



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

**For More Information Please Contact:**

Mitri S. Habash, CCIM, MICP  
302-218-3025

[Habash@HabashCommercial.com](mailto:Habash@HabashCommercial.com)

[www.HabashCommercial.com](http://www.HabashCommercial.com)

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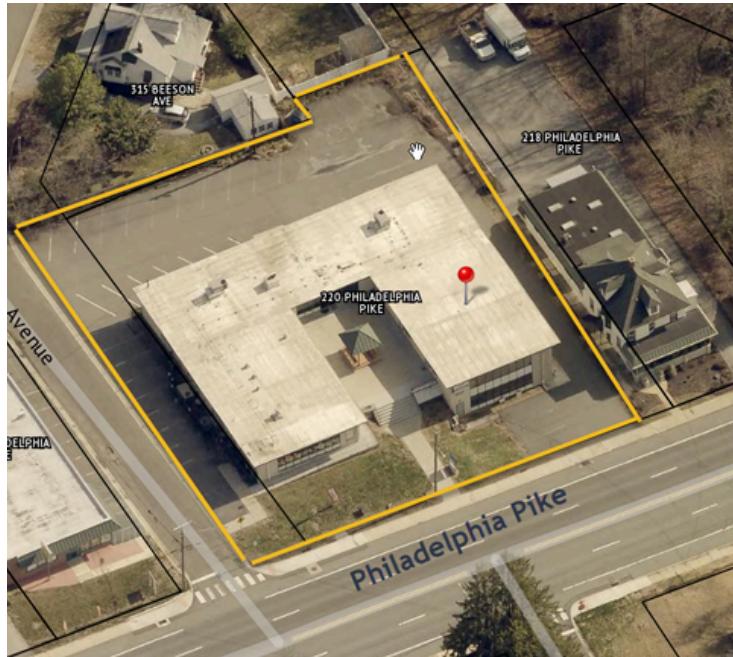


**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



## Property Overview

Discover a versatile commercial opportunity along one of Wilmington's most traveled corridors. 220 Philadelphia Pike offers exceptional visibility, easy access, and a strong neighborhood presence—making it an ideal location for businesses seeking convenience and steady customer traffic.

This well-maintained property features a flexible layout suitable for a wide range of uses, including professional services, retail, medical, wellness, or specialty businesses. Large storefront windows invite abundant natural light and provide excellent branding exposure to thousands of daily drivers. On-site parking and convenient access to I-95, Route 13, and surrounding residential communities make this an attractive option for tenants who value accessibility for clients and employees alike.

Located in a thriving pocket of North Wilmington, the property benefits from a dense population base, strong surrounding businesses, and proximity to schools, banks, restaurants, and neighborhood amenities. Whether you're launching a new venture or expanding your footprint, 220 Philadelphia Pike delivers the visibility, flexibility, and convenience every growing business needs.

