



PROPERTY DESCRIPTION

Retail space available for lease on busy Marsh Road! Marsh Triangle Shops is a busy strip center with multiple retail and office units and is in close proximity to major highways (Route 202 & I-95) as well as within walking distance to multiple restaurants and other amenities.

PROPERTY DETAILS

- **Available Units:**
- **Unit 1703:** 2,266 SF
 - > Office build-out- Endcap
- **Unit 1705:** 899 SF
 - > Former Variety Store- Inline
 - > Open floor plan-owner working to get it in vanilla box condition
- **Unit 1729:** 1,304 SF
 - > Fairly open floor plan with some removable partitions in the space
- **Unit 1733:** 1,077 SF
 - > Former Aesthetician- Endcap
- **Lease Rate:** \$17/SF/NNN
- **Traffic Counts:** 12,578 (Marsh Road)
- **Frontage:** 174'

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	8,974	80,481	168,353
Households	3,584	33,220	69,044
Average Household Income	\$123,744	\$104,540	\$93,127
Median Age	48.8	44.8	41.6

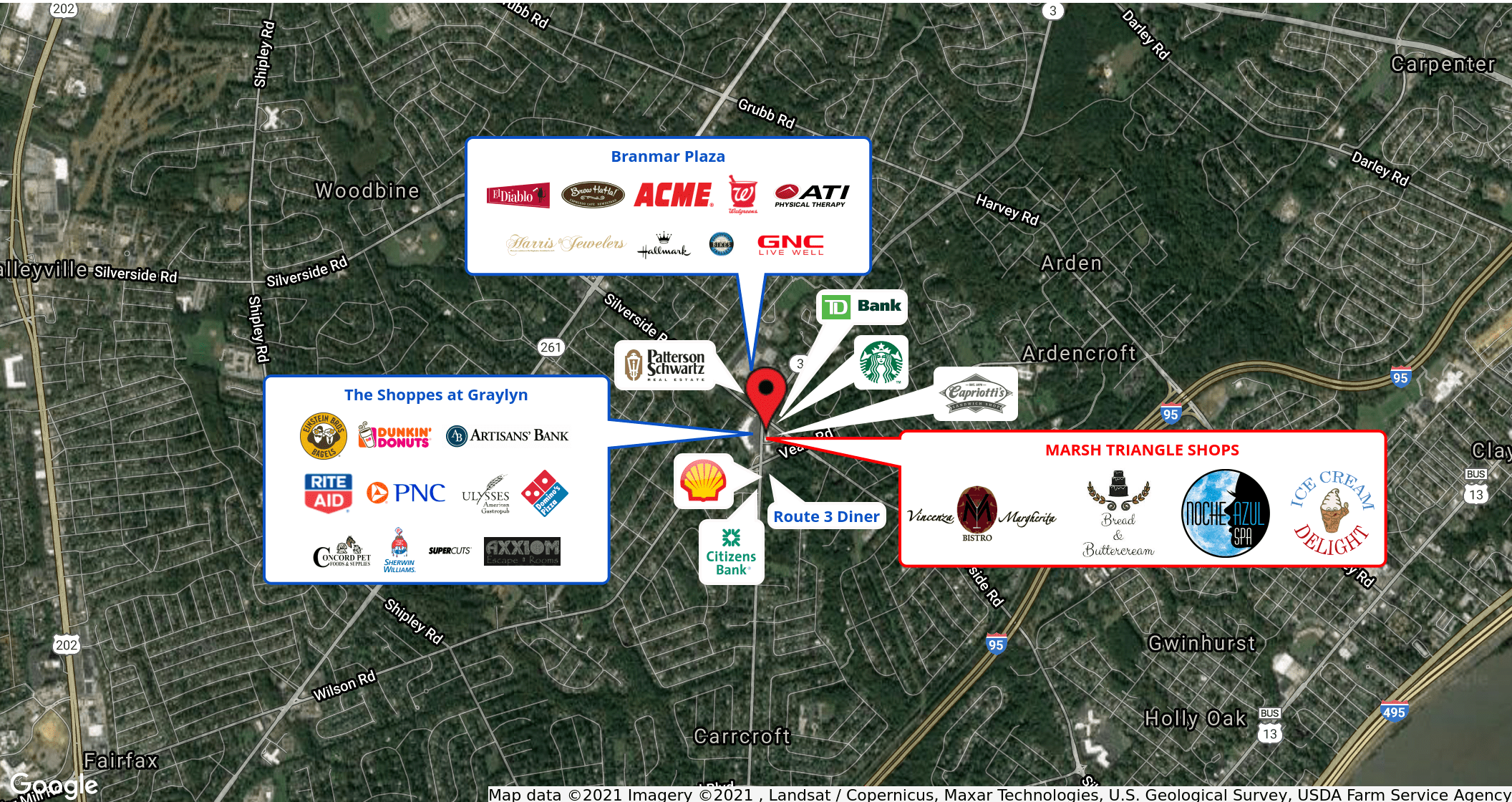


For More Information, Contact:

