



### PROPERTY DESCRIPTION

Westside Plaza offers an ideal location for retail or office users, situated along high-traffic Lancaster Ave/Rt 48, which sees approximately 25,639 vehicles daily. With quick access to Route 141 and I-95, this shopping center ensures convenience and visibility for your business. Ample off-street parking supports a mix of neighborhood shops and services, making it a great choice for customers and clients alike.

Currently, a spacious 6,000 SF unit is available, featuring 6 private offices, a kitchenette, 2 large multi-purpose rooms, and 2 ADA-compliant bathrooms—perfect for a versatile business setup. Prominent pylon signage enhances visibility, and the location is less than 2 miles from the newly redeveloped Barley Mill Plaza, home to the popular **Wegmans Food Market**.

### PROPERTY DETAILS

- **Available:** 6,000SF (Unit I)
- **Lease Rate:** \$14.50/SF/NNN
- **Zoning:** C-2 (retail/office)
- **Off-Street Parking:** 50 spaces
- **Signage:** Pylon and above suite
- Immediate proximity to Route 141 & I-95

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 19,050   | 105,953  | 189,199  |
| Total Households  | 9,236    | 49,110   | 82,823   |
| Average HH Income | \$71,675 | \$69,951 | \$81,547 |
| Median Age        | 38.8     | 38.6     | 39.7     |

