

PROPERTY DESCRIPTION

Prime 0.32-acre corner lot in the heart of Christiana, DE! This is a rare opportunity to secure a highly visible corner lot at the intersection of Old Baltimore Pike and State Route 7. Christiana, Delaware is known for its strategic location, as it features the Christiana Hospital, the largest healthcare facility in the state, and the Christiana Mall, a major regional shopping destination. Christiana is also a key transportation hub, with Delaware Route 1 intersecting with Interstate 95, offering convenient access to both regional and interstate travel.

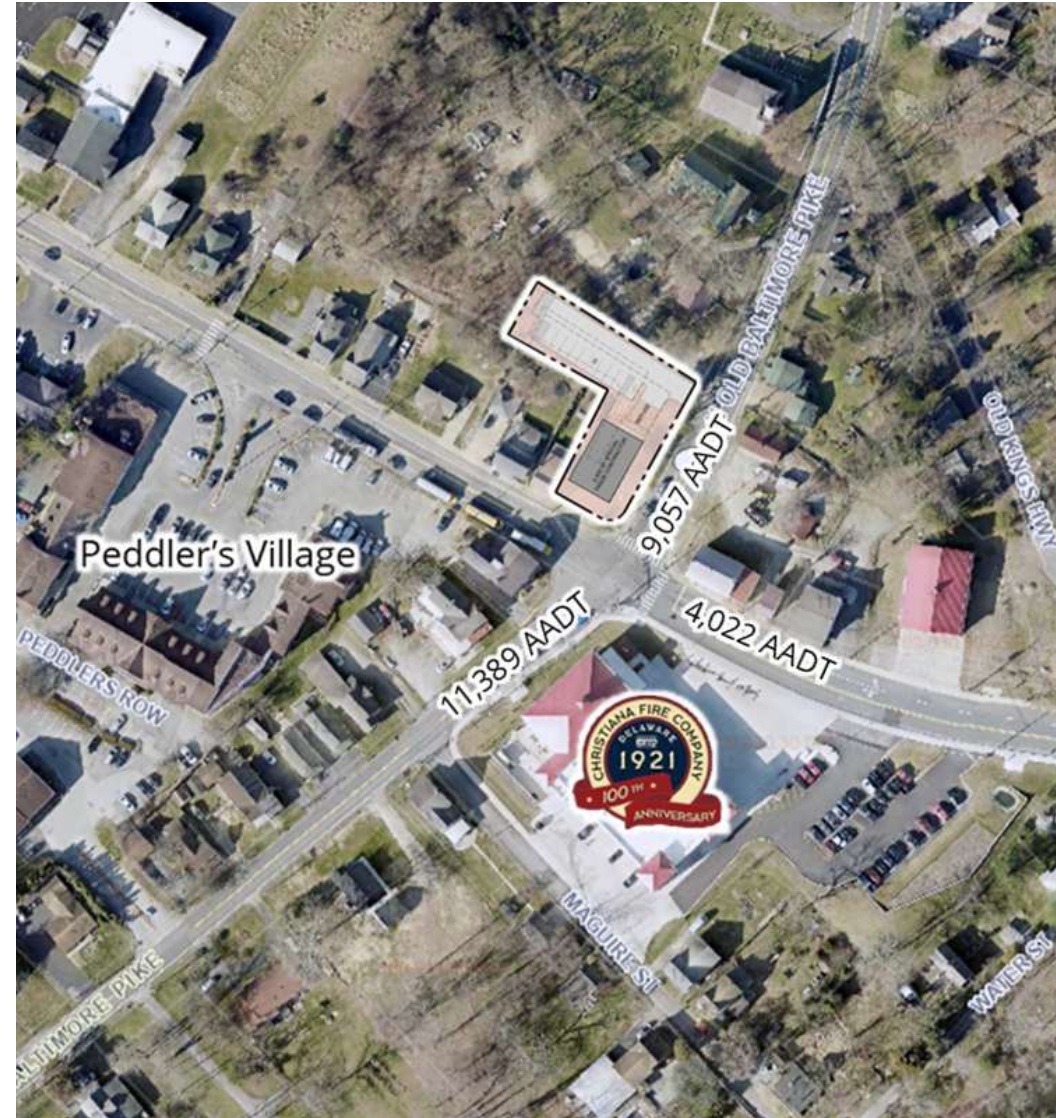
Whether you're an investor, developer, or business owner, this prime location offers excellent exposure and traffic visibility, making it perfect for a variety of commercial or mixed-use developments.