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3304 Old Capitol Trail
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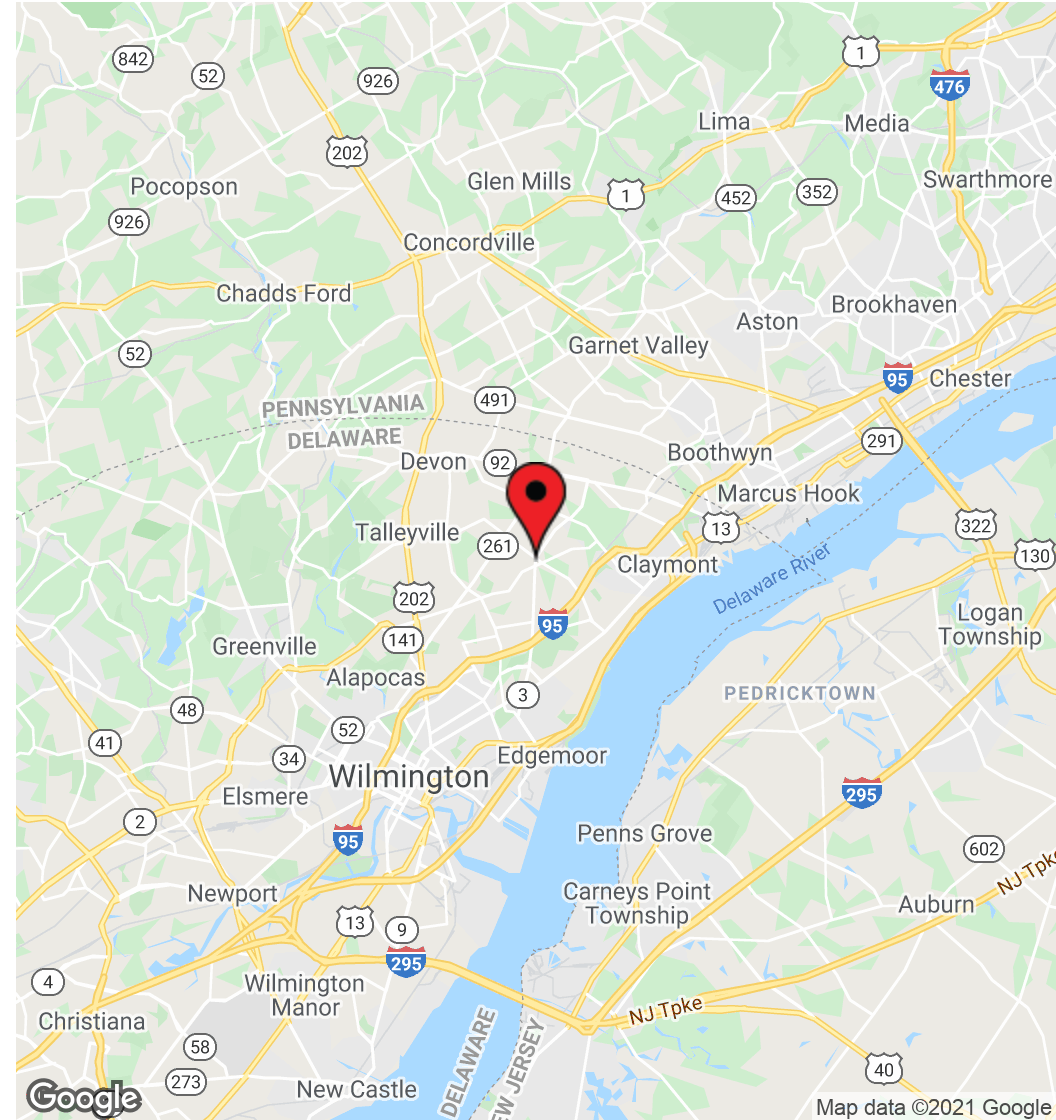
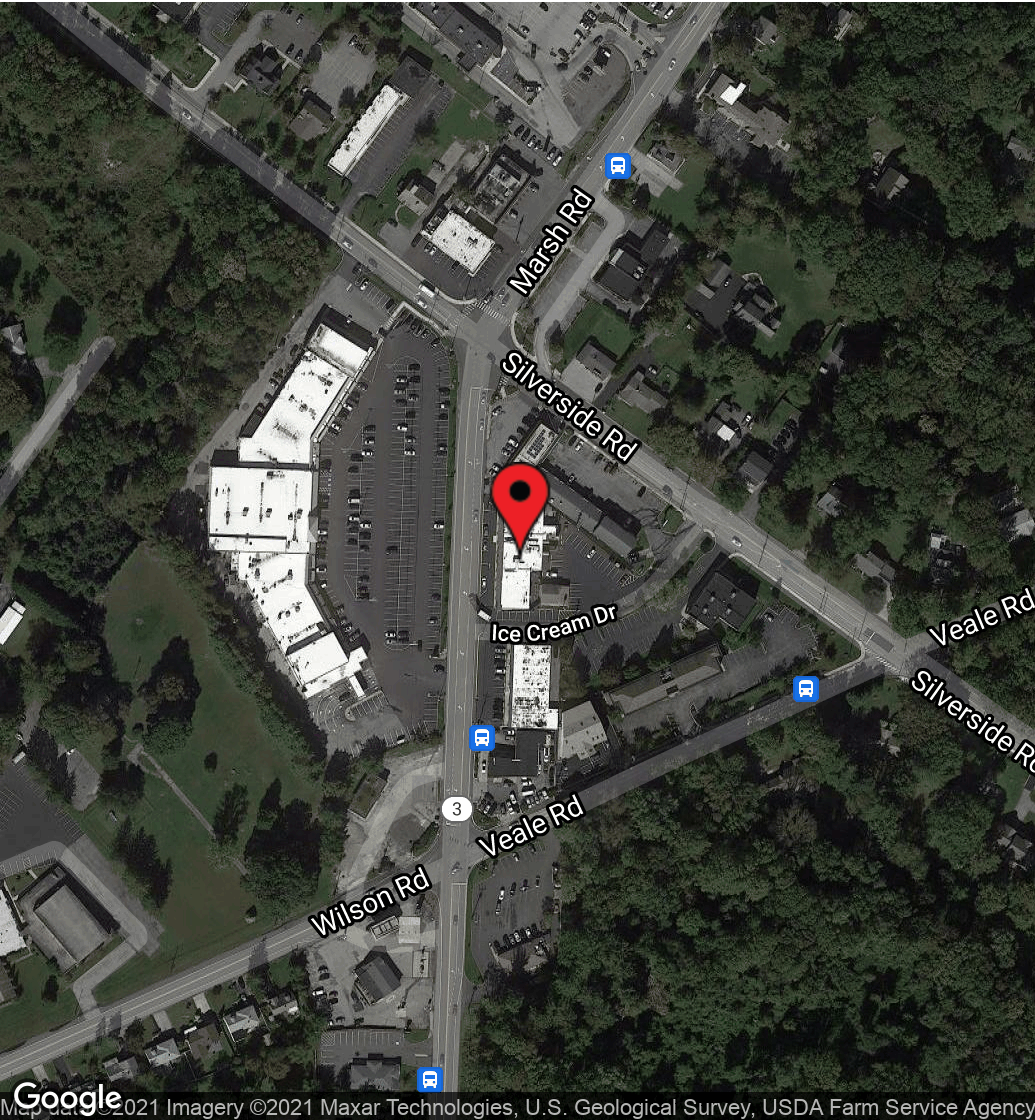
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MARSH TRIANGLE SHOPS

1711-1733 Marsh Road
Wilmington, DE 19810

RETAIL PROPERTY FOR LEASE



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