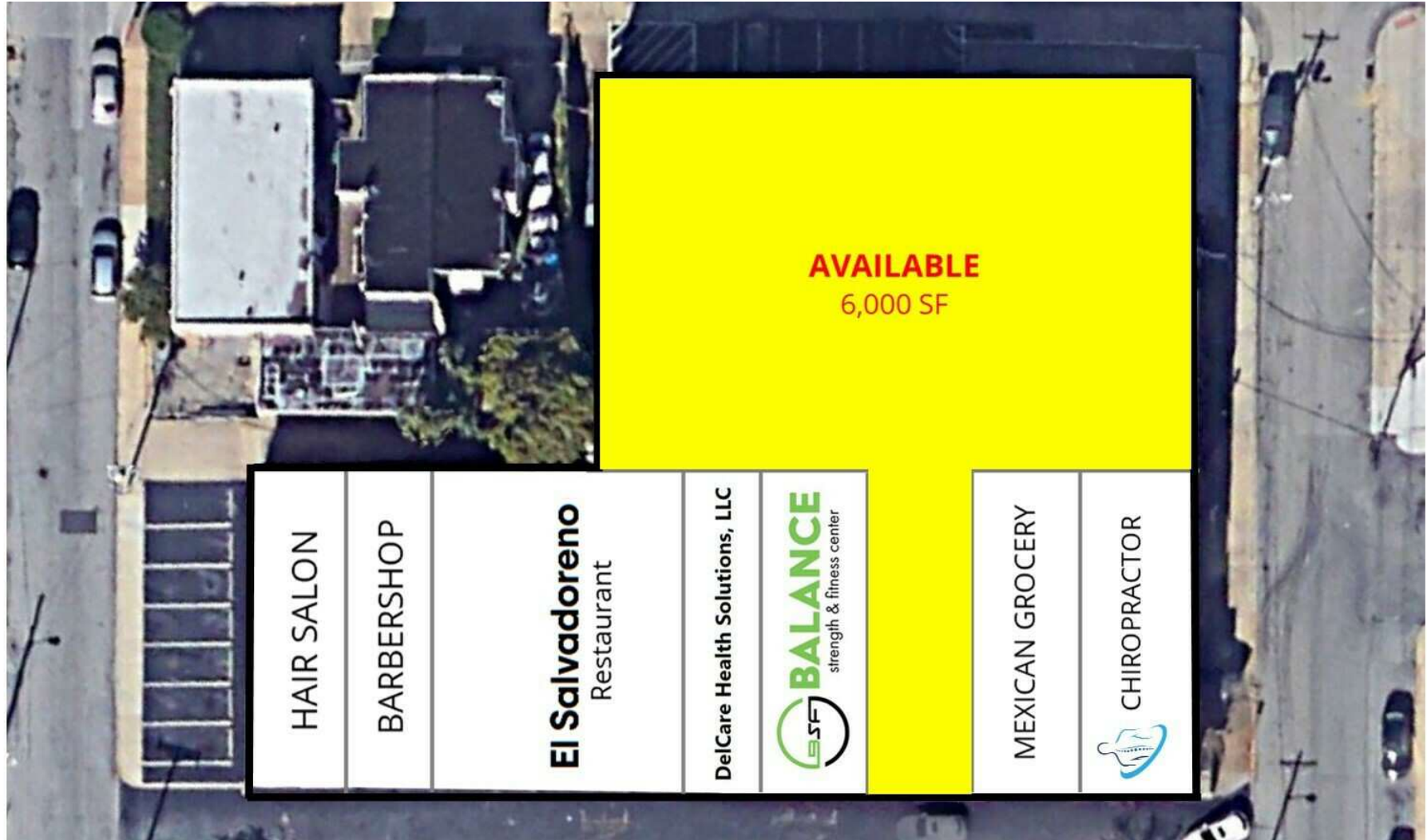


For More Information, Contact:

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Real Estate Services  
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Leasing Plan

