

INVESTMENT OPPORTUNITY

613-615 N. Market Street

Wilmington, Delaware

±7,200 SF Mixed-Use Opportunity with Full Basement & Redevelopment Potential



\$1,100,000

Asking Price



±7,200 SF

Including Basement



C-3 Zoning

Central Commercial



11' Ceilings

Main & Lower Levels

TWO PREMIER DOWNTOWN WILMINGTON ADDRESSES



613 North Market Street

DISCOUNT PLUS



615 N Market Street

THE BEAUTY SUPPLY



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dsmre.com

OFFERING SUMMARY

ADDRESS

613-615 North Market Street
Wilmington DE 19801

BUILDING SIZE

+/-7,200 SF (including basement)

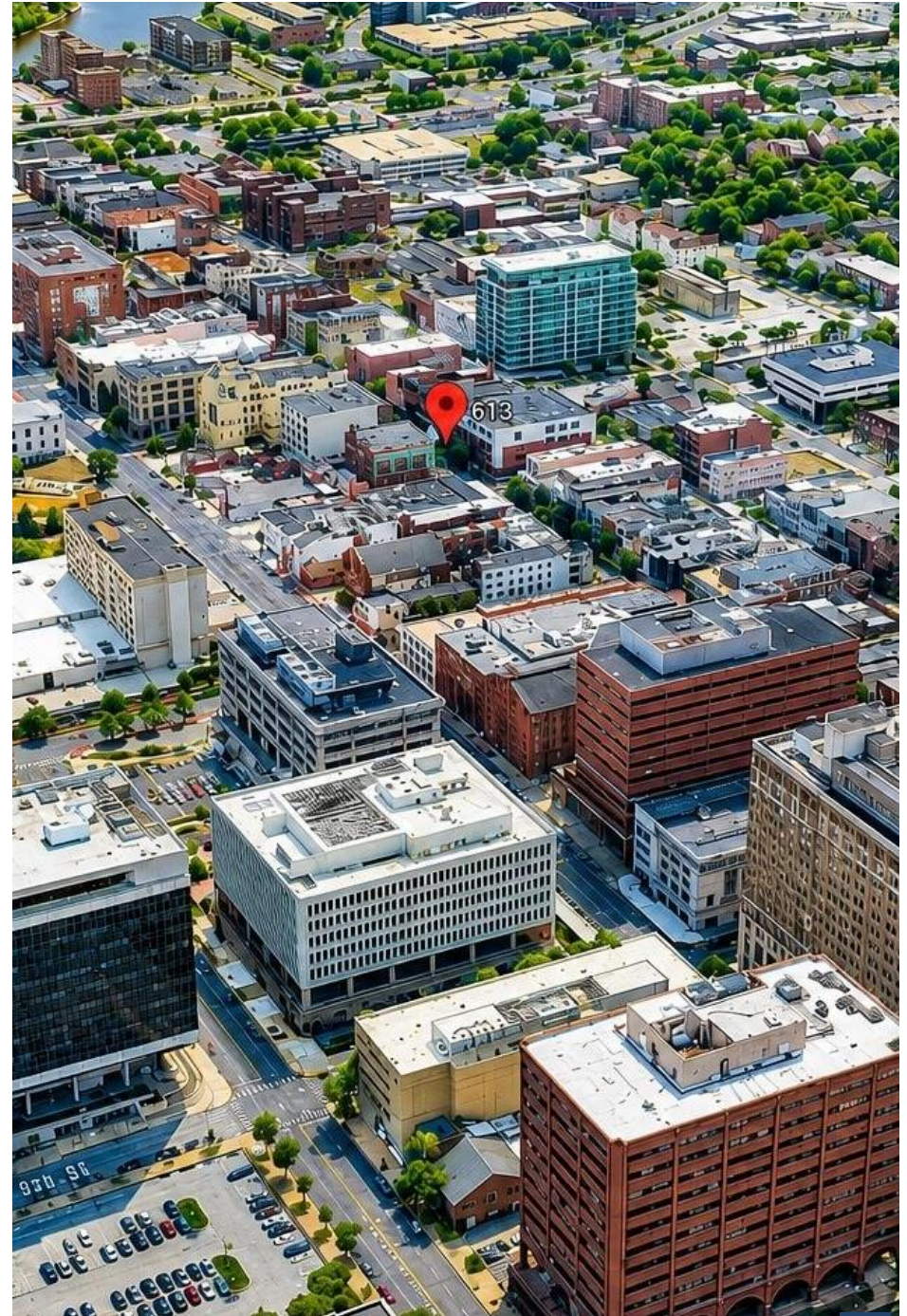
FINANCIAL SUMMARY

PRICE

\$1,100,000

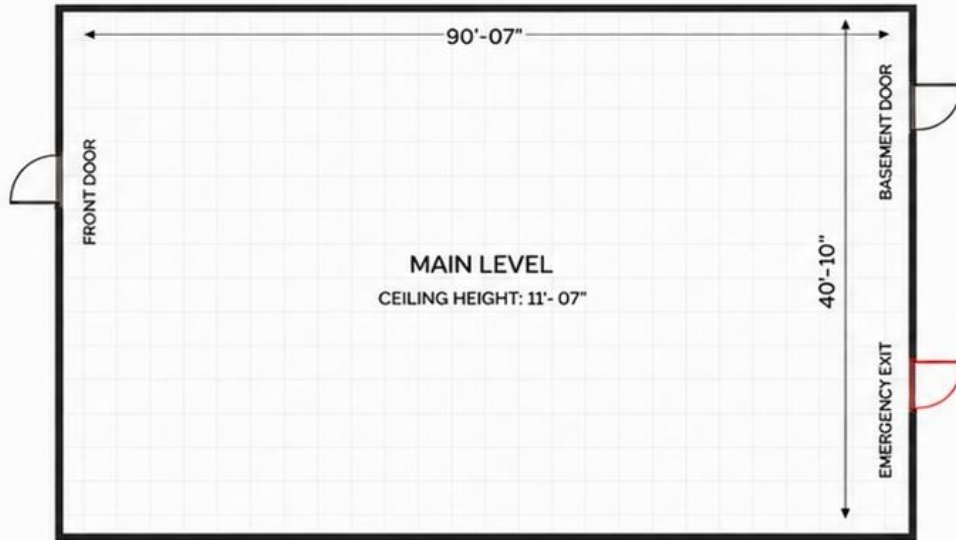
Investment Summary

- 613–615 N. Market Street presents a unique opportunity to acquire a $\pm 7,200$ SF mixed-use commercial property in the heart of downtown Wilmington. The building features approximately $\pm 3,600$ SF above grade with a full basement of equal size, offering flexibility for a variety of retail, office, restaurant, or redevelopment uses.
- Prime location along Wilmington's historic Market Street corridor in the Central Business District, offering excellent visibility and walkability to Rodney Square, Hotel du Pont, major employers, restaurants, residential developments, and the Wilmington Transportation Center (Amtrak, SEPTA & DART)
- Zoned C-3 (Central Commercial), the property allows for a wide range of commercial and mixed-use applications, with potential for future vertical expansion subject to approvals. This offering is ideal for an owner-user, investor, or developer seeking a well-located downtown asset with long-term upside.
- Multiple pathways to create value through lease-up, repositioning, or long-term redevelopment, allowing investors to tailor strategy and timing based on market conditions and investment goals