PROPERTY DETAILS

- **Sale Price:** \$250,000
- **Traffic Counts:** 24,468 AADT (Old Baltimore Pike/Route 7)
- **Lot Frontage:** 144.20'
- **Zoning:** CN (Commercial Neighborhood)
- **Tax Parcel ID#:** 09-030.30-011

PROPERTY HIGHLIGHTS

- **High-traffic, signalized corner** perfect for businesses seeking maximum visibility
- Close to Christiana Mall, Christiana Hospital & major highways I-95/ Route 1
- Centrally located between Wilmington and Newark
- Surrounded by businesses, retail, and communities, with a built-in customer base
- Zoned for flexibility—perfect for retail or commercial development
- Ideal location for a home office business with high visibility and easy access



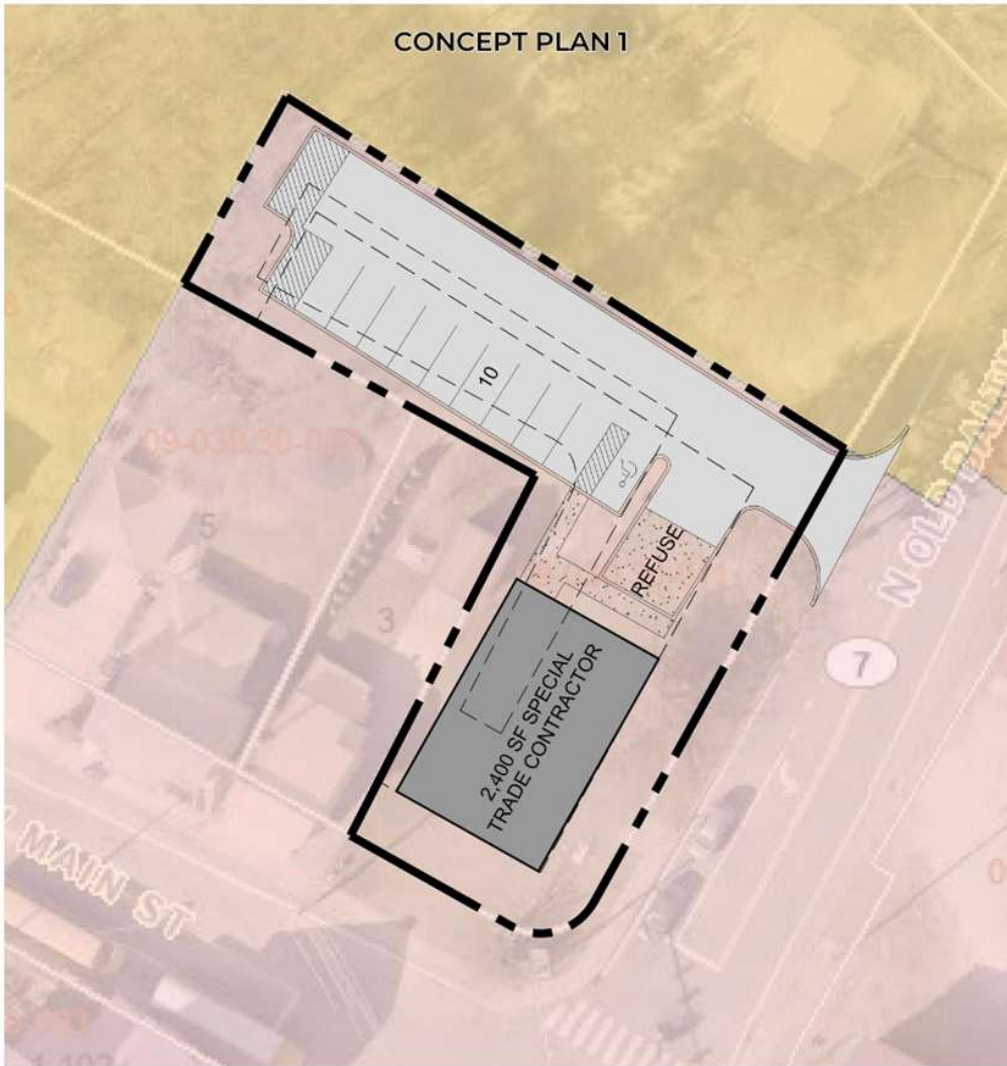
For More Information, Contact:

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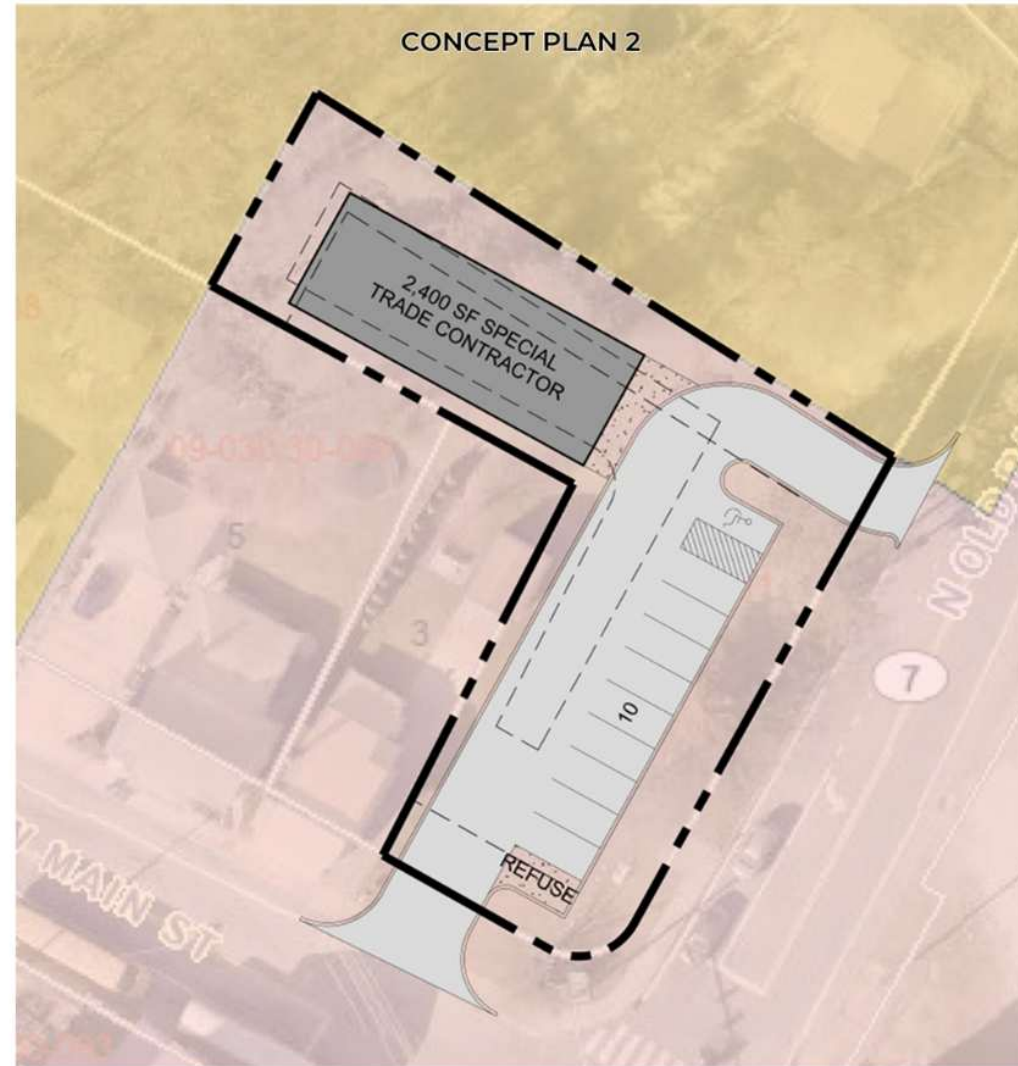
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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CONCEPT PLAN 1



