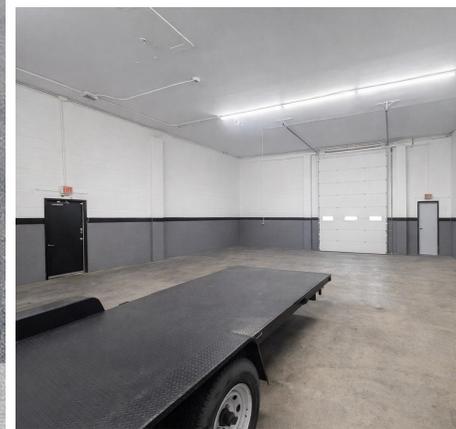
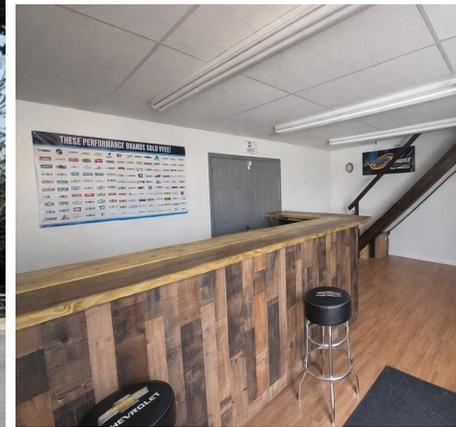


High-Bay Flex Building with Fenced Yard



FOR LEASE | 13,500 SF | 3 DRIVE-INS | 15' CLEAR

407 Mecco Drive
Wilmington, DE 19804

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DSM
COMMERCIAL

THE SPACE

Location	407 Mecco Drive Wilmington, DE 19804
Building Size	Building Size: 13,500 SF
Asking Rent	\$11.00/SF NNN
Zoning	Industrial (I)
Clear Height/Loading	15'/Three (3) drive-ins

HIGHLIGHTS

- This 13,500 SF free-standing flex/industrial building features approximately ±12,000 SF of high-bay warehouse space and ±1,500 SF of office on a 0.87-acre Industrial-zoned site. The property offers 15' clear height, three drive-in doors, ample on-site parking, and a fenced yard area, with flexible leasing options available for single or multi-tenant configurations in a highly accessible Wilmington location with convenient access to I-95 and Route 141.
- Free-standing building with private yard control
- Large paved lot with exterior storage capability
- Three oversized drive-in doors
- 2-story office buildout ideal for management
- Flexible leasing options available: ±5,000 SF (Unit A – includes office), ±7,000 SF (Unit B – floor plan available), or the full 13,500 SF building
- Approximately 3.0 miles to I-95
- Approximately 1.5 miles to Route 141
- Zoned Industrial (I) allowing for a wide range of permitted uses
- **No automotive users permitted**