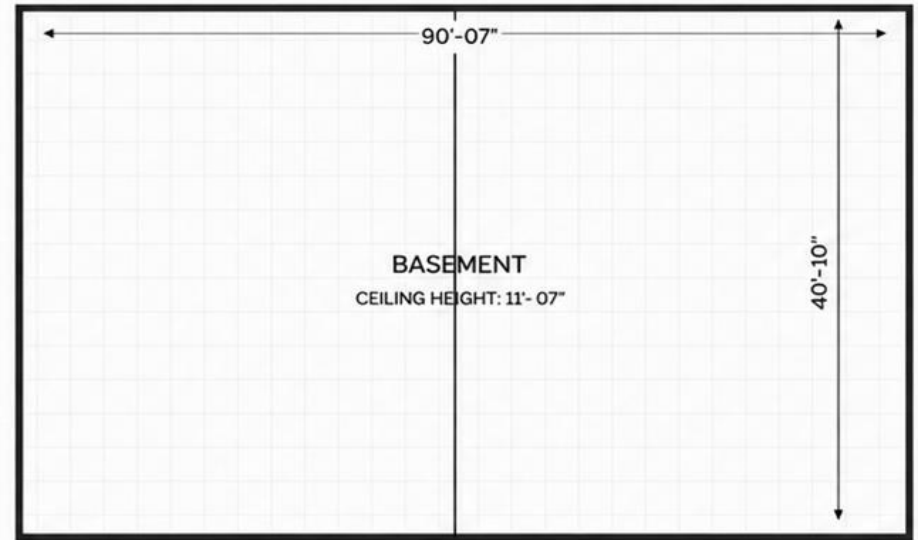


Property Floor Plans

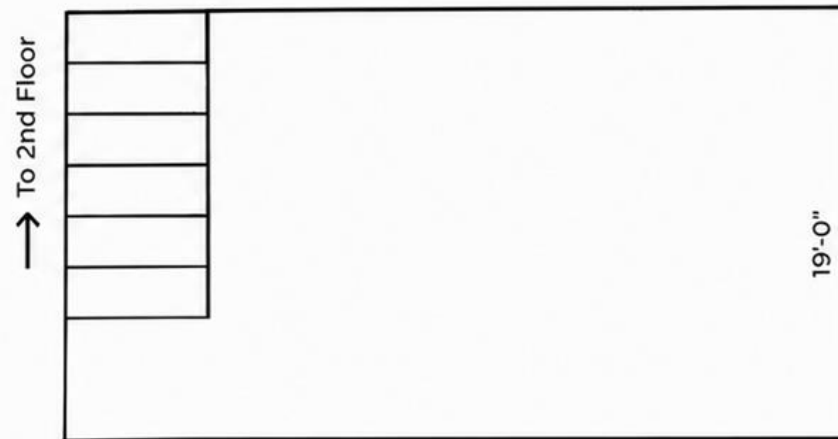
MAIN LEVEL



BASEMENT



3RD FLOOR LOFT





RIVERFRONT
WILMINGTON



WASHINGTON ST
ALE HOUSE



TONIC



STITCH HOUSE
BISTRO



CAVANAUGH'S



DELAWARE
TECHNICAL COMMUNITY
COLLEGE
Degrees different

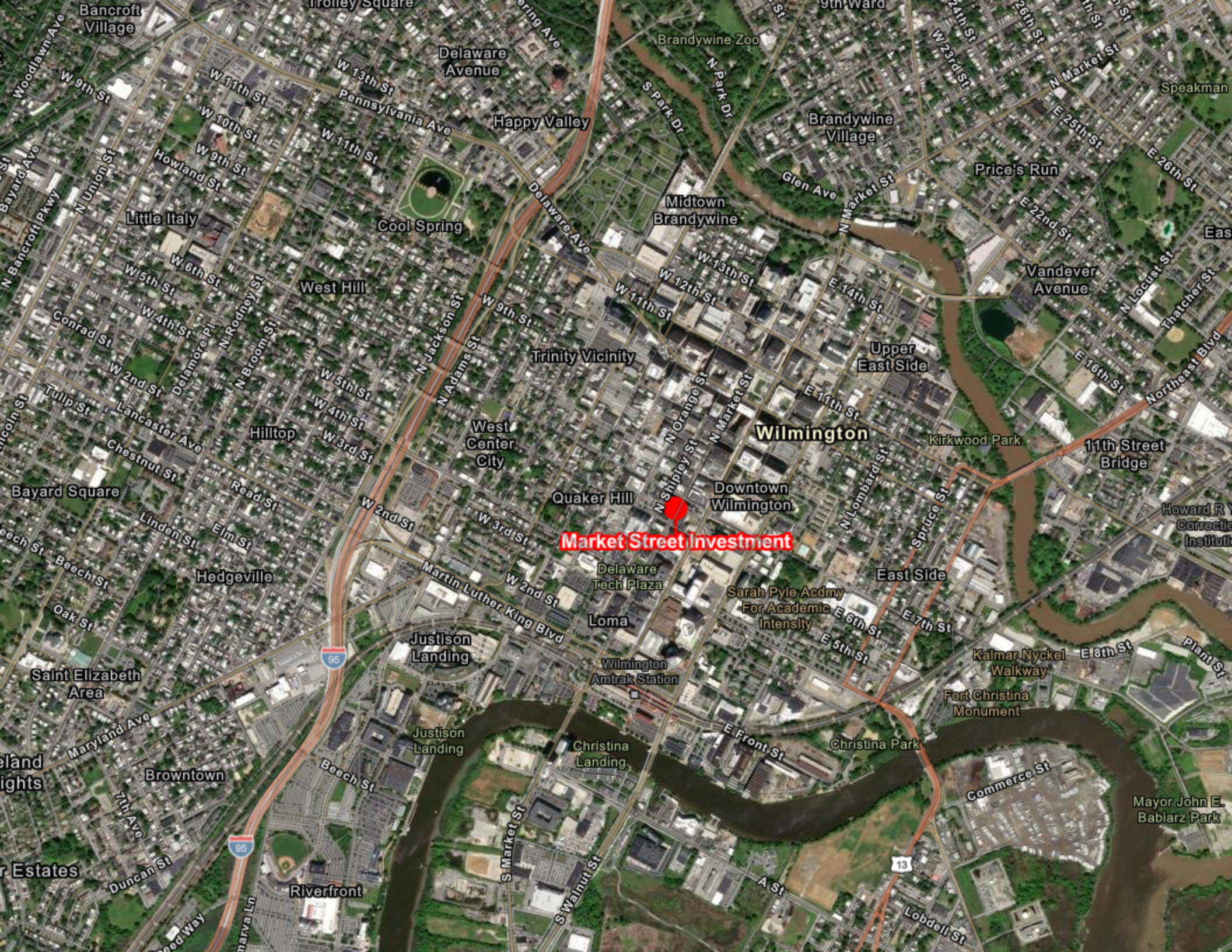


Wilmington



COMPTON
VILLAGE

Christina River



Market Street Investment

Wilmington

Downtown
Wilmington

Quaker Hill

Delaware
Tech Plaza

Loma

Wilmington
Amtrak Station

Christina
Landing

Justison
Landing

Justison
Landing

Riverfront

East Side

Sarah Pyle Acdmy
For Academic
Intensly

Kalmar Nyckel
Walkway

Fort Christina
Monument

Christina Park

