



AVAILABILITY

Sale Price:	\$975,000
Total AC:	0.48 +/- AC
Lot Dimensions:	90'W X 240'D
Existing Structure:	3,000 +/- SF
1st Floor:	1,370 +/- SF
Loft Space:	~8'x42' with low headroom portion
Lower Level:	1,370 +/- SF
Zoning:	CN
Parcel:	0606800021

Lorraine Sheldon

302 221 7211 Direct

302 561 0385 Cell

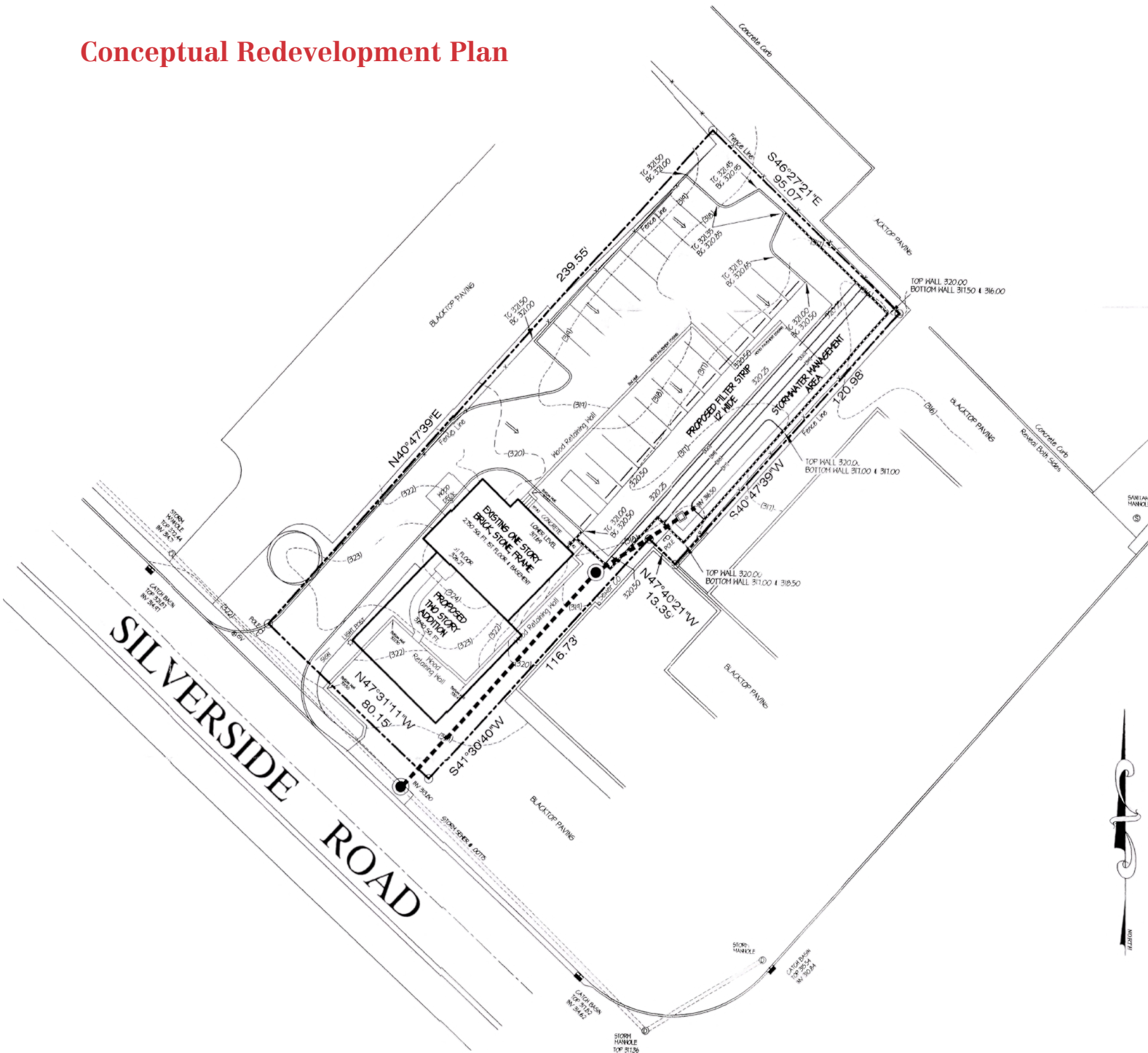
lorrainesheldon@emoryhill.com

PROPERTY DESCRIPTION

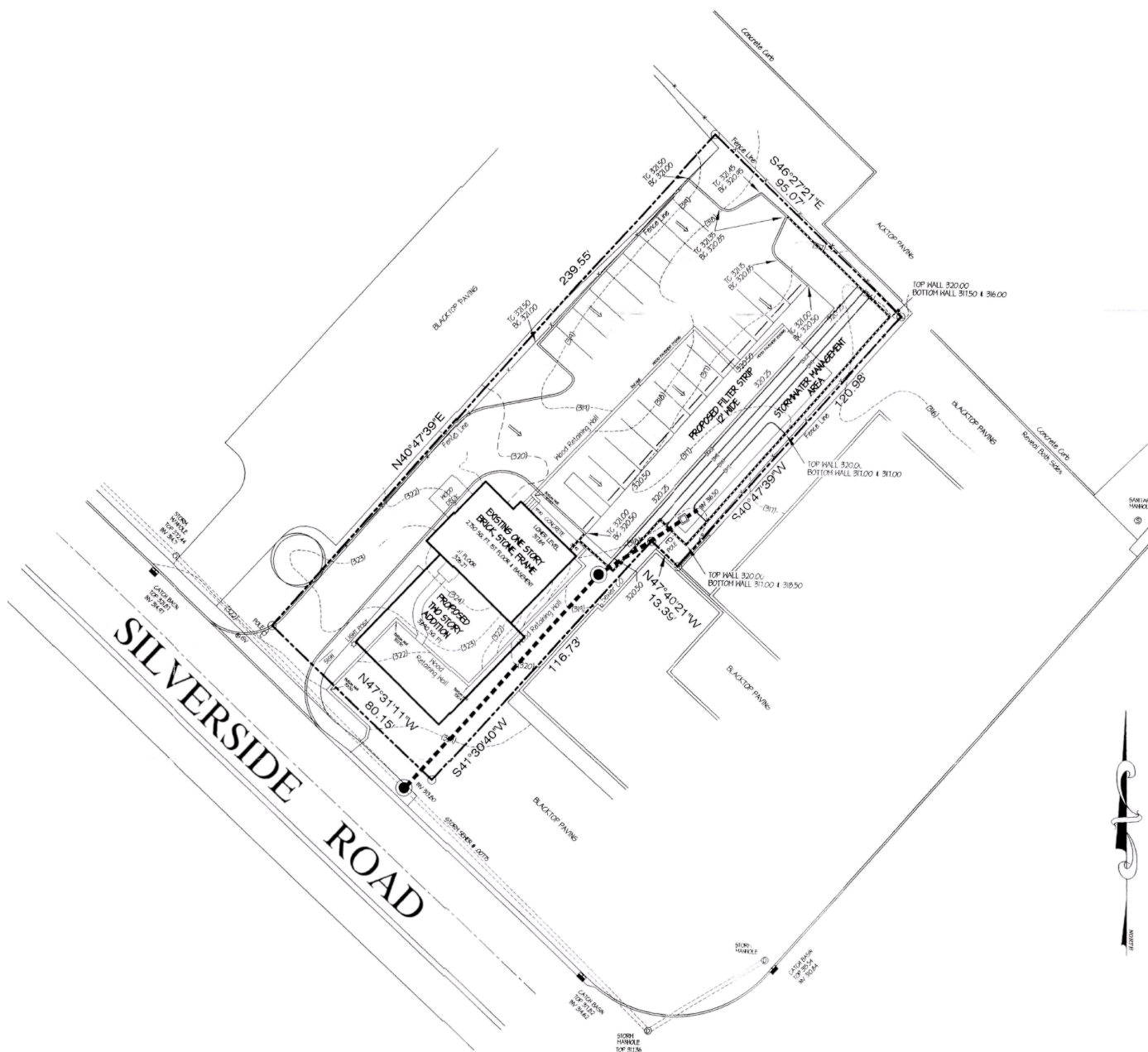
Prime redevelopment opportunity in the heart of Brandywine Hundred. Excellent visibility at the busy Silverside & Marsh Roads intersection, near Branmar Plaza and Shoppes of Graylyn. Ideal for retail, office, or a combination, the building features modern amenities, dedicated parking, and easy access to I-95 and the DE/PA state line. Surrounded by popular national brands and services, this location attracts both local residents and regional traffic. Best for user/owner, developers, or investors.