POPULATION

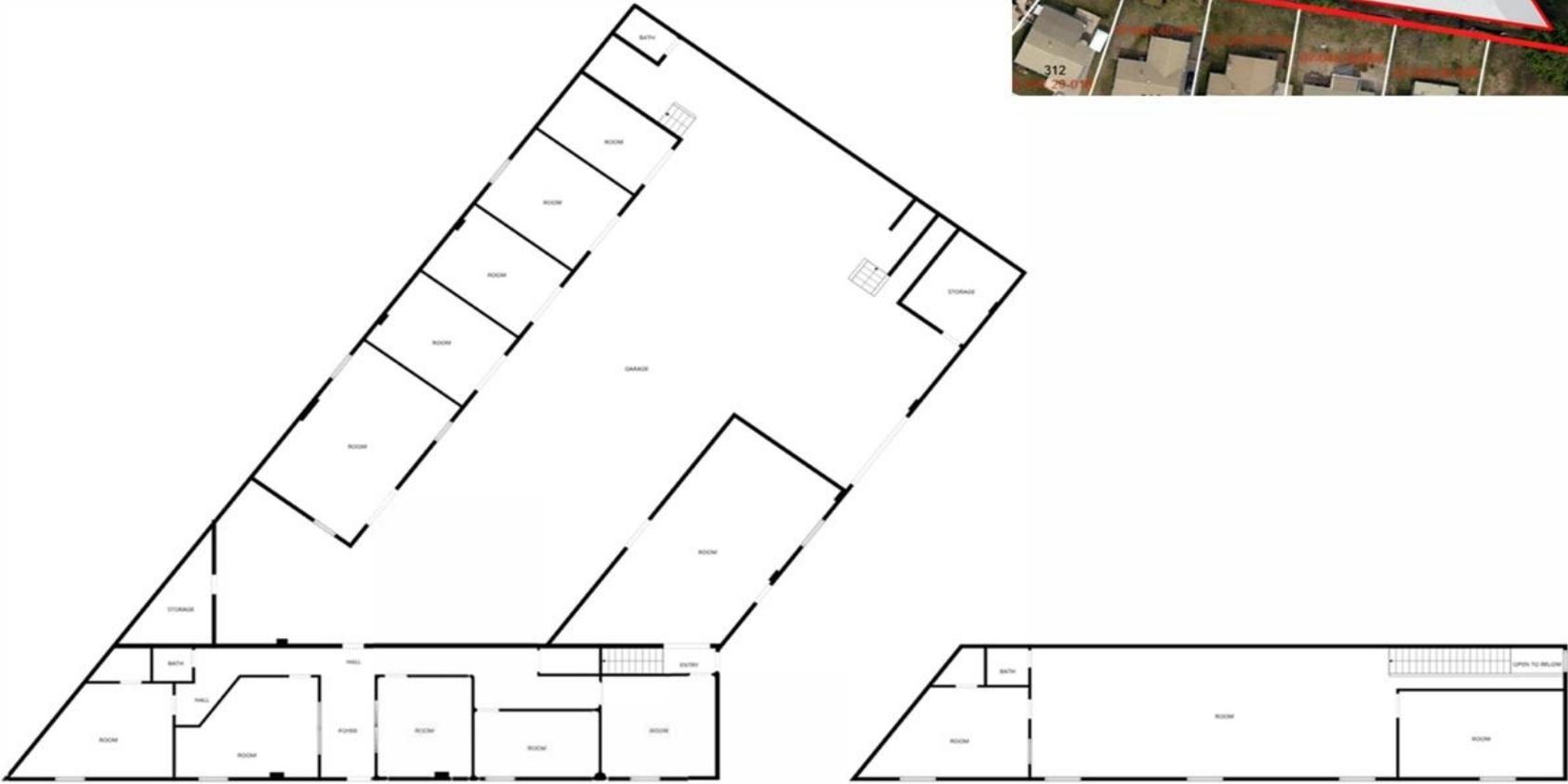
1.00 MILE	3.00 MILE	5.00 MILE
11,745	111,516	190,267