Mayor John E.
Babiarz Park

11th Street
Bridge

Vandever
Avenue

Price's Run

Brandywine
Village

Midtown
Brandywine

Happy Valley

Cool Spring

West Hill

Hilltop

Hedgeville

Saint Elizabeth
Area

Browntown

Island
lights

Estates

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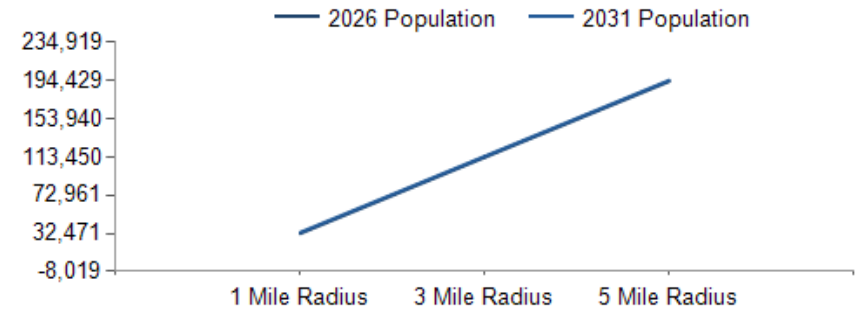
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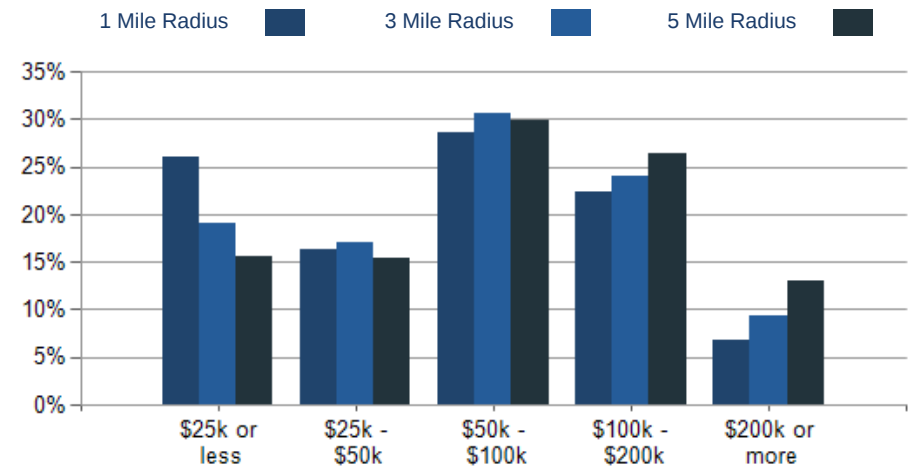
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,979	110,588	188,225
2010 Population	30,523	109,119	187,205
2026 Population	32,471	113,134	193,440
2031 Population	33,525	114,009	194,429
2026 African American	19,873	53,345	67,138
2026 American Indian	166	664	1,270