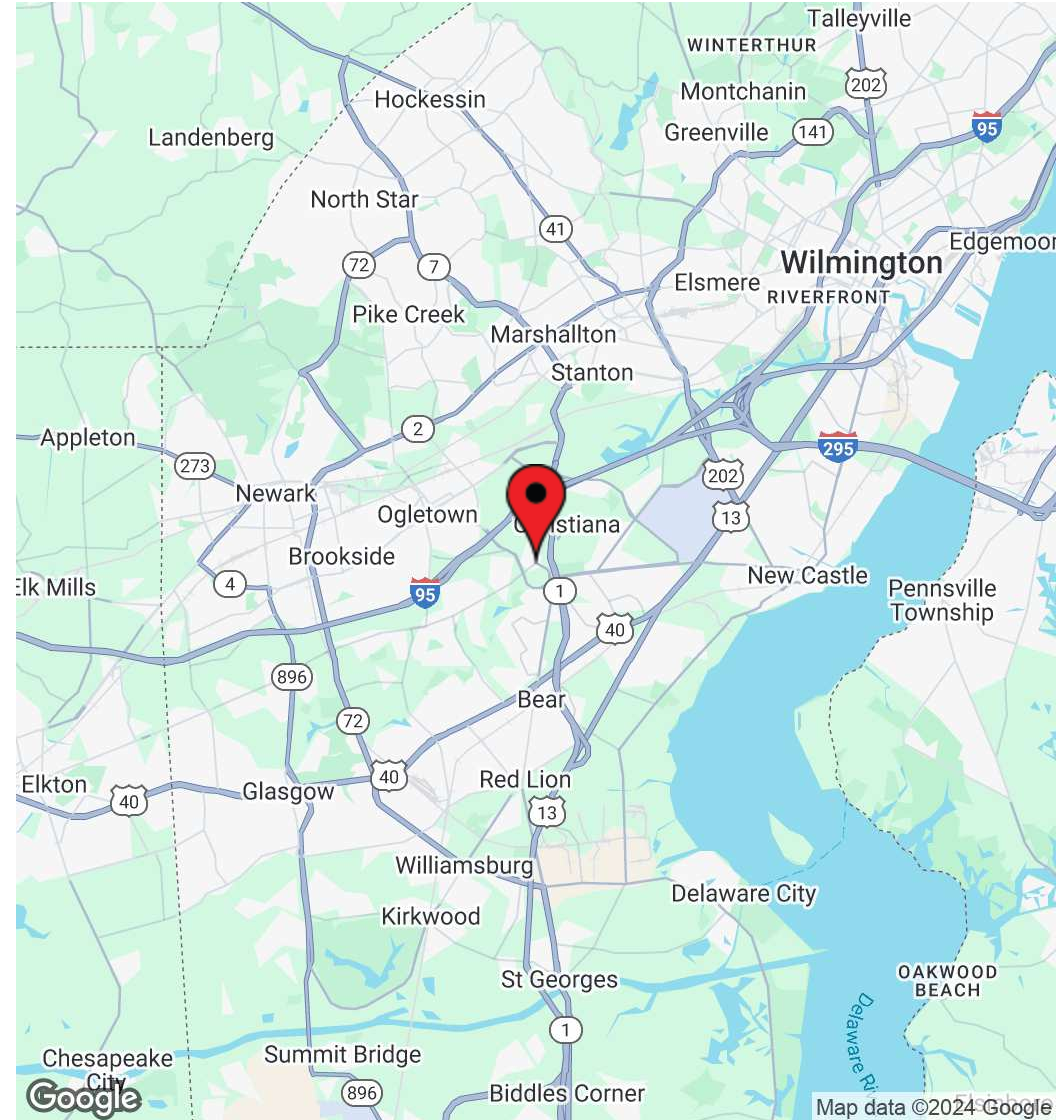
