

MIXED-USE INVESTMENT
PROPERTY FOR SALE

204 NORTH MARYLAND AVENUE

Wilmington, DE 19804



JOSEPH LATINA, SIOR
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PROPERTY DESCRIPTION

Exceptional multi-use investment property for sale on busy North Maryland Avenue. Featuring four retail units on the ground floor and three residential apartments, this property offers a rare blend of commercial and residential income streams.

PROPERTY HIGHLIGHTS

- 7 Total Units: 4 Retail and 3 Apartments
- Fully Leased
- North Maryland Avenue AADT: 17,909 +/- VPD

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	.19 +/- Acres
Building Size:	5,237 +/- SF
NOI (Estimate):	\$76,800.00
Cap Rate:	9.91%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,352	46,556	77,745
Total Population	16,195	111,422	188,444
Average HH Income	\$76,103	\$79,294	\$88,804

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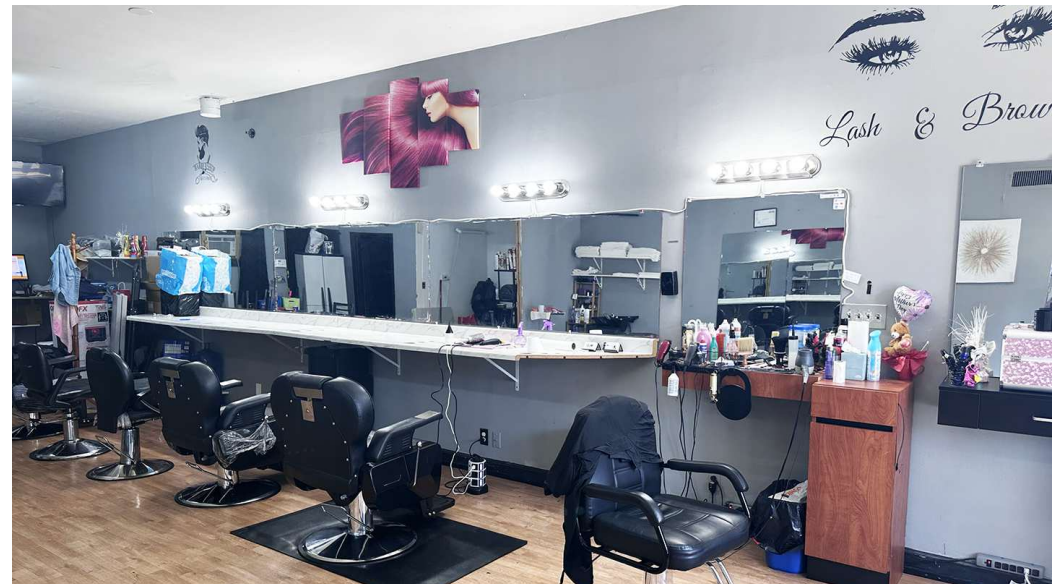
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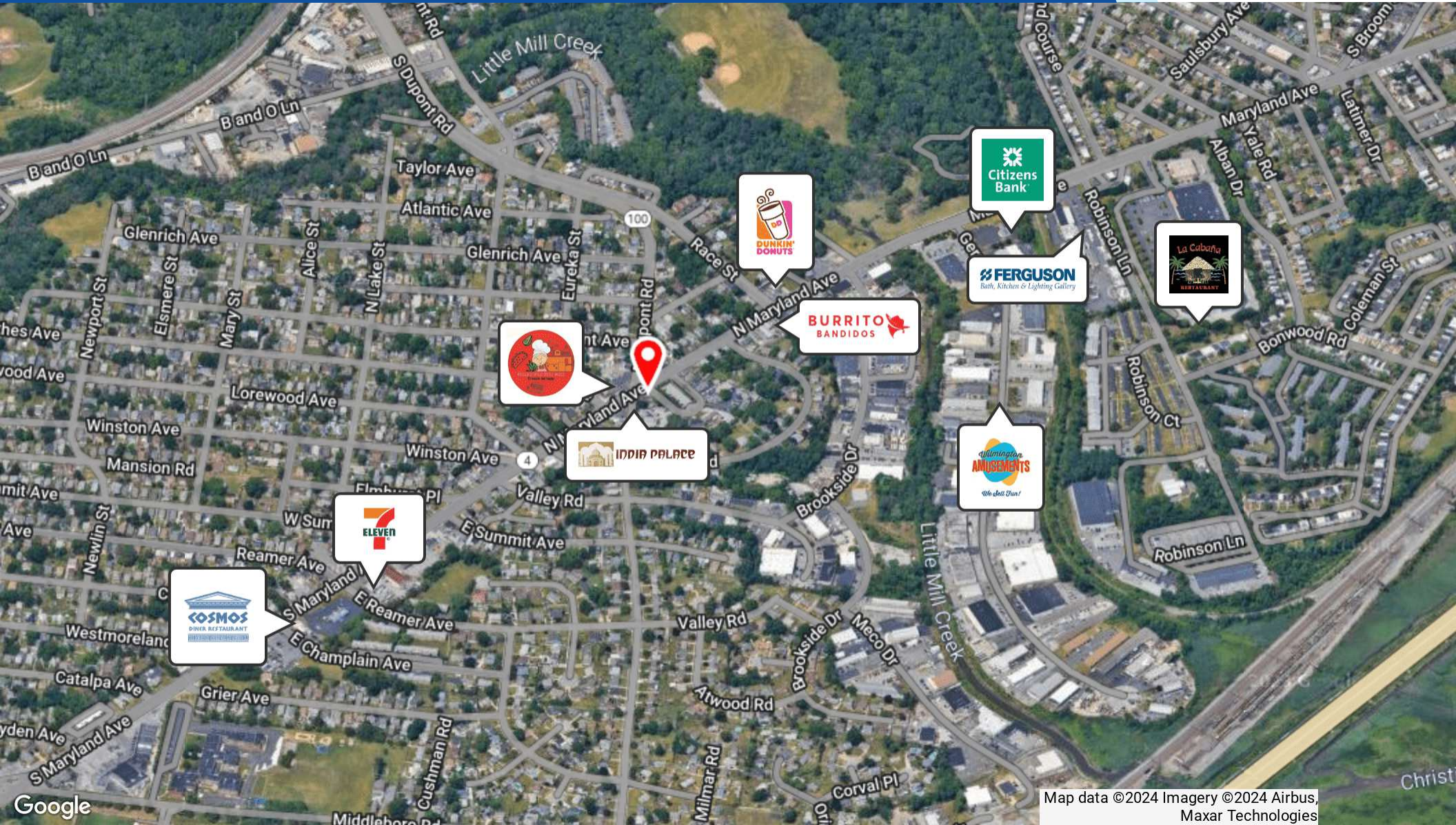