2026 Asian	599	2,057	5,258
2026 Hispanic	5,278	19,862	34,069
2026 Other Race	2,546	9,358	16,153
2026 White	6,698	37,800	86,171
2026 Multiracial	2,579	9,865	17,370
2026-2031: Population: Growth Rate	3.20%	0.75%	0.50%

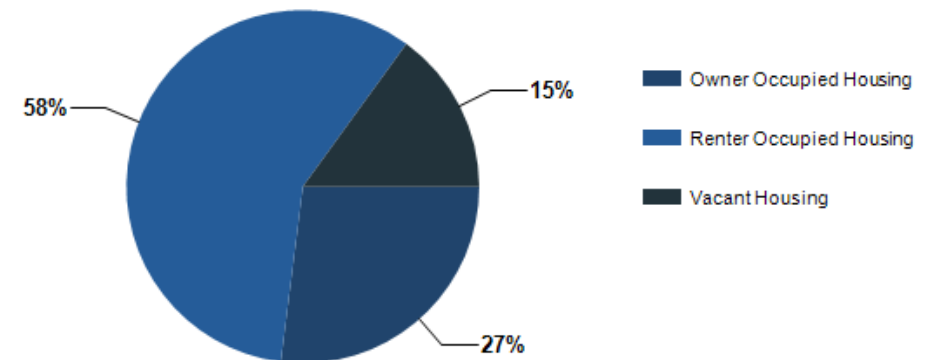
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,562	6,138	8,192
\$15,000-\$24,999	1,317	3,207	4,403
\$25,000-\$34,999	706	2,433	3,489
\$35,000-\$49,999	1,739	5,846	8,951
\$50,000-\$74,999	2,583	8,136	12,904
\$75,000-\$99,999	1,694	6,804	11,255
\$100,000-\$149,999	2,286	8,057	14,059
\$150,000-\$199,999	1,048	3,677	7,274
\$200,000 or greater	1,016	4,552	10,456
Median HH Income	\$60,220	\$69,822	\$79,482
Average HH Income	\$85,417	\$98,649	\$115,461