AVERAGE HOUSEHOLD INCOME

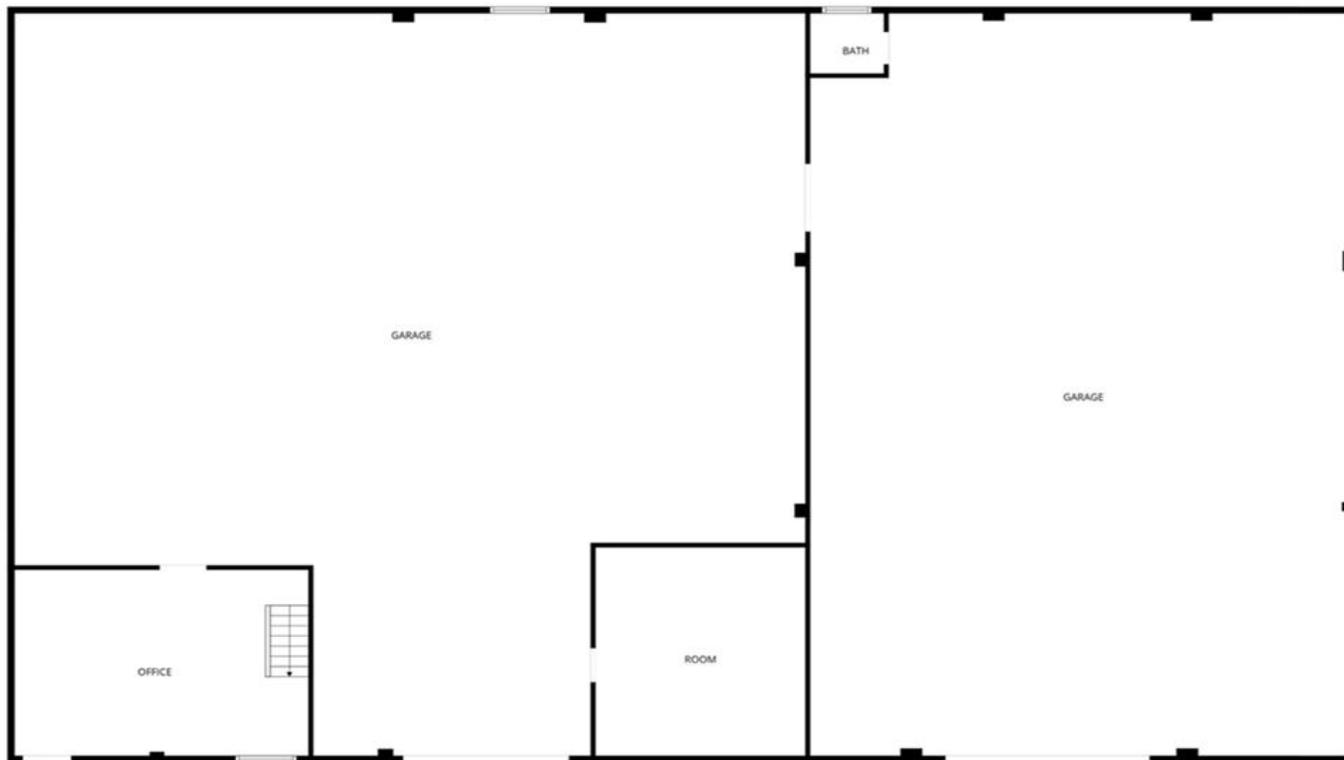
1.00 MILE	3.00 MILE	5.00 MILE
\$86,604	\$94,587	\$104,230

