

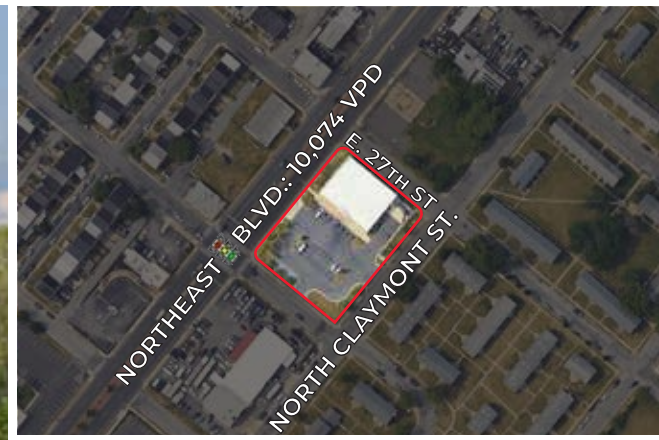
# 8,320sf FREE-STANDING RETAIL BLDG | FOR LEASE

Wilmington DE 19802 | New Castle County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE** | 2600 Northeast Blvd | Wilmington DE 19802

**8,320 SF**  
Ground Floor

**37,026 SF**  
Parcel Size

**IMMEDIATE**  
Availability

**RENT/SF**  
Upon Request

## PROPERTY INFORMATION

- Free-Standing, at signalized intersection constructed in 2014
- Excellent visibility and access from Northeast Blvd
- Large Pylon Sign available on the property with approx 38 spaces
- Major retail in trade area: Food Lion, Big Lots, dd's Discount, Cititrends, Family Dollar, Dollar Tree, Forman Mills, Home Depot, Autozone, McDonalds
- Ideal location for Retail, Automotive, Medical/Dental Uses

| Demographics        | 1 Mile                      | 2 Miles  | 3 Miles  |
|---------------------|-----------------------------|----------|----------|
| Population          | 24,517                      | 62,831   | 101,933  |
| Average HH Income   | \$72,350                    | \$78,549 | \$90,632 |
| Total Businesses    | 888                         | 4,534    | 6,649    |
| Number of Employees | 10,331                      | 65,300   | 92,027   |
| Traffic Counts      | Northeast Blvd.: 10,074 VPD |          |          |

\*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION: STEVEN DEPETRIS  
PLEASE CONTACT: 856-231-1010 x203  
609-760-2543 CELL SDEPETRIS@LPRE.COM



