

# ±2,500 SF - ±3,000 SF On 2.5 Acres

(Proposed Drive-Thru)

Click To View Property Location On Google Maps 

Ground Breaking: Summer 2025 | Delivery: Spring 2026

## Contact Us

**Jim Creed**  
Senior Vice President  
+1 484 567 2801  
james.creed@cbre.com  
Licensed: PA, DE  
Licensed Salesperson: NJ

**Matthew Mandel**  
Senior Vice President  
+1 610 834 8000  
matthew.mandel@cbre.com  
Licensed: PA, DE  
Licensed Salesperson: NJ



## Property Features

- + Ground Lease or Build To Suit
- + Access to traffic light via Old Capitol Trail
- + Owned and developed by Fusco Management
- + Proposed multi tenant development along heavily traveled Kirkwood Highway
- + Traffic count on Kirkwood Highway - 45,092 ADT
- + Approximately 53 parking spaces
- + Daytime population of 74,964 within a three mile radius
- + Drive-Thru End Cap Opportunity

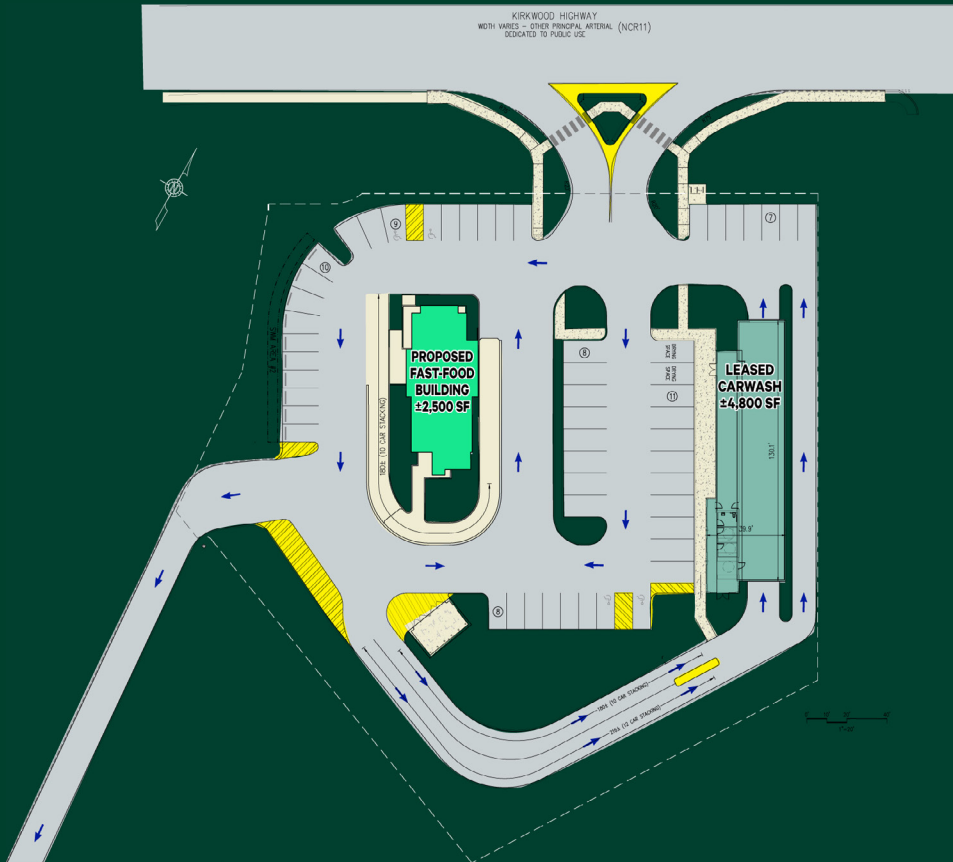
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3906 Kirkwood Highway | Wilmington, DE 19808

For Lease

# Conceptual Site Plans

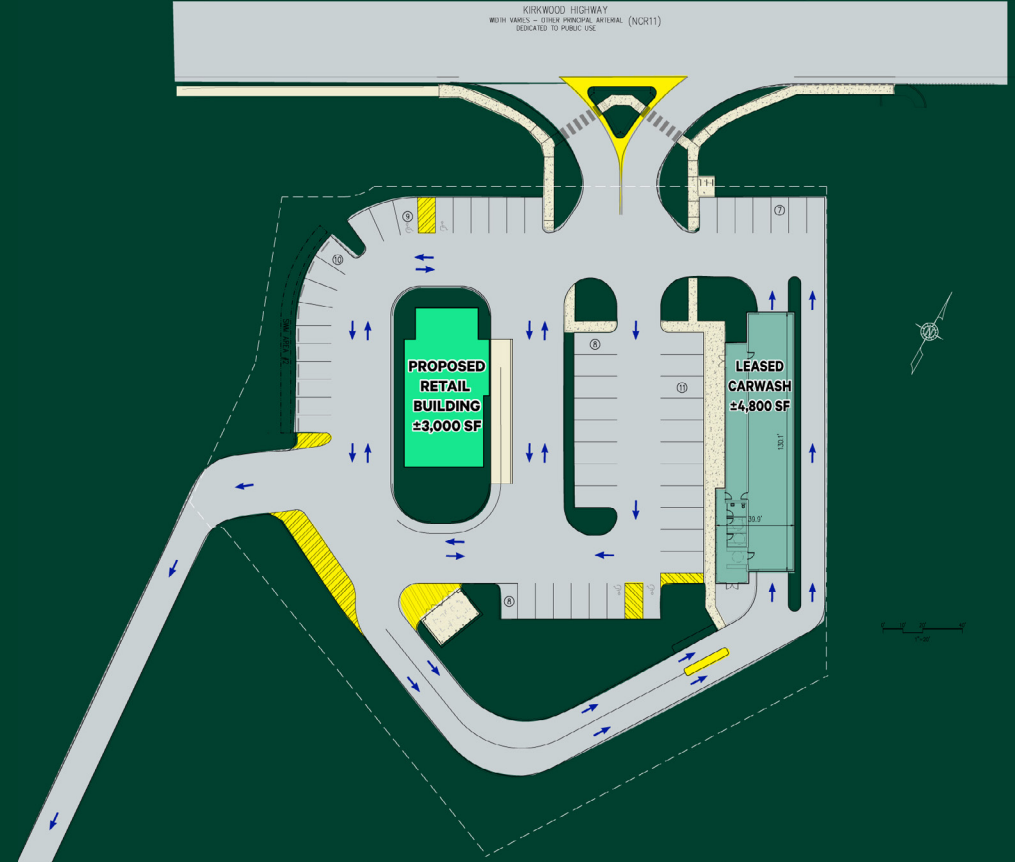
Conceptual Site Plan 1  
±2,500 SF Fast Food Building



Nearby Retailers Include:



Conceptual Site Plan 2  
±3,000 SF Retail Building



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2024 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,762	66,593	188,672
Average Household Income	\$106,117	\$114,499	\$115,604
Median Household Income	\$84,727	\$87,059	\$83,956
Daytime Population	10,459	73,645	213,750