NUMBER OF HOUSEHOLDS

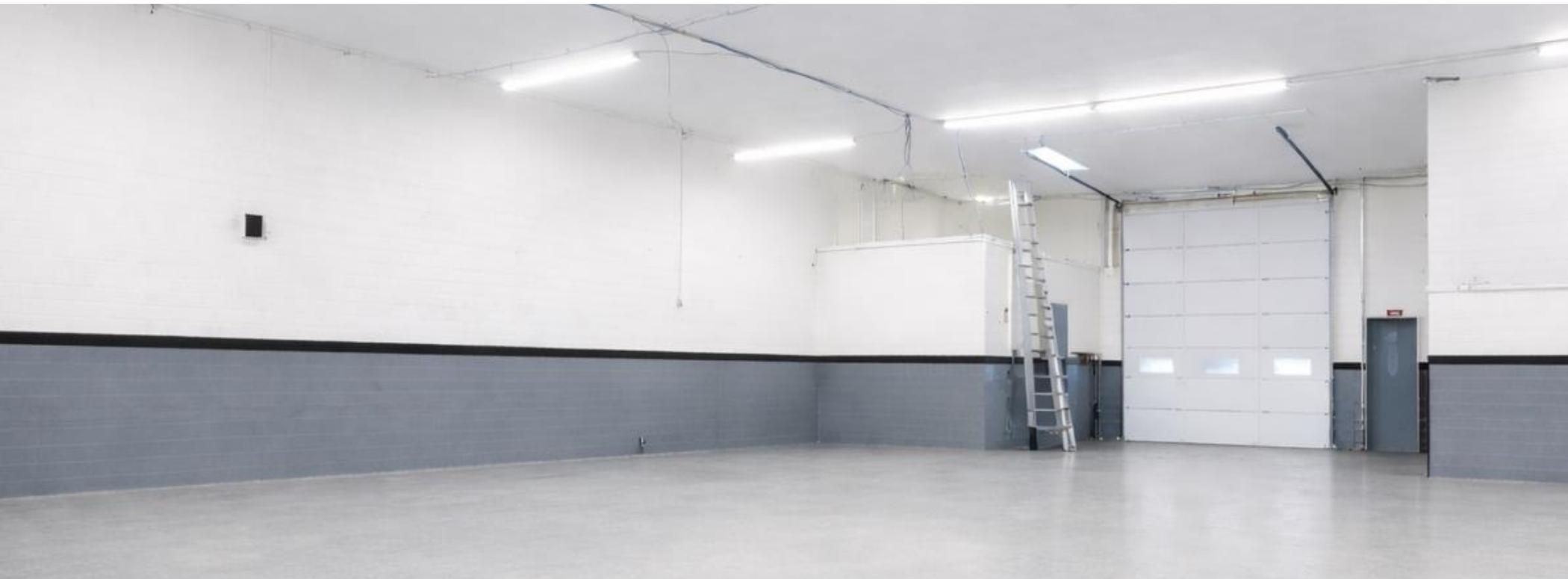
1.00 MILE	3.00 MILE	5.00 MILE
4,709	46,884	80,159

