



#### PROPERTY DESCRIPTION

This property presents a rare opportunity to lease a fully equipped, second-generation restaurant space in one of Wilmington's most high-traffic commercial corridors! Located directly on Concord Pike (Route 202), which sees over 55,000 vehicles per day, the site offers unmatched visibility and exposure to both local and regional consumers. The ±6,639 SF freestanding building sits on a ±1.91-acre lot with ample parking and shared co-tenancy alongside established national brands such as Olive Garden, Red Lobster, and The Brandywine Diner, creating powerful cross-traffic and dining destination synergy.

The space is move-in ready, with existing restaurant infrastructure in place — ideal for operators looking to avoid long build-out timelines and capitalize on a turn-key setup. Surrounded by dense residential neighborhoods, retail centers, and business districts, the location draws a **strong daytime population**. This is an exceptional opportunity for a full-service, fast casual, or multi-concept food and beverage operator looking to establish or expand in a proven, high-demand market.

#### PROPERTY DETAILS

- **Building Size:** +/-6,639 SF
- **Lease Rate:** Upon request
- **Zoning:** CR (Commercial Regional) permits a variety of restaurant uses
- **Condition:** Move-in ready; includes existing restaurant infrastructure
- **Parking:** Ample shared onsite parking

#### KEY MARKET INSIGHTS

- 55,000+ vehicles/day means high exposure and steady potential customer flow
- Co-tenancy with Olive Garden, Red Lobster, and Brandywine Diner reassures that this is a proven destination for diners
- Proximity to Concord Mall, other retailers, and dense neighborhoods means access to both lunch and dinner crowds
- Concord Pike is considered Wilmington's "restaurant row," known for its wide variety of food offerings and consistent consumer demand



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## 2ND GENERATION RESTAURANT FOR LEASE



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**LOCATION OVERVIEW**

- Approximately 97,000 people live along this stretch of Concord Pike (Rt 202)
- Approximately 10,000+ daytime workers
- Wilmington University, Widener University & A.I. Dupont Hospital located within this corridor
- 202 corridor is a job center hosting a variety of commercial businesses

