



PROPERTY DESCRIPTION

FOR LEASE! Strategically located on Pennsylvania Avenue (Route 52), the Dravo Building features excellent visibility along a highly coveted corridor. There are currently two (2) well-appointed Office Suites available that are move-in ready and contain modern amenities and finishes. With 77 On-Site parking spots, this building can accommodate both general and medical office users. The building is ideally located between Greenville and downtown Wilmington (5 minute drive to each).

PROPERTY DETAILS

- **Two suites available:** (Lease rate includes, utilities, taxes, insurance & CAM)
- **Suite 1A:** 1,740 SF: **Lease Rate:** \$21.00/SF (Full Service)
- **Suite 3A:** 1,727 SF: **Lease Rate:** \$18.25/SF (Full Service)
- **Zoning:** R5-1A

PROPERTY HIGHLIGHTS

- Monument signage along Pennsylvania Avenue
- Elevator served and dual stairwells
- 77 parking spots

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,715	107,191	184,982
Total Households	10,663	49,650	81,219
Average HH Income	\$85,584	\$75,365	\$83,250
Average Age	42.1	38.5	40.0



For More Information, Contact:

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3304 Old Capitol Trail
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Suite 1A: 1,740 SF



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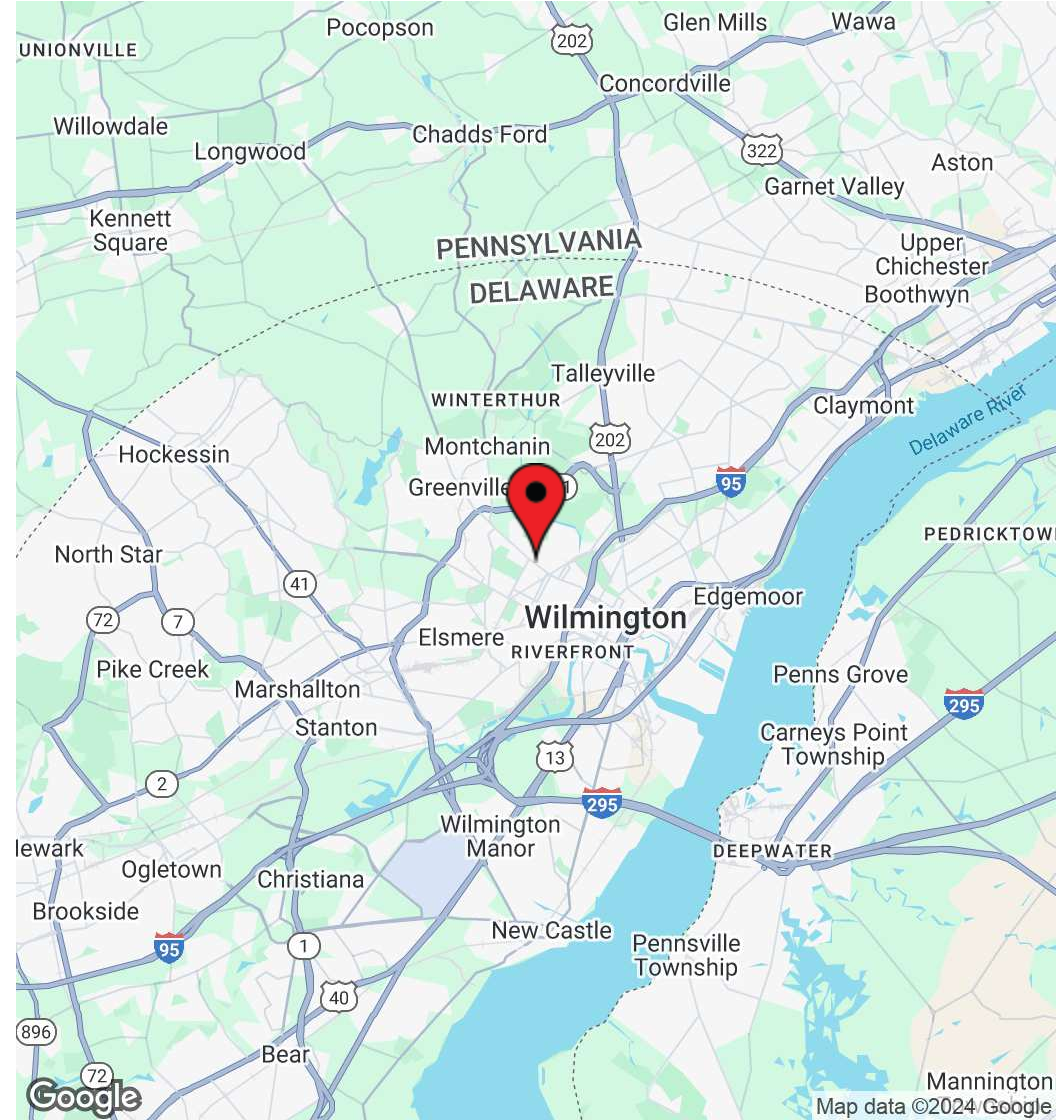
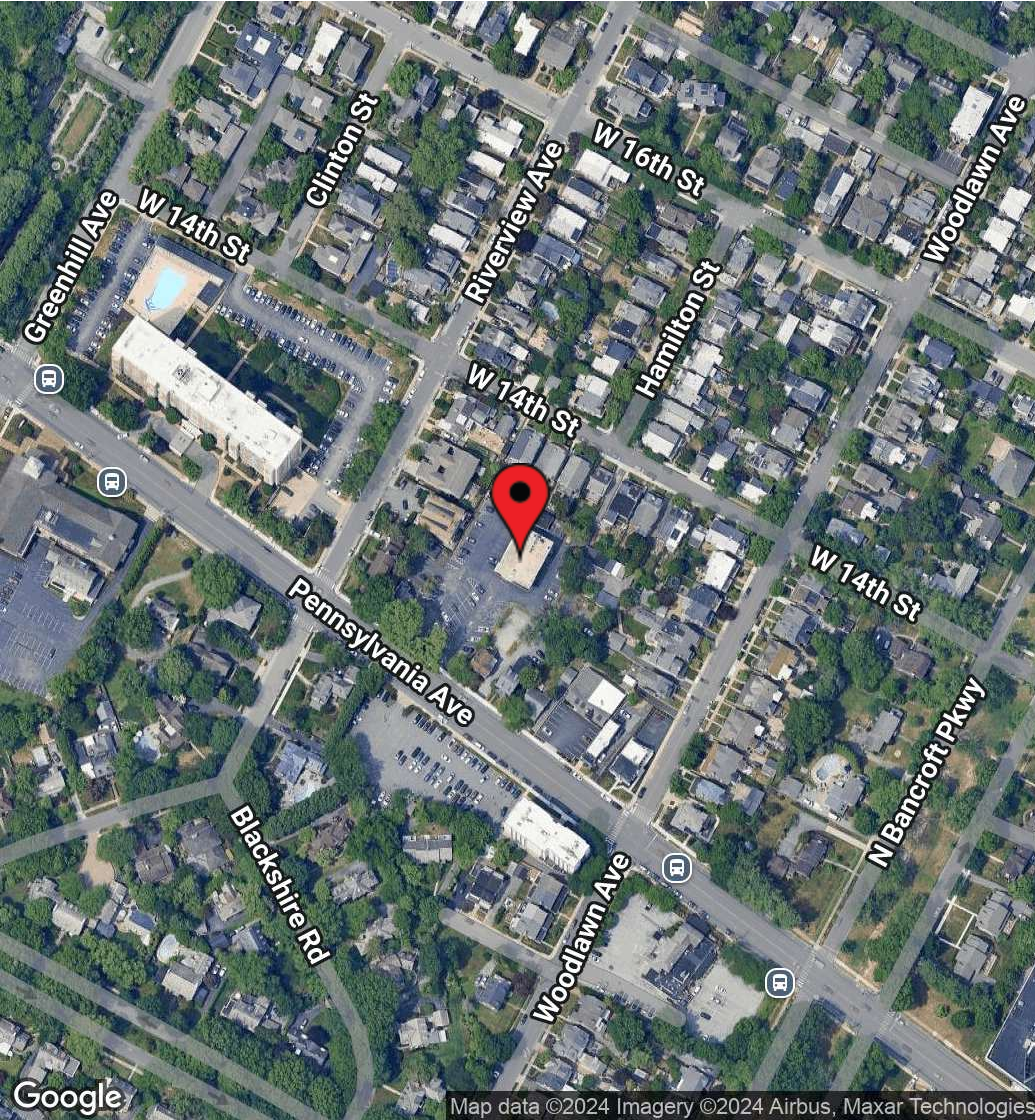
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DRAVO BUILDING