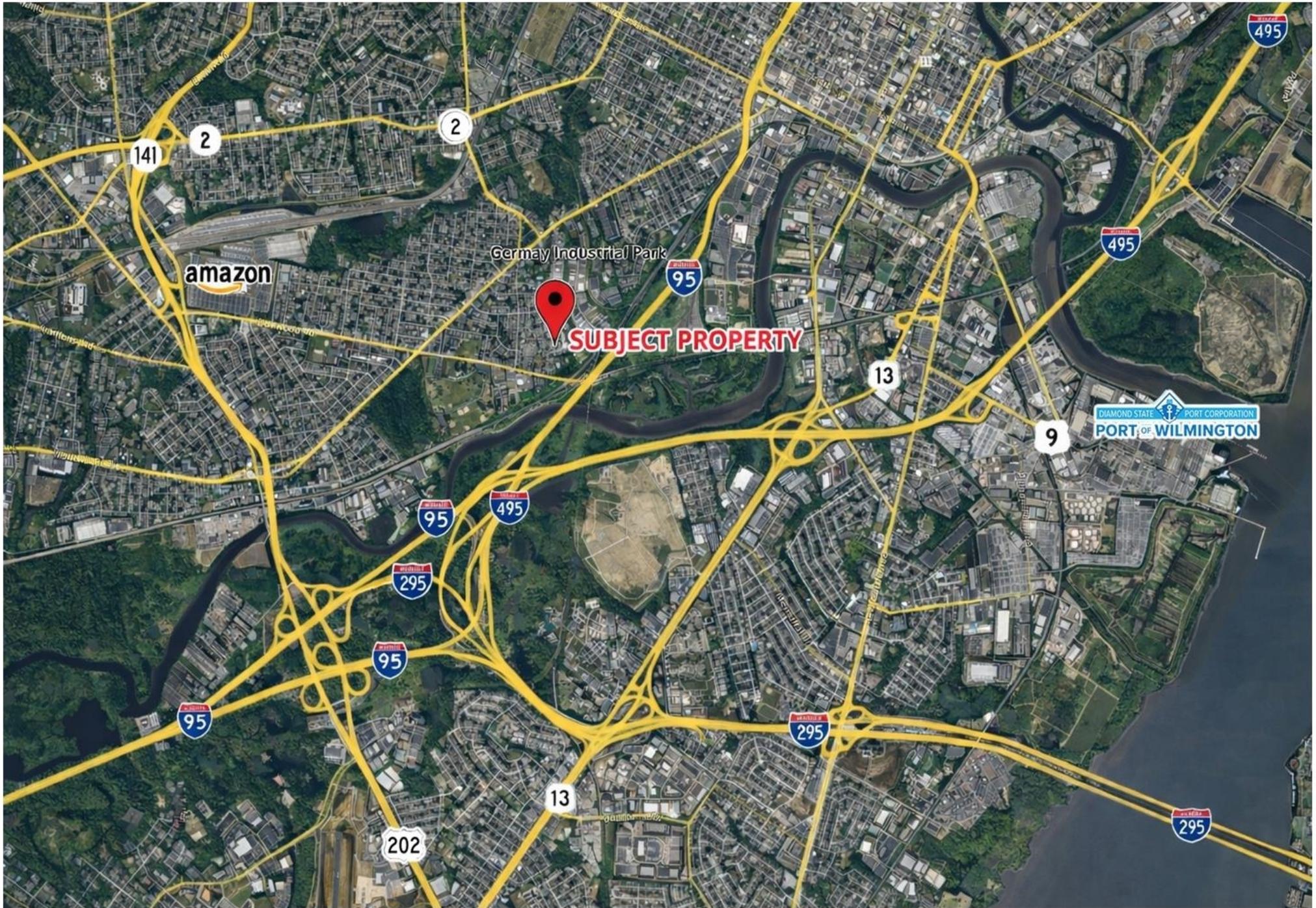


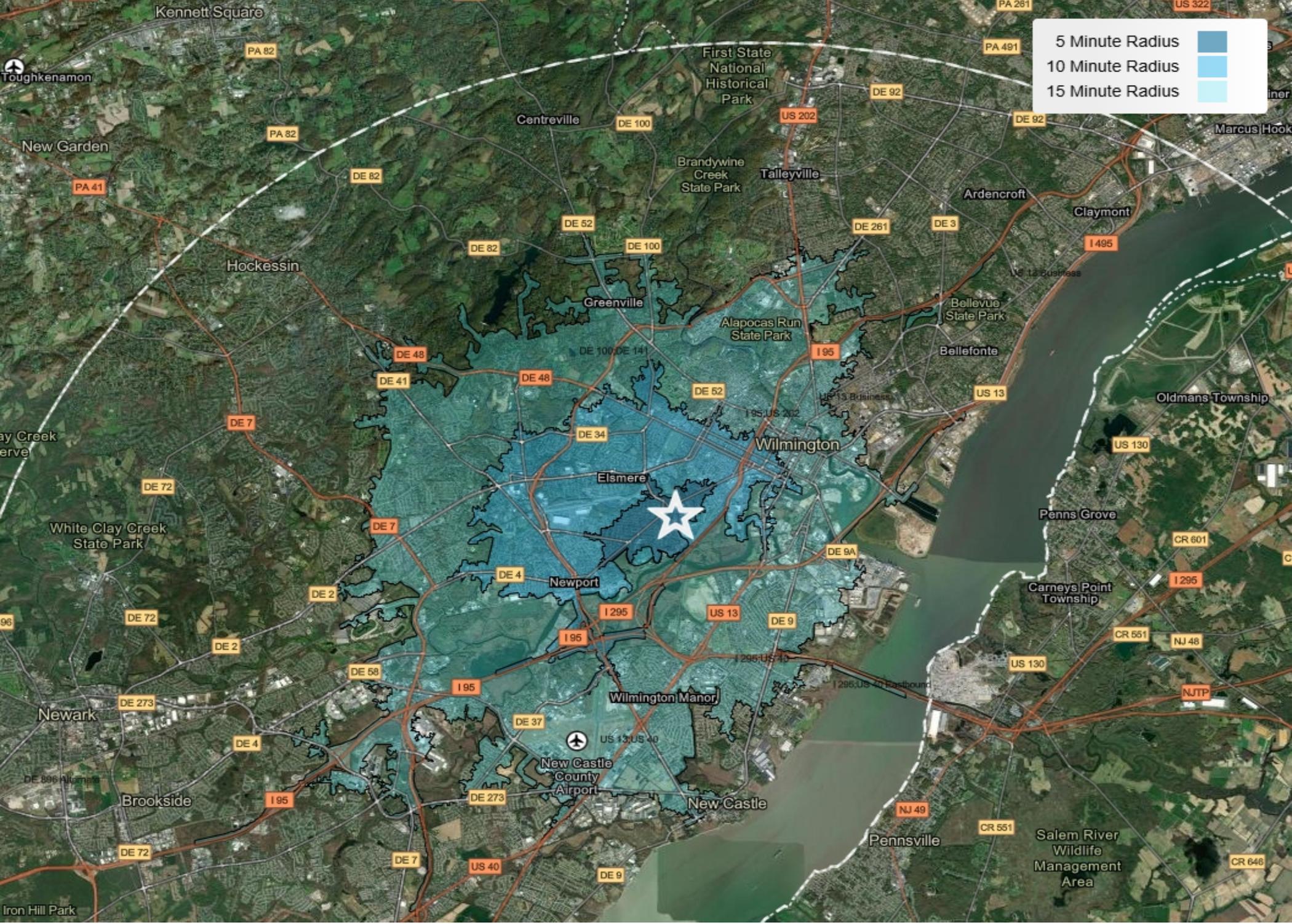
Unit A: 5,000 Warehouse + 1,500 SF Office Floor Plan



