CGW BUILDING

MEDICAL/PROFESSIONAL OFFICE SUITES

FOR LEASE

Gordon Winegar
DSM Commercial
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2502 Silverside Road
Wilmington, DE 19810

DSM COMMERCIAL

THE SPACE

Location	2502 Silverside Road Wilmington, DE 19810
County	New Castle County
Available Space	Suites 7-9
Size	+/-1,488 SF
Lease Rate	$21/SF/+ utilities

HIGHLIGHTS

- ±1,488 SF professional office suite suitable for medical, wellness, therapy, counseling, and a broad range of professional service users, including physical or occupational therapy, behavioral health, chiropractic or massage practices, and firms such as accounting, legal, consulting, or insurance. **An additional ±800 SF contiguous space is also coming available.**
- Efficient existing layout featuring multiple private offices / treatment rooms, internal restroom, storage area, and break room
- Well-organized layout that can accommodate a reception or waiting area
- Move-in ready office configuration minimizes upfront build-out costs
- Single-story office building with convenient on-site parking for staff and clients
- Quiet, professional office environment within an established North Wilmington corridor
- Prime North Wilmington location in the Silverside / Faulk / Marsh Road corridor
- Excellent accessibility to Route 202, I-95, and surrounding Wilmington suburbs

POPULATION

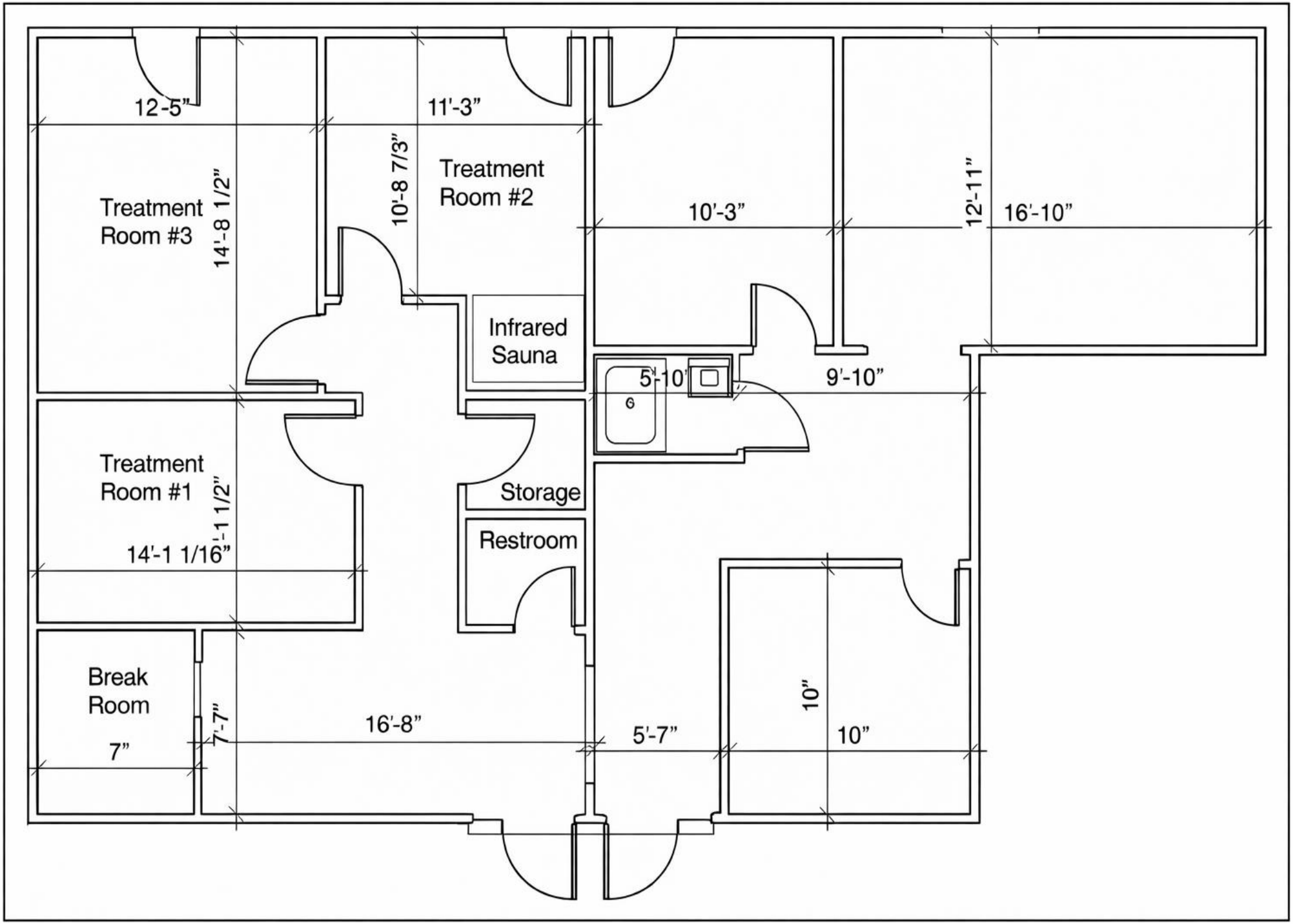
1.00 MILE	3.00 MILE	5.00 MILE
9,457	73,837	170,081

