

## PROPERTY DESCRIPTION

Retail and office space available in highly visible retail strip/office building. Great signage on Route 48, which connects Hockessin and Wilmington in New Castle County, DE. Parking is available in front, on the side, and behind the building. Perfect for retail, restaurant or office user!

## PROPERTY HIGHLIGHTS

- **Available Space:**
- **Retail/Restaurant:**
  - **Unit 3:** +/-1,300 SF
  - **Lease Rate:** \$14.50/SF/NNN
  - Commercial hood and ansul system already in place
- **Office: 2nd floor walk up**
  - **Suite 9:** 430 SF
  - **Lease Rate:** \$11.50/SF + Utilities
  - ADA restroom
- **Traffic Counts:** 26,532 AADT
- **Parking:** 22 total spaces (15 in back, 7 on side)
- Signage available

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	19,834	107,710	186,966
Households	8,009	43,135	73,989
Median Household Income	\$49,172	\$47,433	\$56,722
Average Age	38.0	38.60	39.90



For More Information, Contact:

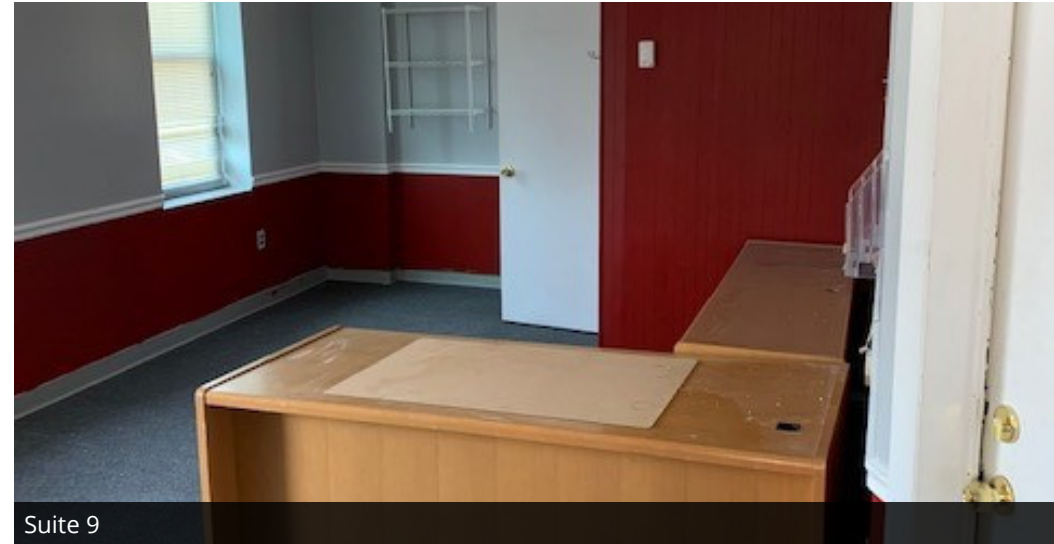
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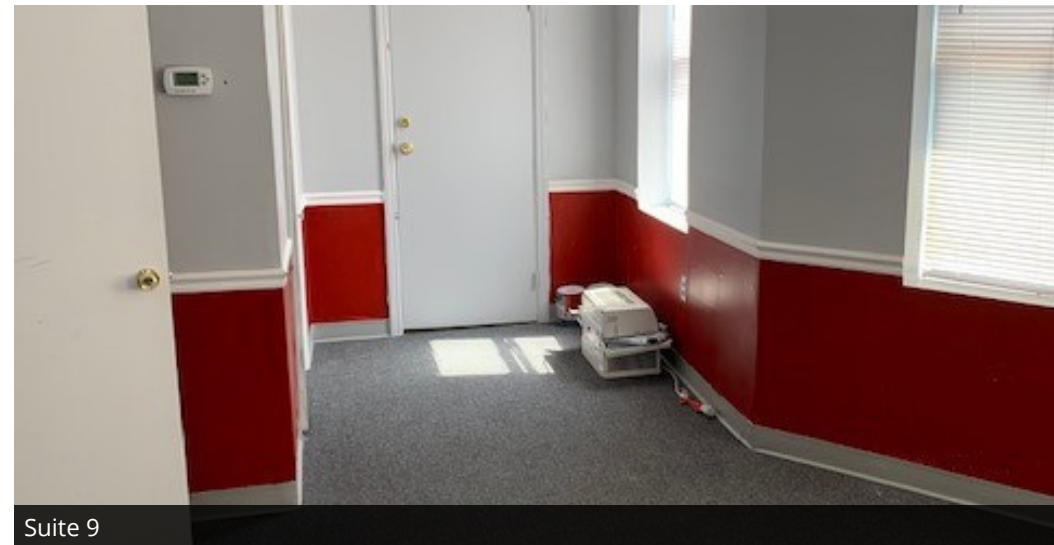
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Suite 9



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