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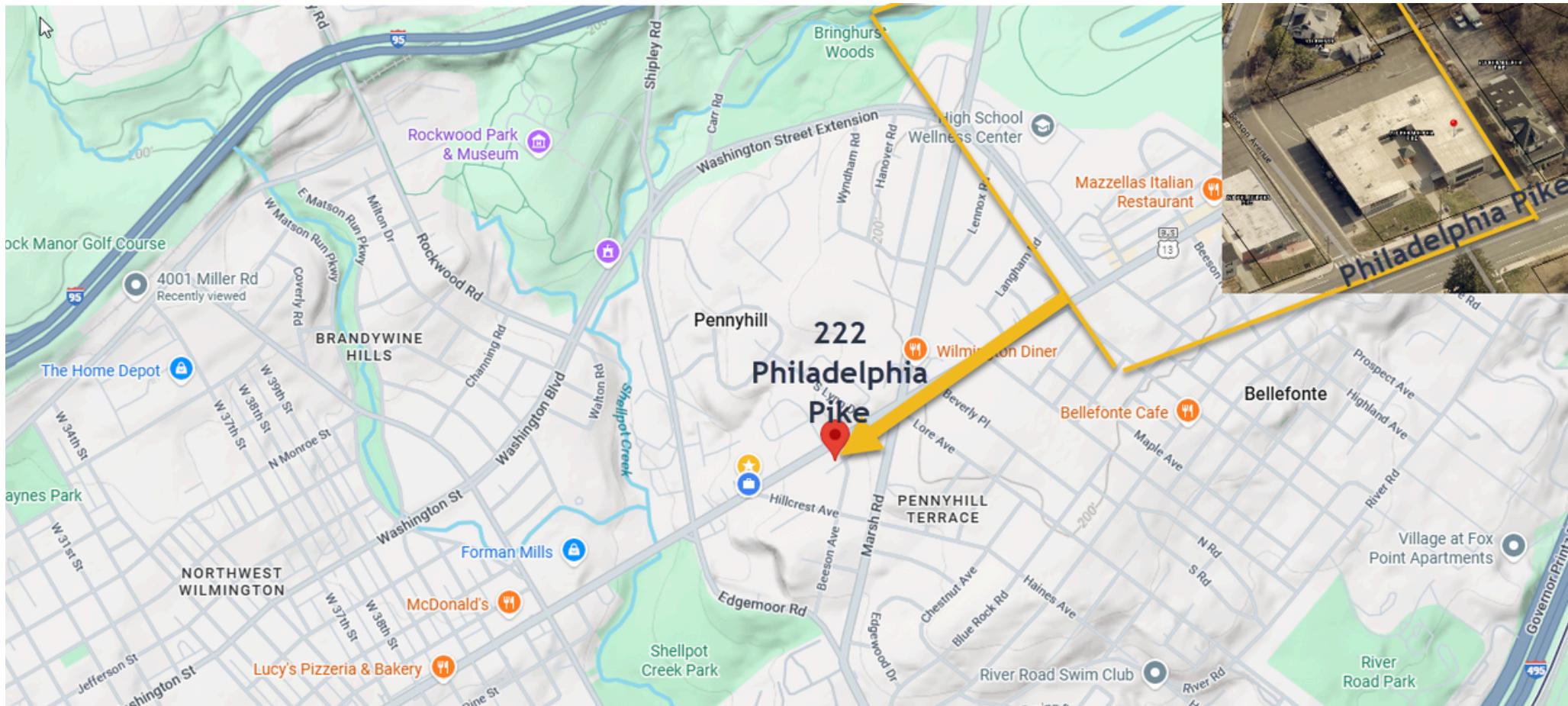