AVERAGE HOUSEHOLD INCOME

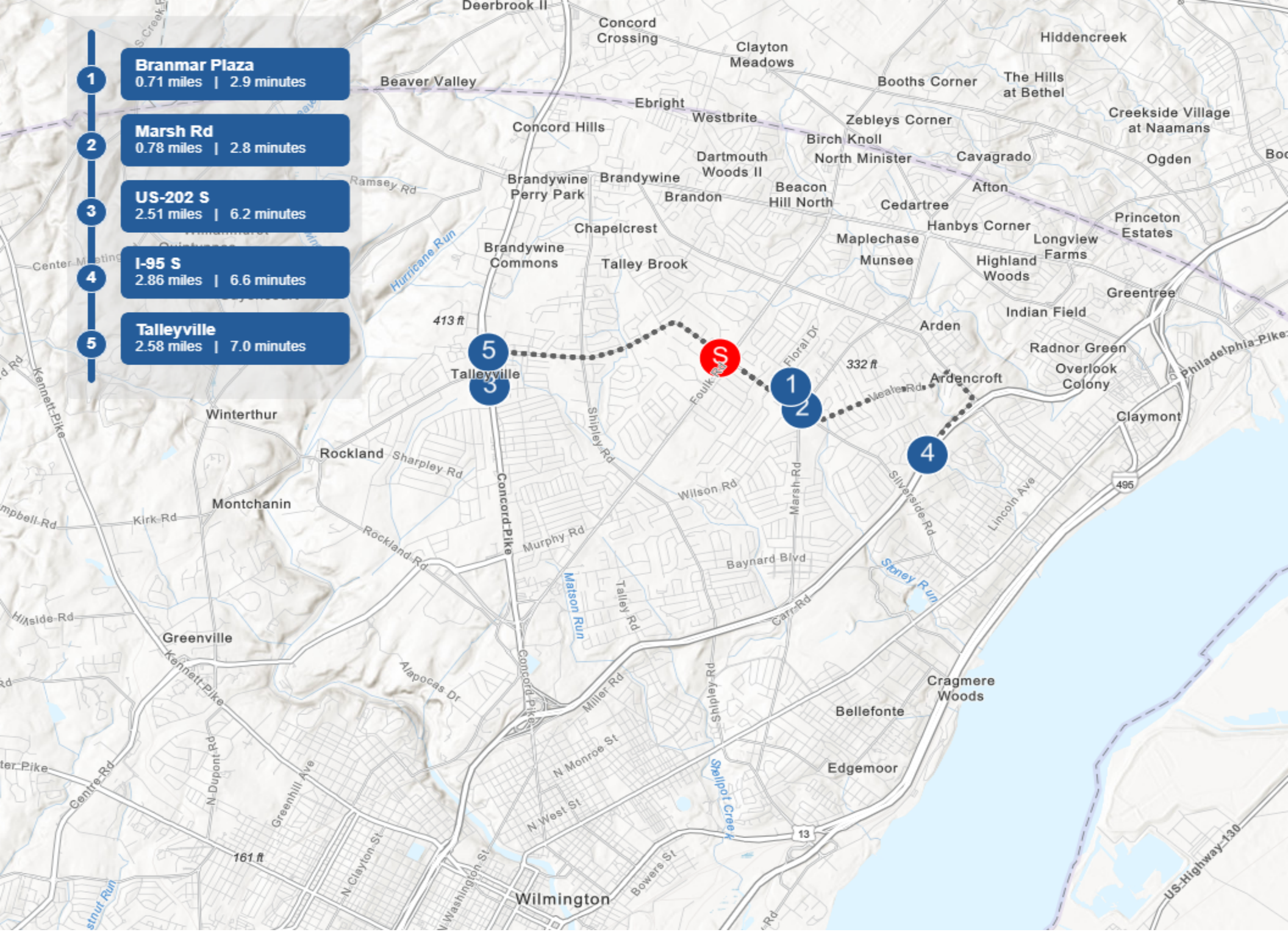
1.00 MILE	3.00 MILE	5.00 MILE
$187,391	$165,565	$135,073