KEY FEATURES

- Approximately 90'W x 240'D lot with paved parking front and rear
- Conceptual Development Plan (CDP) available: potential expansion to 6,000 +/- SF and 21+ parking spaces.
- Steps from Starbucks, Einstein Bros, Dunkin', Domino's Pizza, Kid Shelleen's, El Diablo Burritos, and multiple banks, grocery, and other dining options.
- New LIDL grocery store opening nearby.
- Convenient to Routes 202, 92, 3 & I-95.
- Strong demographics in Brandywine Hundred community



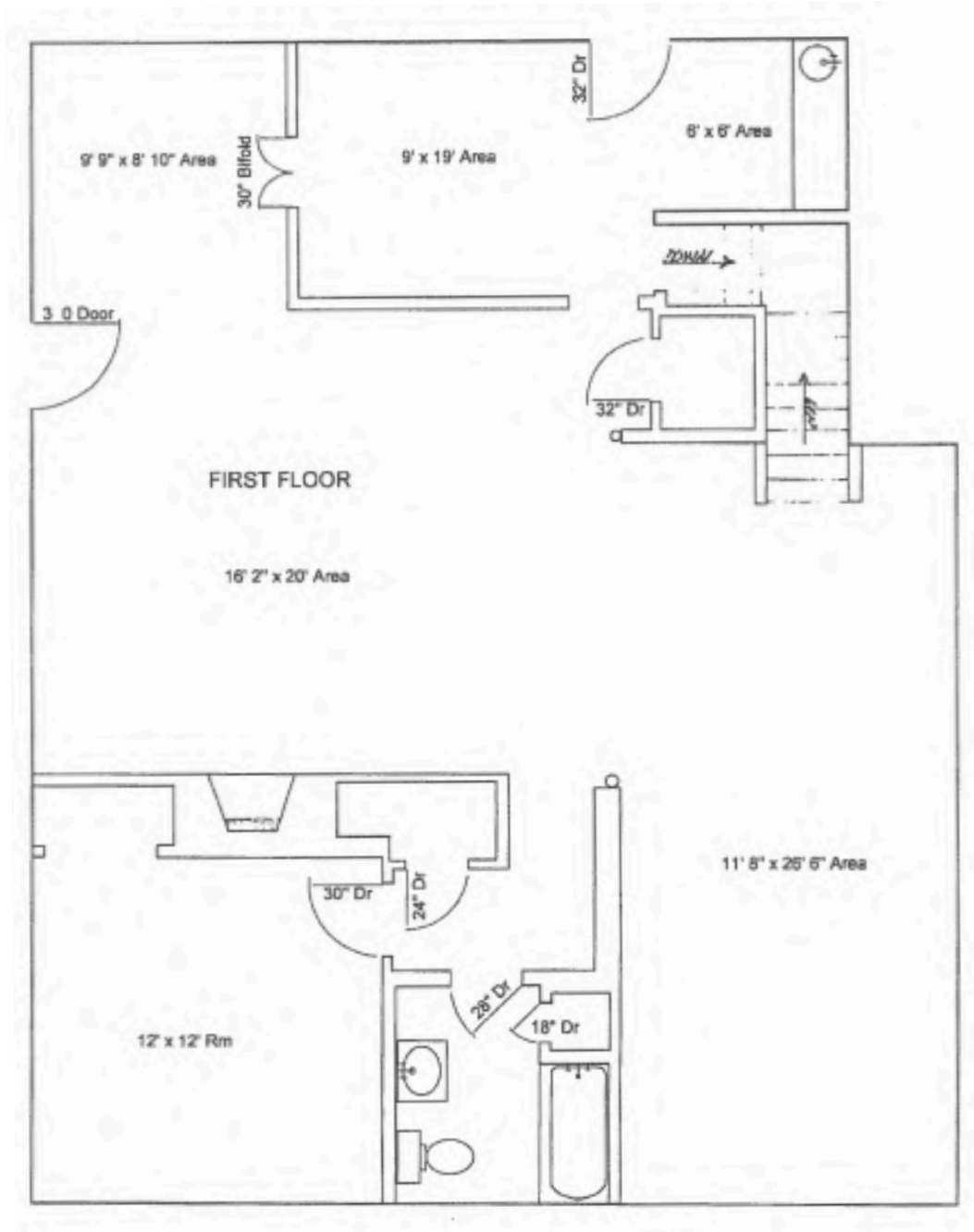
Conceptual Redevelopment Plan



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Existing Structure First Floor Plan



Existing Structure Lower Level Floor Plan