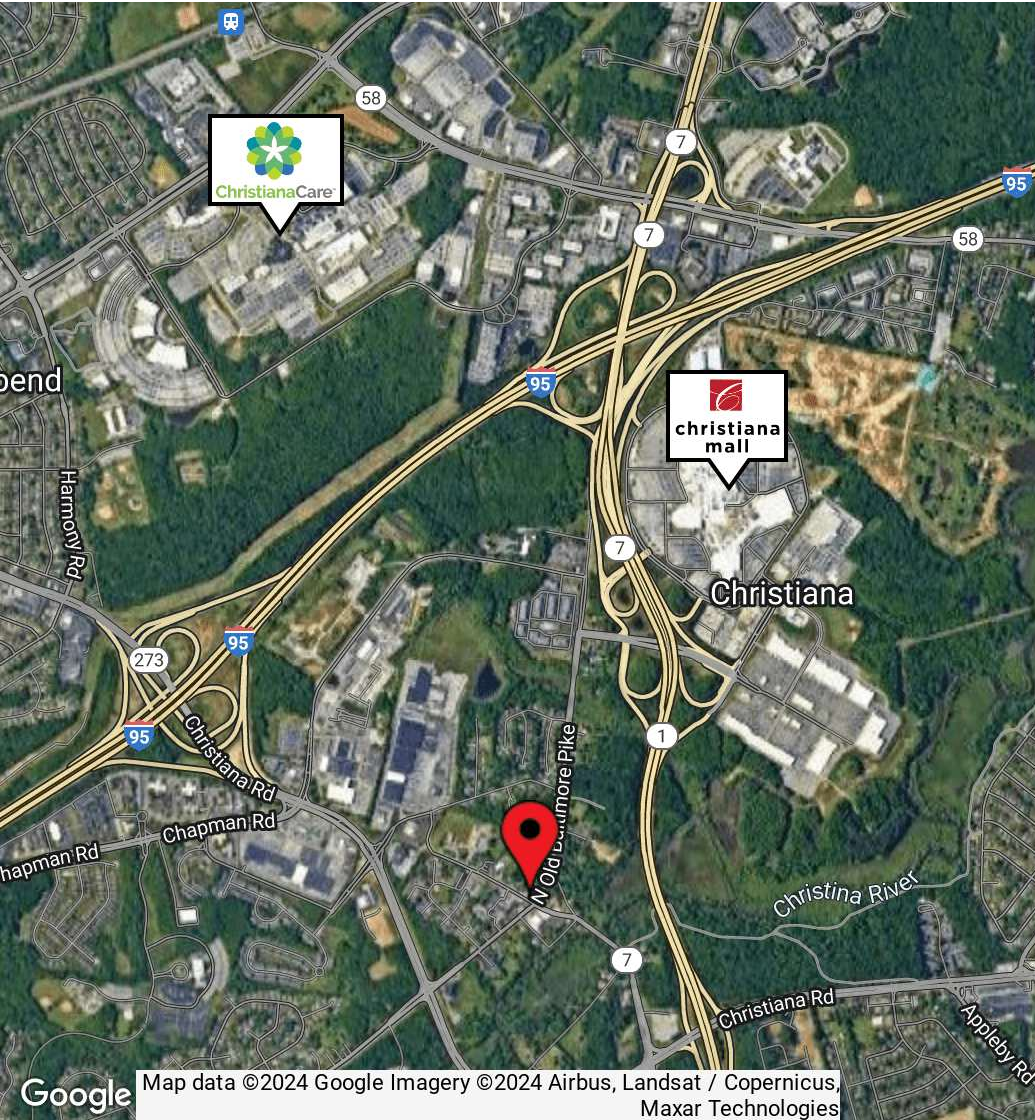
CONCEPT PLAN 2