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OFFICE SUITES FOR LEASE



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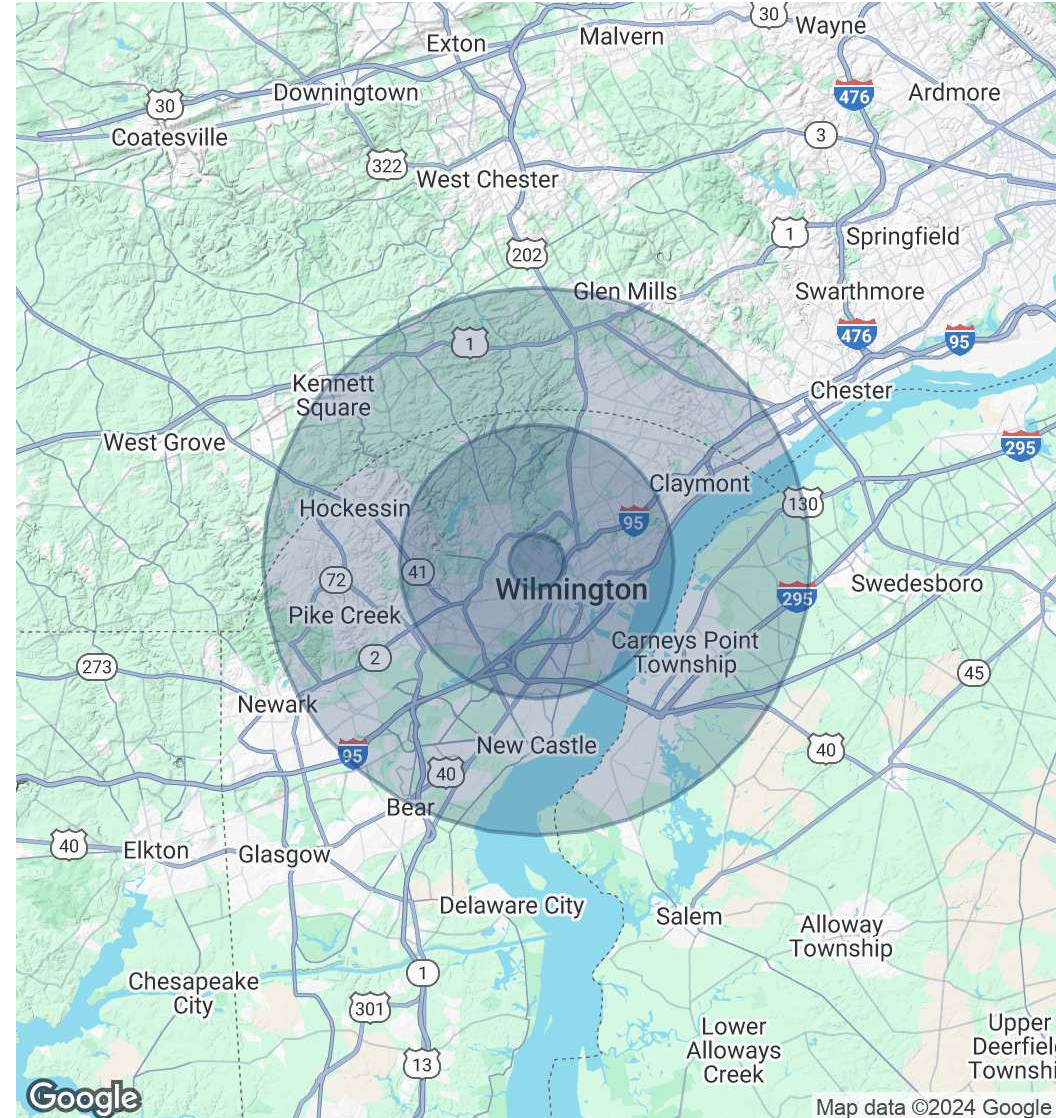


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,617	192,113	497,672
Average Age	43	42	42
Average Age (Male)	41	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,600	79,228	199,881
# of Persons per HH	2	2.4	2.5
Average HH Income	\$97,835	\$95,944	\$111,682
Average House Value	\$418,674	\$345,382	\$365,913

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	10,892	94,814	274,981
Total Population - Black	5,408	59,746	122,369
Total Population - Asian	330	5,436	26,545
Total Population - Hawaiian	9	80	171
Total Population - American Indian	76	1,030	2,222
Total Population - Other	1,278	14,155	30,195

Demographics data derived from AlphaMap



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