



PROPERTY DESCRIPTION

Position your business alongside what's set to become Delaware's premier car wash destination — The Car Spa — opening Summer 2025! This ±2,360 SF approved pad site is fully engineered for a 3-bay quick lube facility and situated within the same development as The Car Spa, offering unmatched automotive synergy. Whether you're an established operator or an expanding brand, this site is ready for immediate lease or build-to-suit.

With all approvals in place and utilities available, this location provides a seamless path to opening in a thriving submarket with strong traffic, established retail neighbors, and a built-in customer base

PROPERTY HIGHLIGHTS

- ±2,360 SF Pad Site Approved for Quick Lube (3 bays)
- Located adjacent to a new "The Car Spa" Development – opening Summer 2025
- Build-to-Suit or Ground Lease
- Signalized Access on Route 7 – 55,000+ AADT
- Zoning: CN (Commercial Neighborhood)
- Utilities Stubbed – Ready to Go
- Shared Traffic with High-End Car Wash
- Near CVS, Walgreens, Delaware Park, Wawa, Royal Farms

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	5,749	60,566	202,324
Total Households	2,505	24,703	82,657
Average HH Income	\$68,816	\$80,667	\$82,089
Median Age	39.6	39.7	39.7



For More Information, Contact:

Robert Wittig, Jr
rwittigjr@dsmre.com
302.283.1800 Office
302.530.1422 Cell

Griffin Conaty
gconaty@dsmre.com
302.283.1800 Office
302.545.2061 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



Site Plan Overview

This strategically positioned pad site offers excellent visibility and accessibility along a high-traffic corridor adjacent to a newly developed Car Wash. The site plan includes space for a 2,360 SF quick lube with three bays, making it ideal for automotive services, retail, or other high-demand users. With direct access to signalized intersections and built-in customer traffic from the car wash, this location offers a rare opportunity for synergistic business growth in a high-exposure setting.



For More Information, Contact:

Robert Wittig, Jr
rwittigjr@dsmre.com
302.283.1800 Office
302.530.1422 Cell

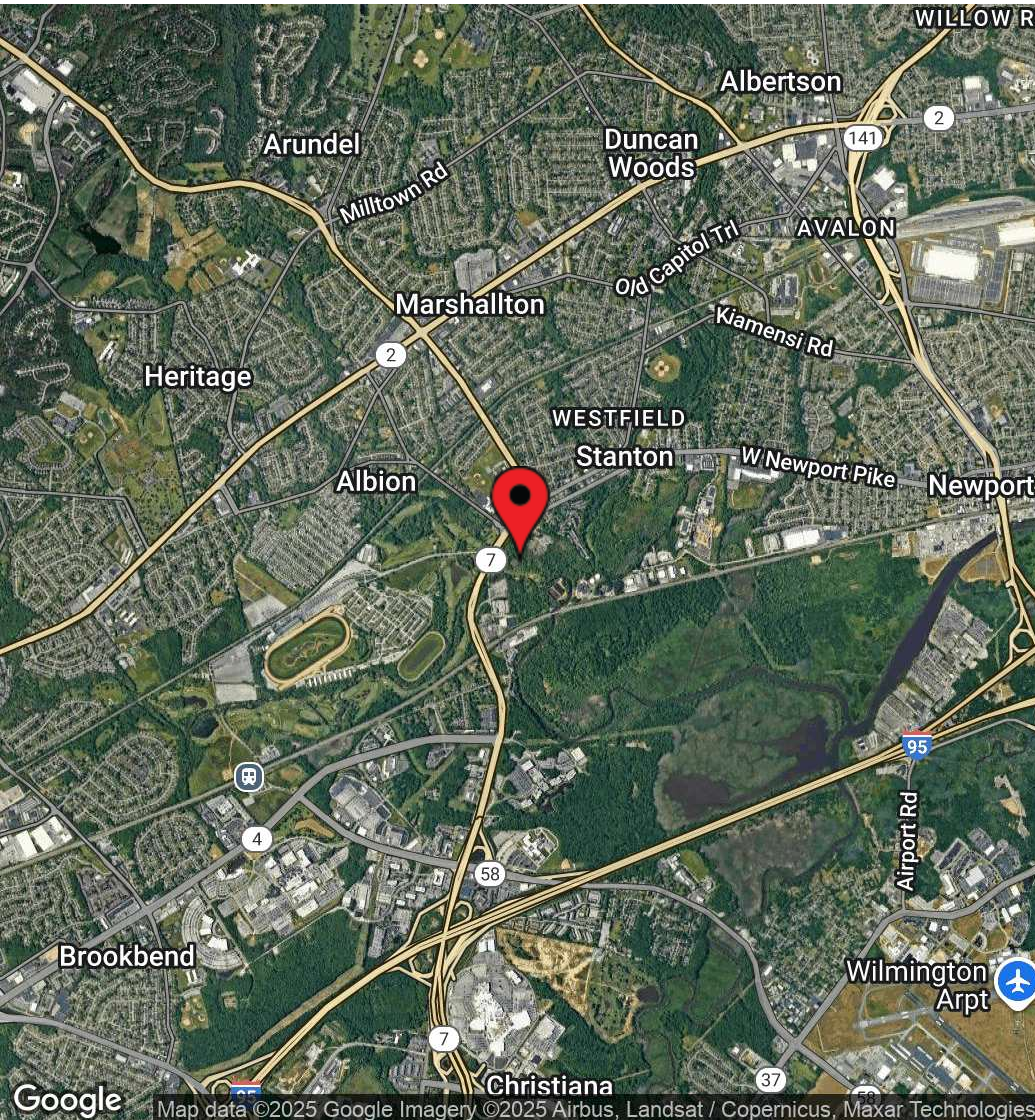
Griffin Conaty
gconaty@dsmre.com
302.283.1800 Office
302.545.2061 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com

QUICK LUBE PAD SITE

602 Main Street
Wilmington, DE 19804

AUTO RELATED PROPERTY GROUND LEASE



LOCATION OVERVIEW

With over 202,000 residents and more than 82,000 households within a 5-mile radius—boasting an average household income exceeding \$82,000—the area surrounding the site offers strong demographic fundamentals. Positioned along a heavily traveled commuter artery with regional draw, the location benefits from high daily traffic volume and exceptional visibility. Despite the automotive density, there is a noticeable lack of modern, branded quick lube operators in the immediate trade area, creating a prime opportunity for new entrants. The site's co-tenancy with The Car Spa enhances customer crossover potential, while nearby industrial parks and healthcare campuses contribute to a strong and consistent daytime population.

For More Information, Contact:

Robert Wittig, Jr
rwittigjr@dsmre.com
302.283.1800 Office
302.530.1422 Cell

Griffin Conaty
gconaty@dsmre.com
302.283.1800 Office
302.545.2061 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com