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,534	30,122	73,015


12-5”
11'-3”
Treatment Room #3
14'-8 1/2”
10'-8 7/3”
Treatment Room #2
10'-3”
12'-11”
16'-10”
Infrared Sauna
5'-10”
9'-10”
Treatment Room #1
14'-1 1/2”
14'-1 1/16”
Storage
Restroom
Break Room
7”
7'-7”
16'-8”
5'-7”
10”
10”

Relax


1 Branmar Plaza
0.71 miles | 2.9 minutes
2 Marsh Rd
0.78 miles | 2.8 minutes
3 US-202 S
2.51 miles | 6.2 minutes
4 I-95 S
2.86 miles | 6.6 minutes
5 Talleyville
2.58 miles | 7.0 minutes
S
Deerbrook II
Concord Crossing
Clayton Meadows
Hiddencreek
Beaver Valley
Booths Corner
The Hills at Bethel
Ebright
Westbrite
Zebleys Corner
Creekside Village at Naamans
Concord Hills
Birch Knoll
Dartmouth Woods II
North Minister
Cavagrado
Ogden
Ramsey Rd
Brandywine Perry Park
Brandywine
Brandon
Beacon Hill North
Afton
Cedartree
Hanbys Corner
Princeton Estates
Chapelcrest
Maplechase
Longview Farms
Hurricane Run
Brandywine Commons
Talley Brook
Munsee
Highland Woods
Greentree
Indian Field
413 ft
Arden
Radnor Green
Floral Dr
332 ft
Ardencroft
Overlook Colony
Philadelphia Pike
Talleyville
Foulk Rd
Meales Rd
Claymont
Winterthur
Shipley Rd
Rockland
Sharpley Rd
Kennett Pike
Concord Pike
Wilson Rd
Marsh Rd
Silverside Rd
Lincoln Ave
495
Montchanin
Kirk Rd
Rockland Rd
Murphy Rd
Baynard Blvd
Stoney Run
Matson Run
Talley Rd
Carr Rd
Hillside Rd
Greenville
Alapocas Dr
Miller Rd
Cragmere Woods
Bellefonte
N Monroe St
Shellpot Creek
Edgemoor
Centre Rd
N Dupont Rd
Greenhill Ave
N West St
13
161 ft
N Clayton St
N Washington St
Bowers St
Wilmington
US Highway 130

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Exclusively Marketed by:

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