



**PROPERTY DESCRIPTION**

**Rare NNN Investment opportunity on Concord Pike!** The property is situated at the signalized intersection of Concord Pike and Concord Avenue. This excellent investment property features (2) tenants with NNN leases in place allowing for passive income and essentially zero Landlord obligations for years to come. Excellent visibility along one of the most desired corridors in Delaware!

**PROPERTY DETAILS**

- **Available:** 3,652 SF
- **Sale Price:** \$2,195,000.00
- **Net Operating Income:** \$156,250.00
- **Cap Rate:** 7.12%
- **Lot Size:** 0.36 acres
- **Zoning:** CN
- **Traffic Counts:** 47,323 AADT
- **Signage:** Pylon

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,137	56,701	181,219
Total Households	3,222	24,249	80,218
Average HH Income	\$172,542	\$124,275	\$94,094
Median Age	40.7	45.2	41.3



For More Information, Contact:

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