QUICK LUBE PAD SITE

602 Main Street
Wilmington, DE 19804

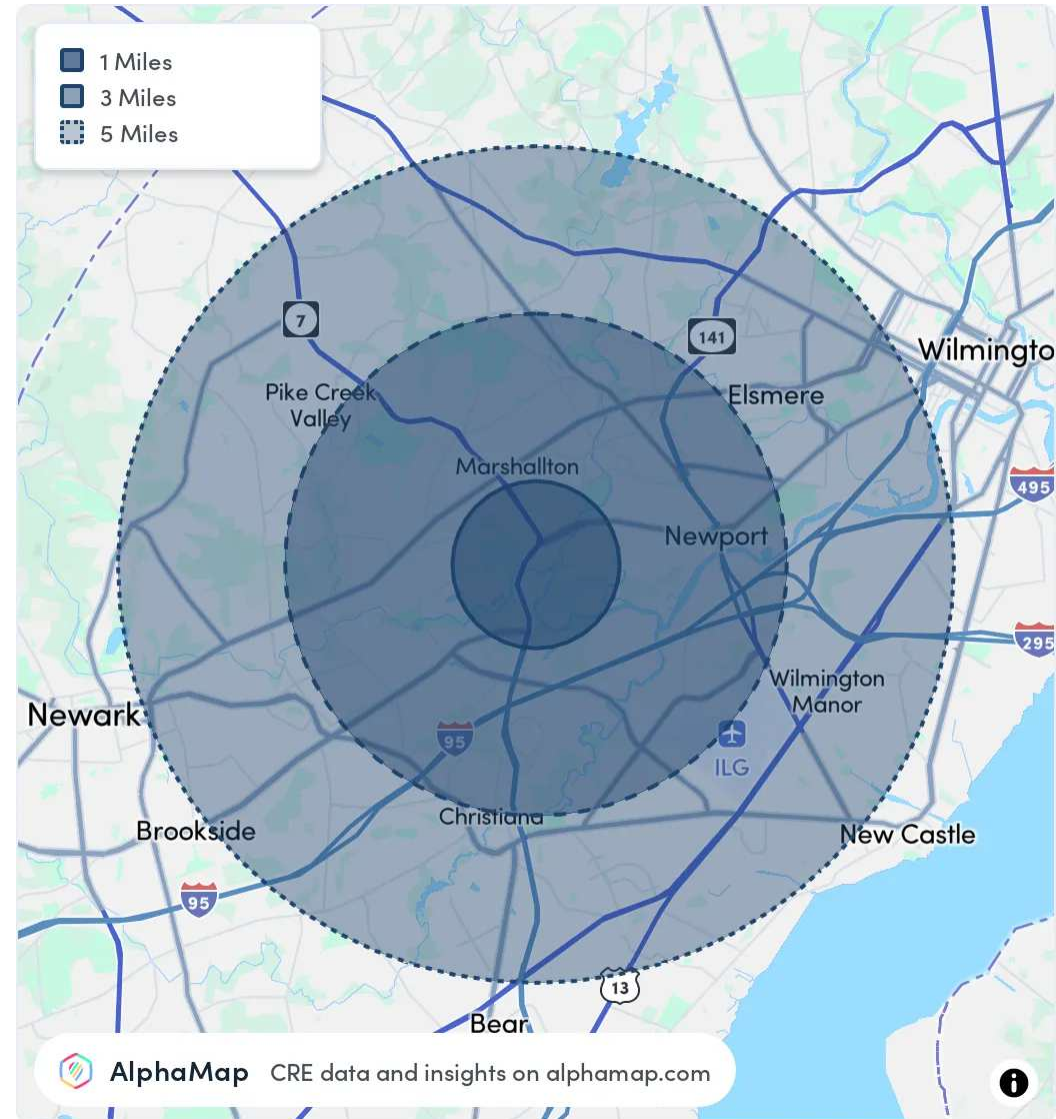
AUTO RELATED PROPERTY GROUND LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,344	63,757	224,225
Average Age	41	42	41
Average Age (Male)	40	41	39
Average Age (Female)	42	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,632	26,158	89,453
Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,134	\$97,531	\$96,646
Average House Value	\$244,977	\$320,339	\$333,456
Per Capita Income	\$35,472	\$40,637	\$38,658

RACE	1 MILE	3 MILES	5 MILES
Population White	3,652	40,143	116,078
Population Black	526	7,757	51,747
Population American Indian	77	378	1,272
Population Asian	163	3,820	13,867
Population Pacific Islander	2	25	102
Population Other	990	5,044	19,226

Map and demographics data derived from AlphaMap



For More Information, Contact:

Robert Wittig, Jr
rwittigjr@dsmre.com
302.283.1800 Office
302.530.1422 Cell

Griffin Conaty
gconaty@dsmre.com
302.283.1800 Office
302.545.2061 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com