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. 030124

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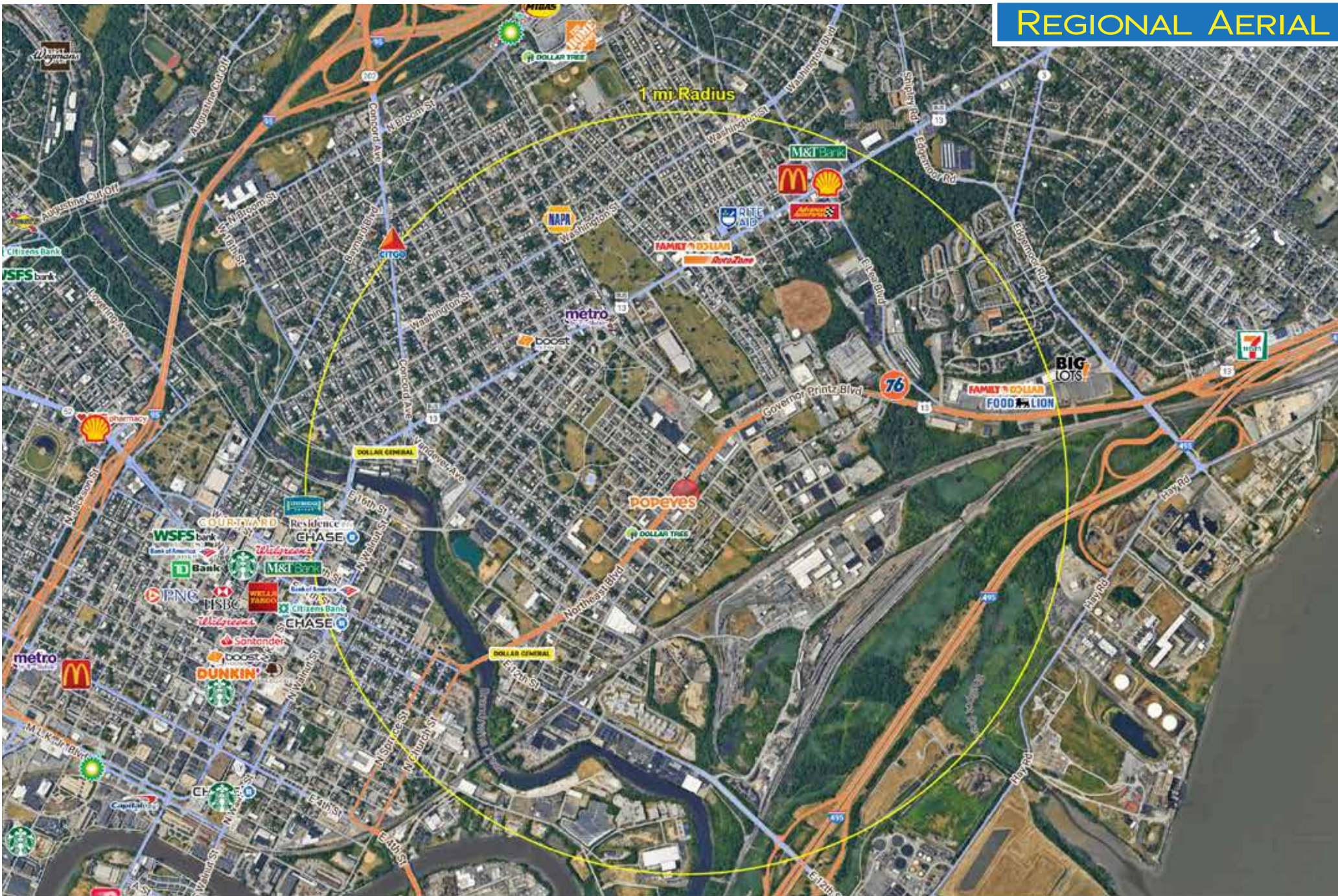
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## REGIONAL AERIAL