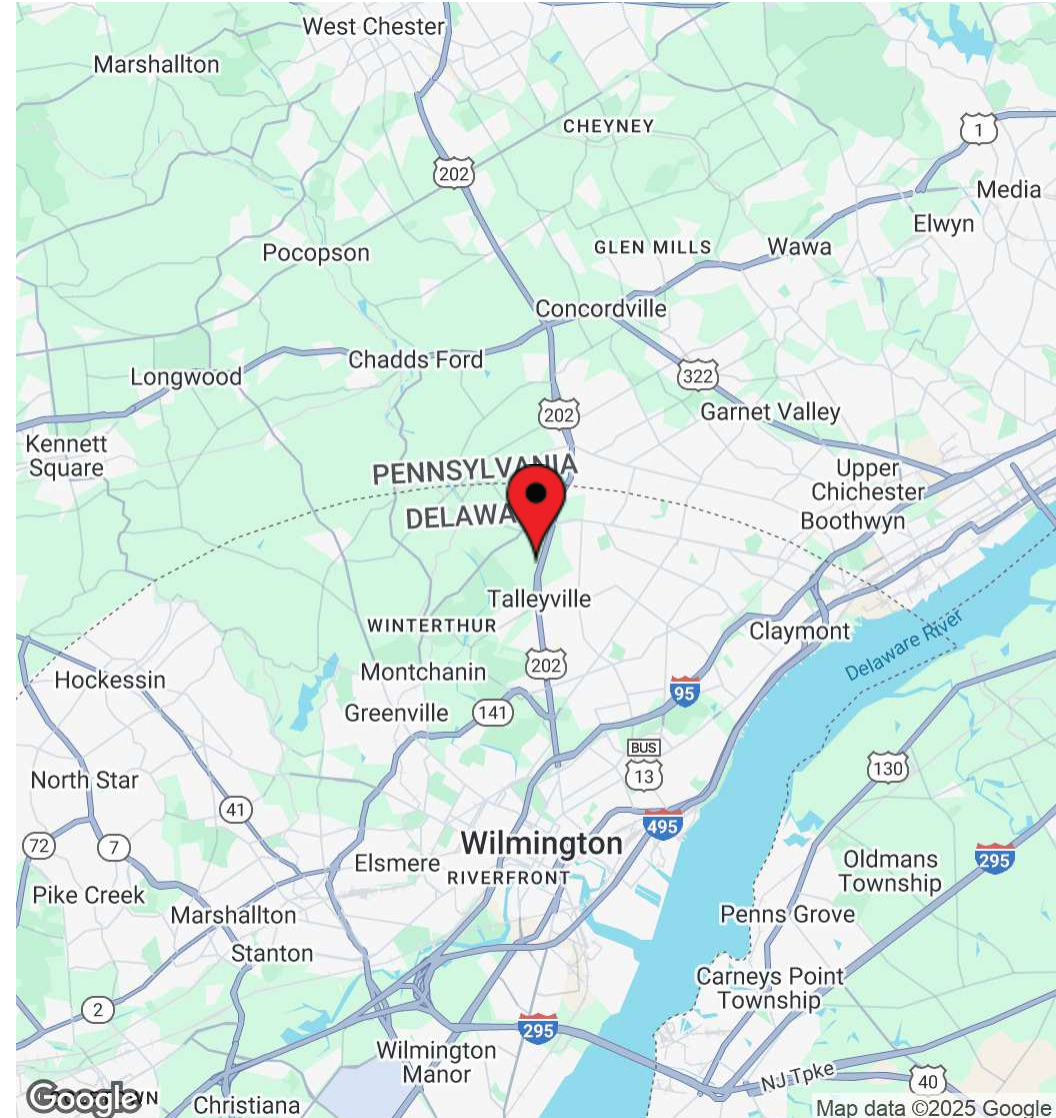
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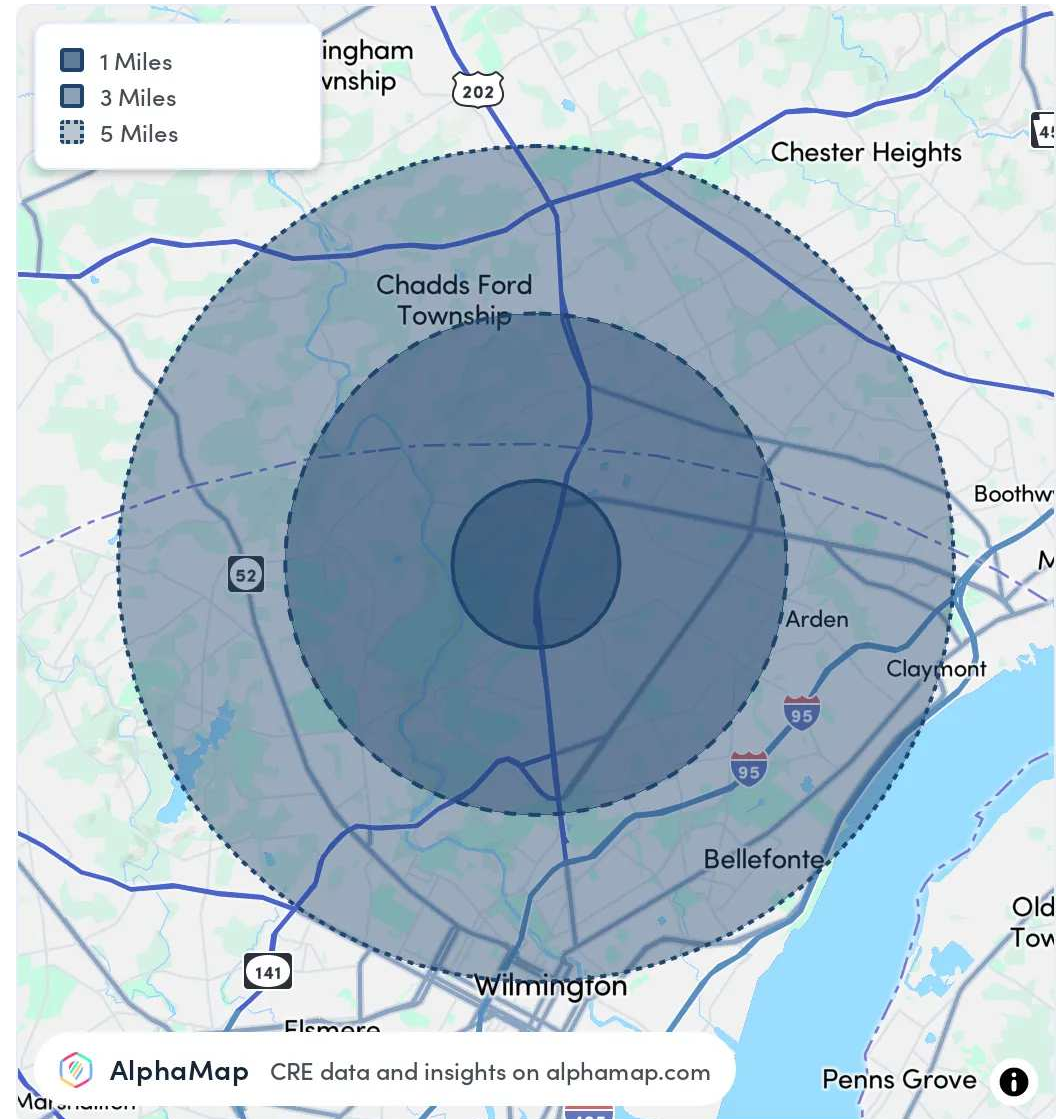


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,541	41,778	151,666
Average Age	43	45	44
Average Age (Male)	42	44	42
Average Age (Female)	44	47	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,797	16,351	64,338
Persons per HH	2.5	2.6	2.4
Average HH Income	\$153,324	\$164,688	\$128,459
Average House Value	\$486,322	\$532,083	\$451,706
Per Capita Income	\$61,329	\$63,341	\$53,524

RACE	1 MILE	3 MILES	5 MILES
Population White	3,271	33,208	91,222
Population Black	275	2,092	37,261
Population American Indian	25	114	413
Population Asian	666	3,574	10,204
Population Pacific Islander	-	12	44
Population Other	71	405	3,435

Map and demographics data derived from AlphaMap



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