Unit B: +/- 7,000 SF Warehouse Floor Plan







5 Minute Radius
 10 Minute Radius
 15 Minute Radius

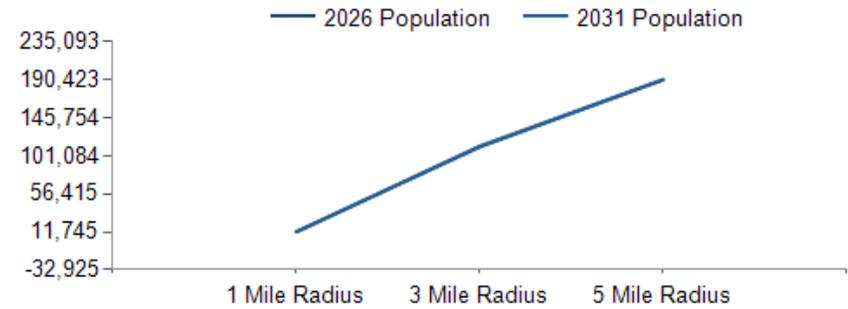


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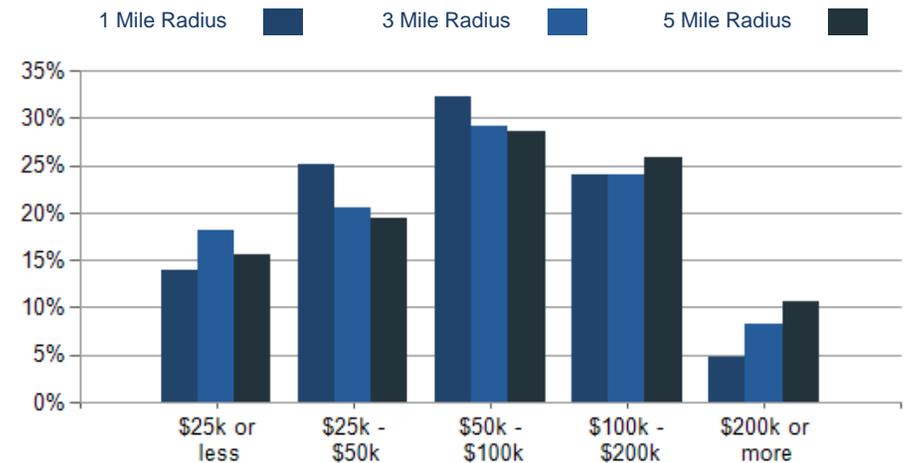
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,154	109,760	187,550
2010 Population	10,712	109,277	185,689
2026 Population	11,745	111,516	190,267
2031 Population	11,890	112,186	190,423
2026 African American	3,094	41,795	66,549
2026 American Indian	82	674	1,041
2026 Asian	98	1,811	5,680
2026 Hispanic	3,925	24,655	34,465
2026 Other Race	1,914	12,116	16,526
2026 White	4,842	43,920	82,861
2026 Multiracial	1,709	11,144	17,535
2026-2031: Population: Growth Rate	1.25%	0.60%	0.10%