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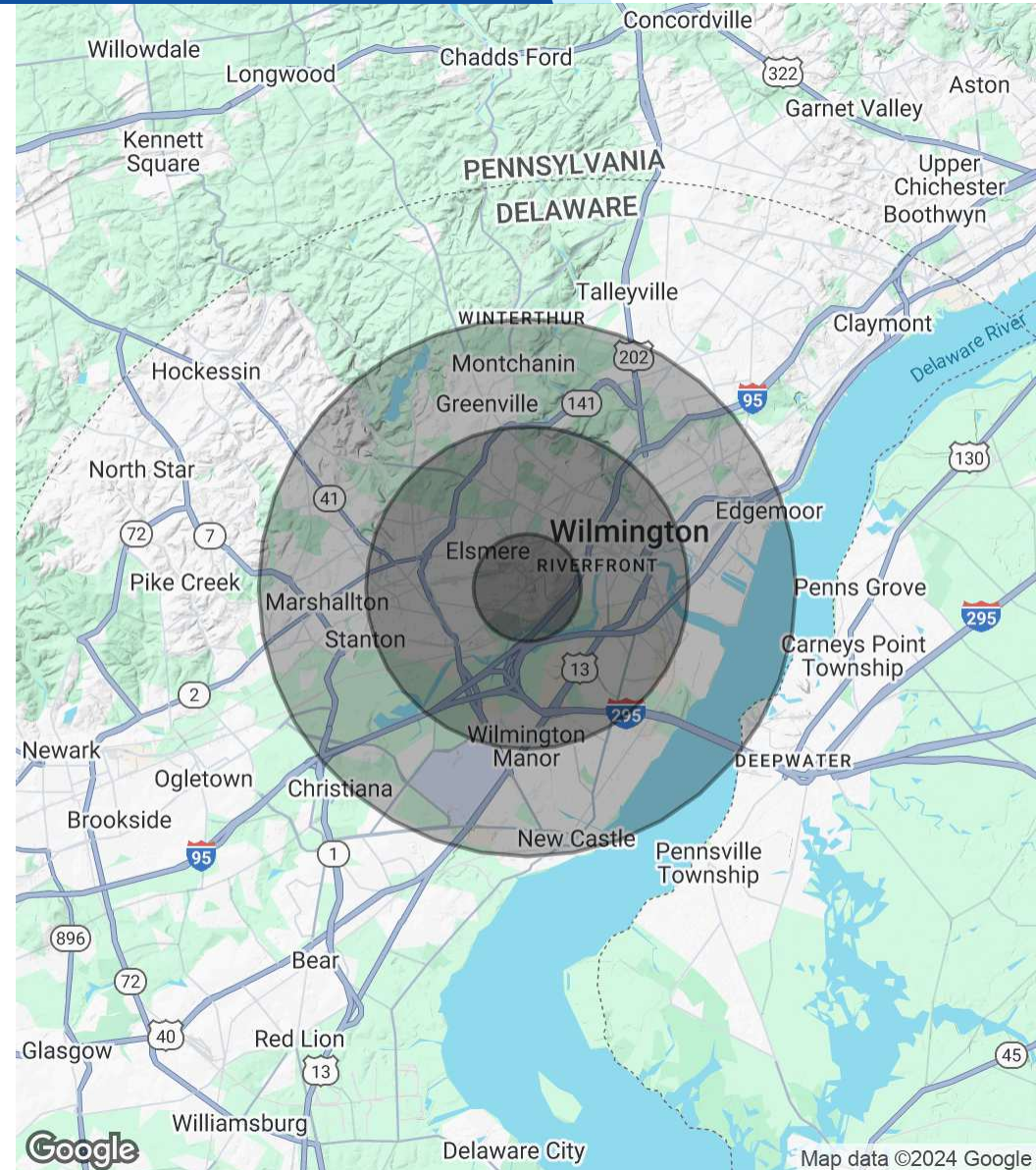
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,195	111,422	188,444
Average Age	38	40	41
Average Age (Male)	37	38	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,352	46,556	77,745
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$76,103	\$79,294	\$88,804
Average House Value	\$244,539	\$289,774	\$316,516

Demographics data derived from AlphaMap



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