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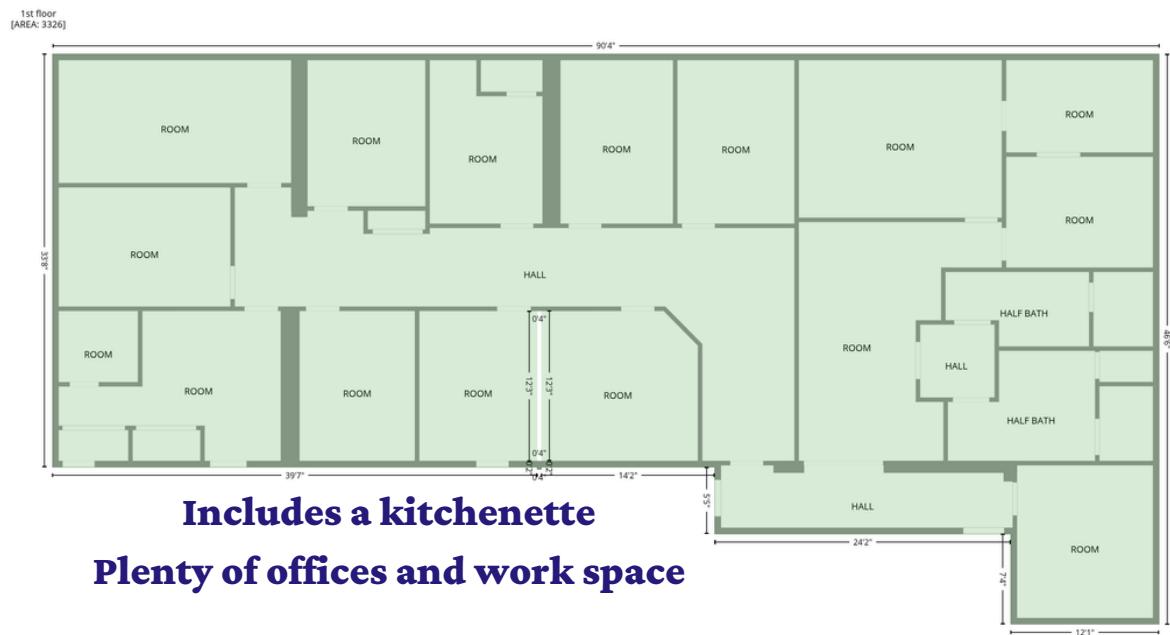
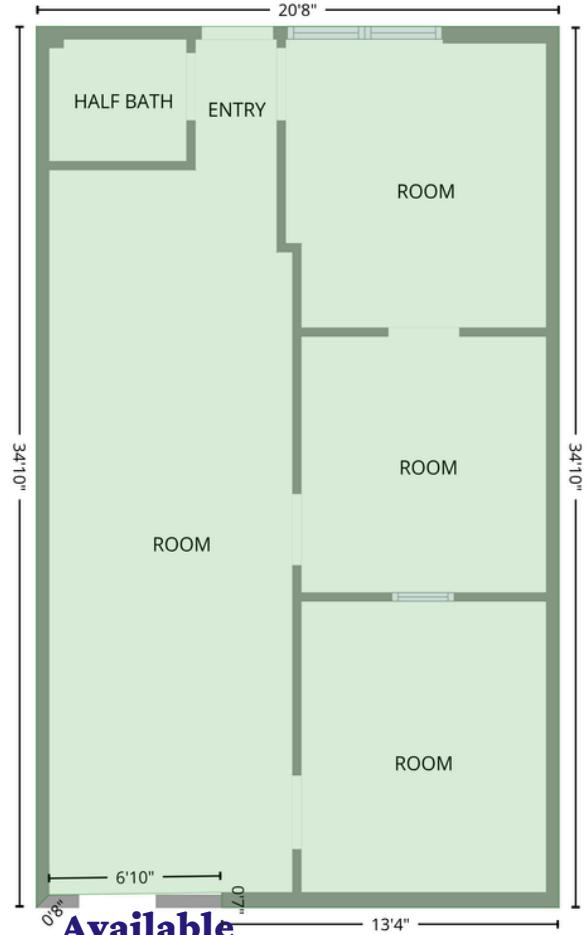
**LEASE**  
**222 Philadelphia Pike**  
**Wilmington, DE 19809**

**Available**

**+/- 800 square feet**

**+/- 3,326 square feet**

1st floor  
[REA: 715]



**Available**

**+/- 3,326 square feet**

**Asking \$19/sf**

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## Key Highlights:

- Prime frontage on Philadelphia Pike with outstanding visibility.
- Flexible layout ideal for retail, office, or service uses.
- Ample on-site parking.
- Strong demographics and steady vehicle traffic.
- Easy access to major highways and surrounding neighborhoods.
- Well-kept property offering a professional appearance for clients and customers.
- Daily traffic +/- 7,700 vehicles.

Population	1 mile	3 miles	5 miles
2010 Population	12,433	84,582	184,669
2020 Population	13,323	86,376	189,935
2025 Population	13,102	86,592	192,232
2030 Population	13,028	86,558	192,351
2010-2020 Annual Rate	0.69%	0.21%	0.28%
2020-2025 Annual Rate	-0.32%	0.05%	0.23%
2025-2030 Annual Rate	0.44%	0.04%	0.04%

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