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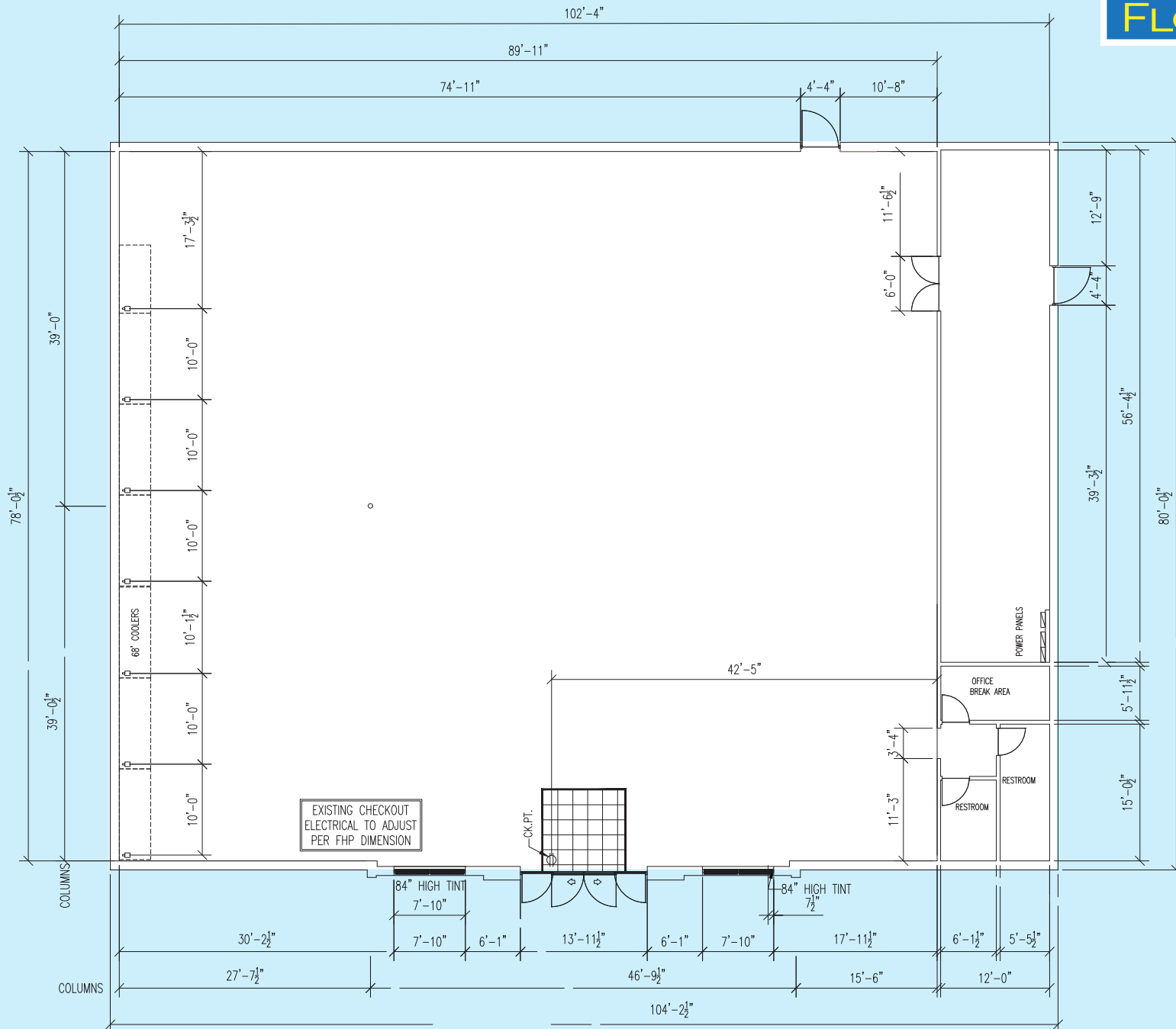
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## FLOOR PLAN



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## DEMOGRAPHICS

| Population                             | 1 Mile | 2 Miles | 3 Miles |
|--|--------|---------|---------|
| Population (Est. 2024)                 | 24,517 | 62,831  | 101,933 |
| Projected Population (2029)            | 25,282 | 66,117  | 105,607 |
| Projected Annual Growth (2024 to 2029) | 0.6%   | 1.0%    | 0.7%    |

### Daytime Population

|                            |        |        |        |
|----------------------------|--------|--------|--------|
| Total Businesses (2024)    | 888    | 4,534  | 6,649  |
| Number of Employees (2024) | 10,331 | 65,300 | 92,027 |

### Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| Average HH Income (Est. 2024) | \$72,350 | \$78,549 | \$90,632 |
| Median HH Income (2024)       | \$56,270 | \$58,969 | \$67,096 |

### Households & Growth

|  |       |        |        |
|--|-------|--------|--------|
| Households (2024)                      | 9,308 | 28,125 | 44,653 |
| Projected HH (2029)                    | 9,682 | 30,113 | 46,918 |
| HH Growth with Children (2024 to 2029) | 33.5% | 24.5%  | 25.1%  |

### Education

|                      |       |       |       |
|----------------------|-------|-------|-------|
| High School Graduate | 42.7% | 33.0% | 31.1% |
| Some College         | 17.8% | 17.4% | 16.5% |
| Bachelor Degree      | 12.4% | 18.1% | 20.7% |
| Graduate             | 9.0%  | 15.3% | 16.4% |

Traffic Counts: Northeast Blvd.: 10,074 VPD

.Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP

