



LISTING SUMMARY

1st Floor:	6,200 +/- SF
2nd Floor:	1,900 +/- SF
Lease Rate:	Negotiable

Jim O'Hara, Jr.

302 221 7249 Direct

302 322 9500 Office

jimohara@emoryhill.com

PROPERTY DESCRIPTION - FORMER *Walgreens*

Located in the heart of Wilmington's vibrant Trolley Square neighborhood, this premier retail destination offers two exciting leasing opportunities:

- First Floor Retail (6,200 SF): Formerly a Walgreen's, this highly visible space is ideal for retail, dining, or specialty concepts.
- Second Floor Shell Space (1,900 SF): Additional space available for office or storage use.

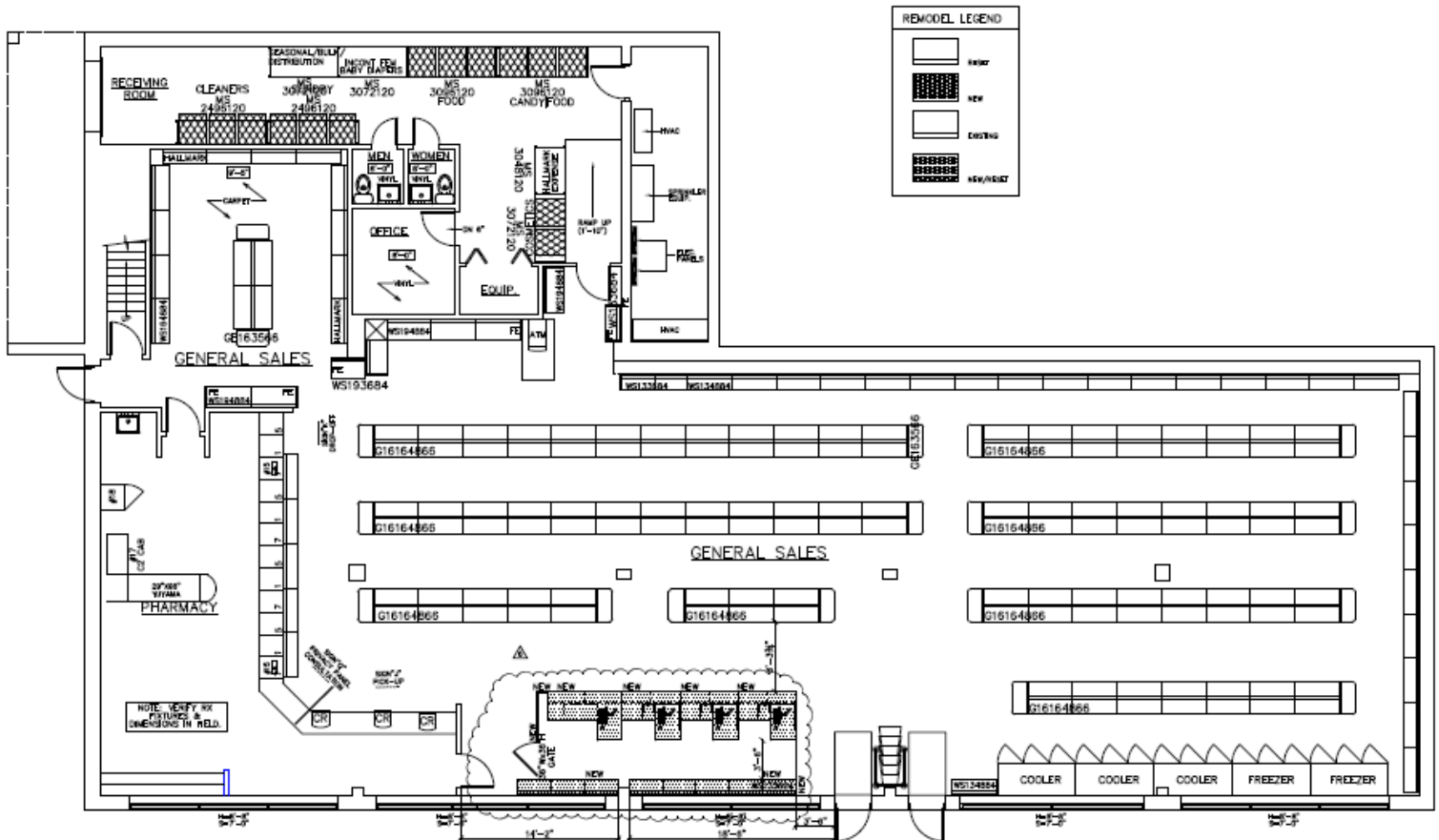
TROLLEY SQUARE HIGHLIGHTS

- Prime corner location with excellent exposure on Delaware Avenue
- High foot traffic and strong community presence
- Ample parking and professional on-site management
- Surrounded by a diverse mix of shops, restaurants, and services

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1st Floor - Floor Plan



Jim O'Hara, Jr.

o: 302 221 7249

e: jimohara@emoryhill.com

1st Floor - Pictures



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Demographics

	1 Mile	3 Mile	5 Mile
Population	27,169	114,068	189,859
Households	12,971	49,199	79,062
Avg. Household Income	\$106,834	\$102,900	\$110,819