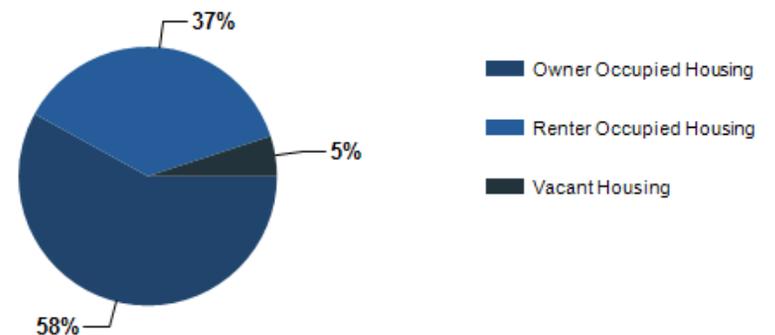
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	430	5,159	7,466
\$15,000-\$24,999	226	3,363	4,953
\$25,000-\$34,999	413	3,479	5,768
\$35,000-\$49,999	772	6,139	9,747
\$50,000-\$74,999	773	8,122	13,161
\$75,000-\$99,999	747	5,529	9,828
\$100,000-\$149,999	833	7,069	13,147
\$150,000-\$199,999	297	4,151	7,550
\$200,000 or greater	219	3,871	8,539
Median HH Income	\$63,839	\$64,633	\$72,478
Average HH Income	\$86,604	\$94,587	\$104,230



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	936	8,976	14,416
2026 Population Age 35-39	928	8,312	13,603
2026 Population Age 40-44	849	7,605	12,391
2026 Population Age 45-49	757	6,419	10,983
2026 Population Age 50-54	714	6,420	11,011
2026 Population Age 55-59	720	6,439	11,420
2026 Population Age 60-64	654	6,704	12,364
2026 Population Age 65-69	596	6,293	11,439
2026 Population Age 70-74	413	4,803	9,028
2026 Population Age 75-79	254	3,428	6,747
2026 Population Age 80-84	133	2,147	4,334
2026 Population Age 85+	143	1,927	3,903
2026 Population Age 18+	8,966	87,885	151,313
2026 Median Age	37	38	39
2031 Median Age	38	39	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,840	\$72,176	\$78,869
Average Household Income 25-34	\$86,296	\$95,361	\$103,083
Median Household Income 35-44	\$78,522	\$78,293	\$87,413
Average Household Income 35-44	\$97,316	\$109,458	\$119,207
Median Household Income 45-54	\$79,515	\$81,292	\$91,520
Average Household Income 45-54	\$98,525	\$111,027	\$123,212
Median Household Income 55-64	\$61,894	\$67,365	\$78,770
Average Household Income 55-64	\$86,175	\$101,561	\$114,367
Median Household Income 65-74	\$50,427	\$51,704	\$58,587
Average Household Income 65-74	\$82,899	\$83,451	\$92,679
Average Household Income 75+	\$58,825	\$64,888	\$73,327

Population By Age