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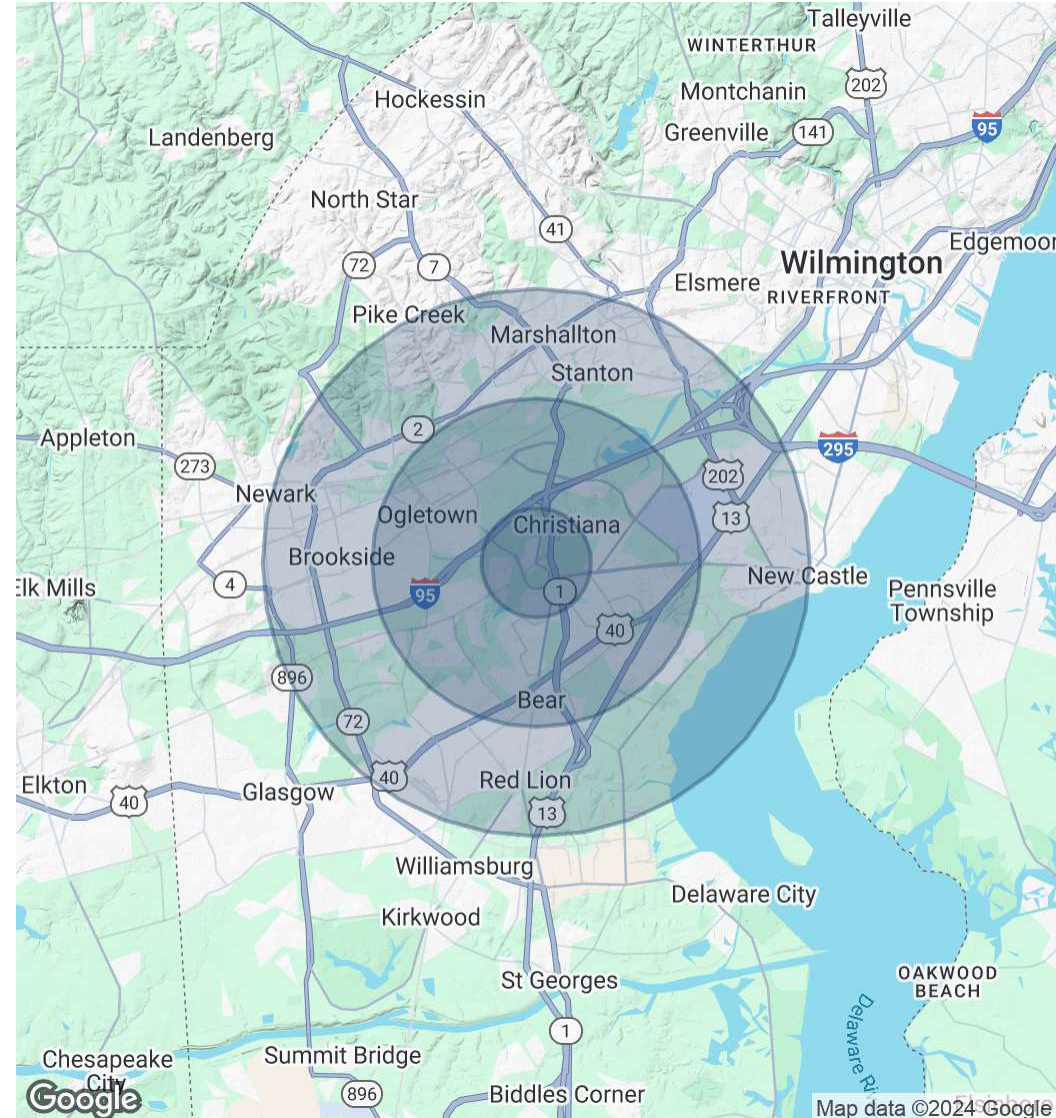


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,513	83,653	195,090
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,610	33,002	75,412
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$103,608	\$93,370	\$93,056
Average House Value	\$366,717	\$299,187	\$310,798

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,615	32,332	91,413
Total Population - Black	2,248	30,192	56,476
Total Population - Asian	725	7,633	13,022
Total Population - Hawaiian	2	28	72
Total Population - American Indian	34	372	1,054
Total Population - Other	382	5,827	15,006

TRAFFIC COUNTS	
Old Baltimore Pike/Route 7	24,468/day



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