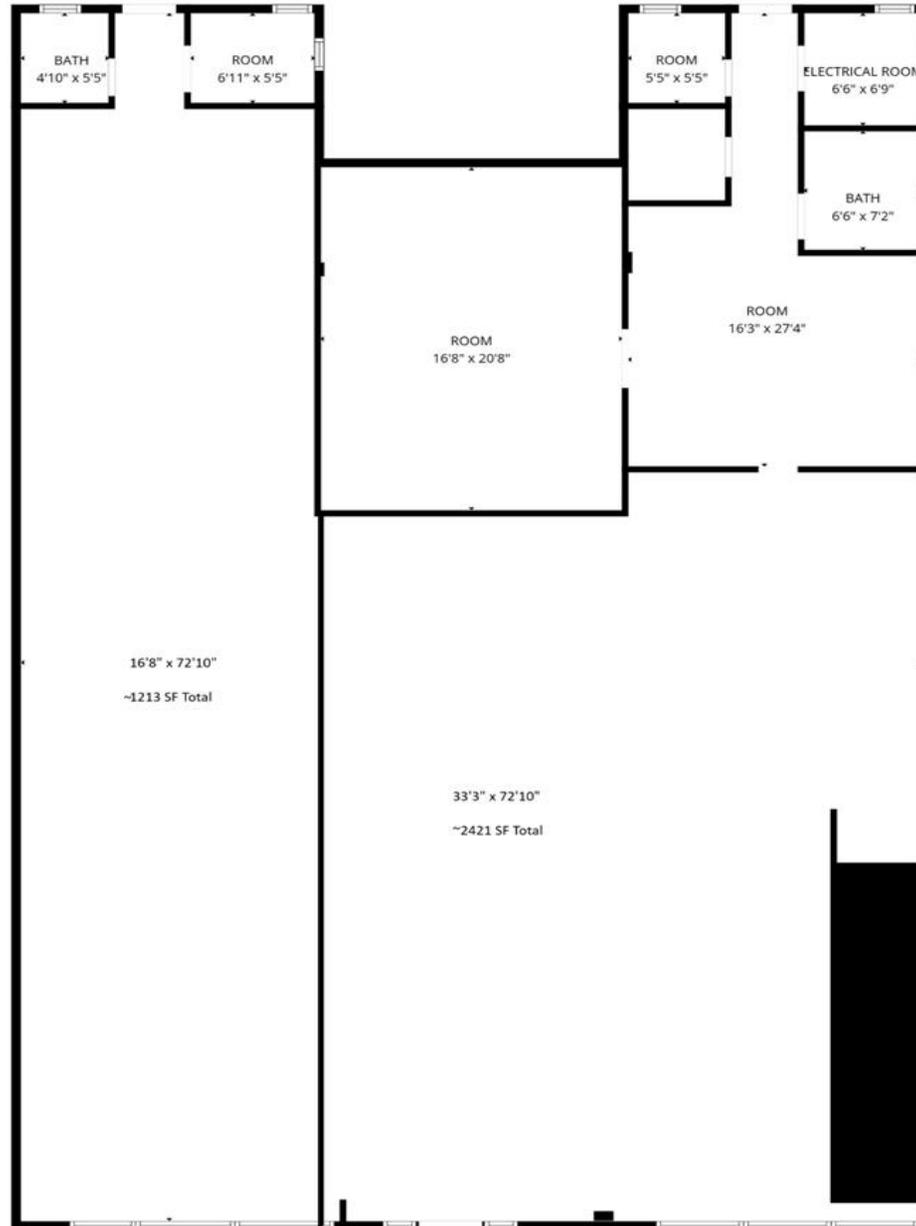
NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,046	18,176	78,157



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demised Floor Plan

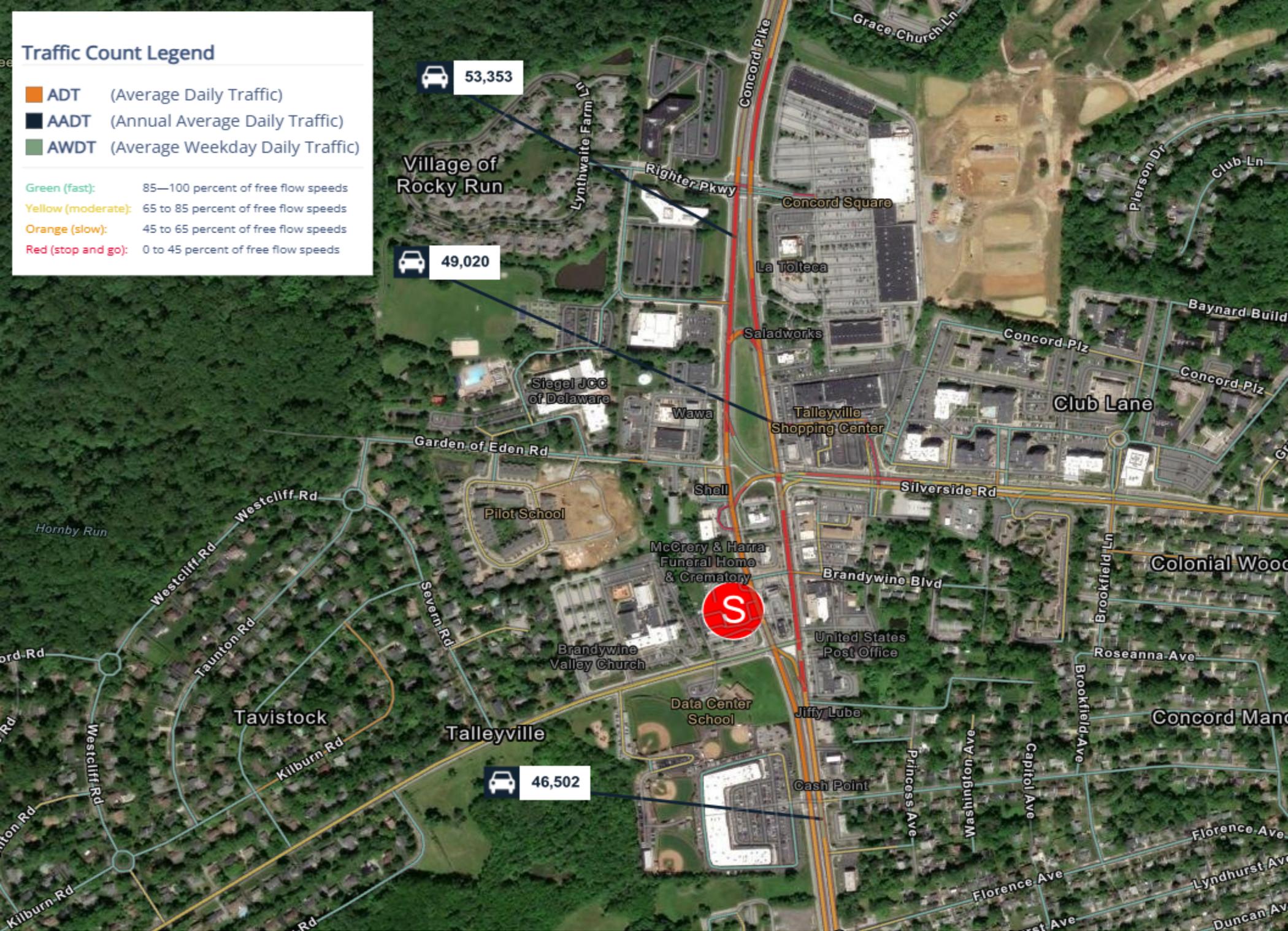


Retail Generator Map

Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



North Wilmington Retail

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The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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