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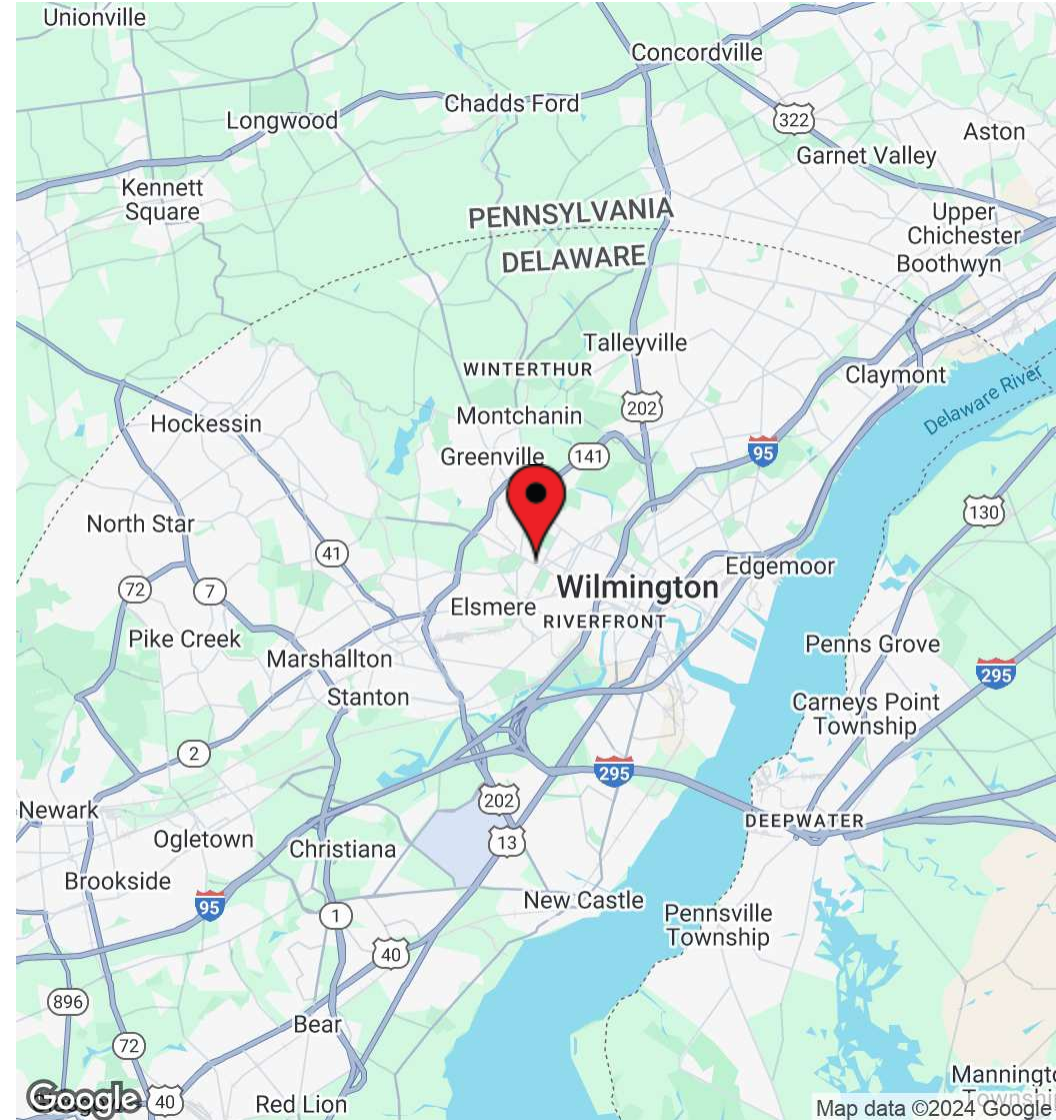
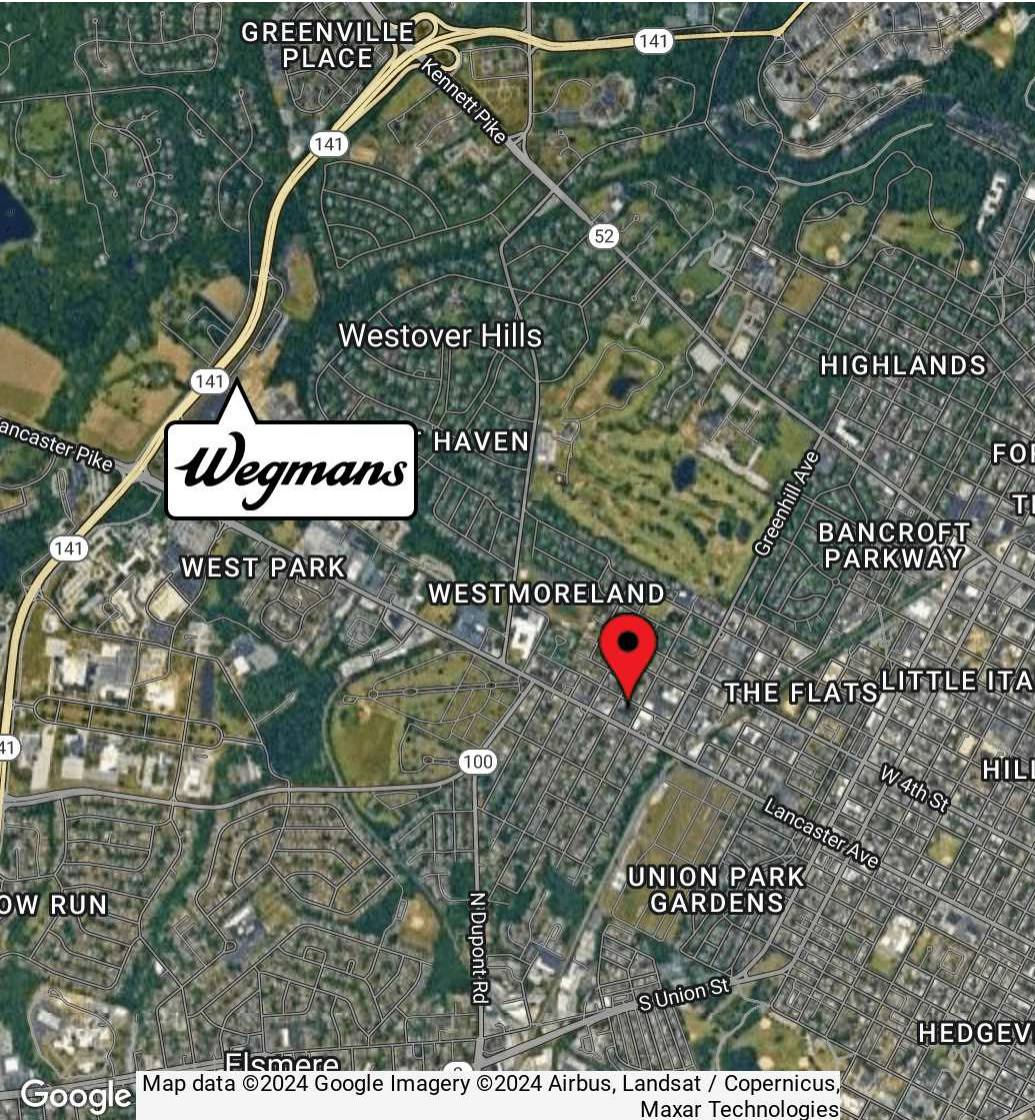
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## WESTSIDE PLAZA

2801 Lancaster Avenue  
Wilmington, DE 19805

# RETAIL/OFFICE SPACE FOR LEASE



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