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

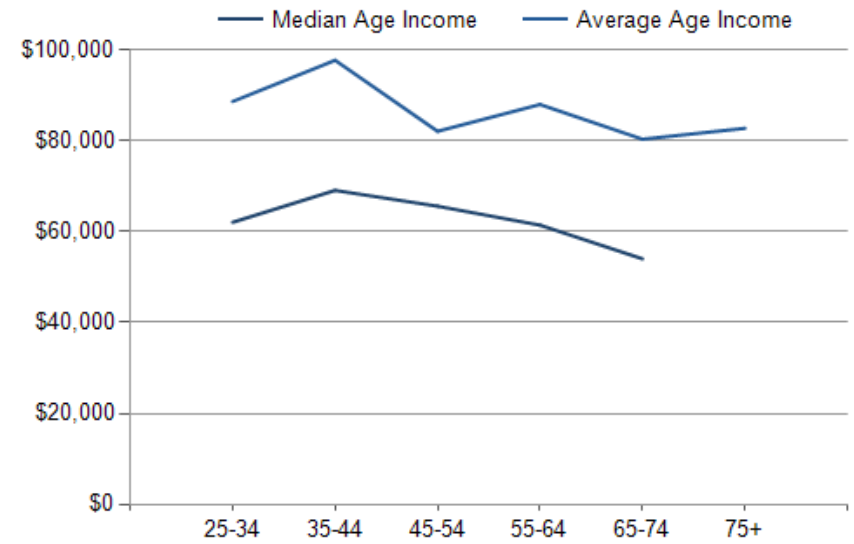
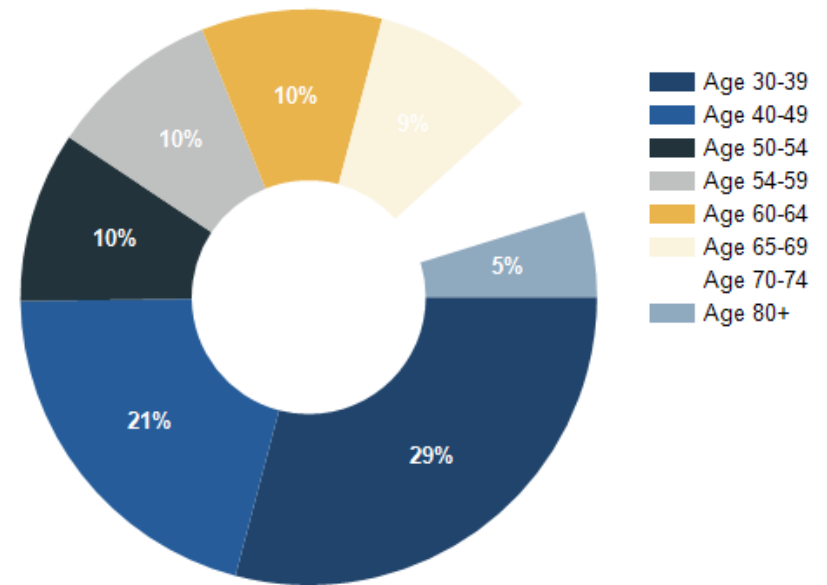


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,865	8,703	13,755
2026 Population Age 35-39	2,406	8,151	13,653
2026 Population Age 40-44	2,047	7,497	12,859
2026 Population Age 45-49	1,701	6,611	11,333
2026 Population Age 50-54	1,738	6,402	11,171
2026 Population Age 55-59	1,738	6,556	11,473
2026 Population Age 60-64	1,835	6,945	12,437
2026 Population Age 65-69	1,663	6,421	11,763
2026 Population Age 70-74	1,255	5,078	9,585
2026 Population Age 75-79	868	3,757	7,013
2026 Population Age 80-84	532	2,364	4,579
2026 Population Age 85+	450	1,964	4,197
2026 Population Age 18+	25,111	89,181	153,254
2026 Median Age	35	38	40
2031 Median Age	36	39	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,082	\$68,394	\$77,736
Average Household Income 25-34	\$88,679	\$95,317	\$106,595
Median Household Income 35-44	\$69,113	\$80,460	\$88,468
Average Household Income 35-44	\$97,764	\$109,848	\$128,172
Median Household Income 45-54	\$65,628	\$78,509	\$96,095
Average Household Income 45-54	\$82,129	\$103,220	\$130,356
Median Household Income 55-64	\$61,458	\$76,163	\$85,678
Average Household Income 55-64	\$88,035	\$107,003	\$122,919
Median Household Income 65-74	\$54,030	\$59,735	\$68,631
Average Household Income 65-74	\$80,391	\$85,910	\$102,978
Average Household Income 75+	\$82,796	\$98,311	\$109,820

Population By Age



Market Street Investment

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Exclusively Marketed by:

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