

3906-3908 CONCORD PIKE

WILMINGTON, DE 19803

3,581 SF ENDCAP FOR LEASE (CURRENTLY RELAX THE BACK)

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3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

PROPERTY DESCRIPTION

Located at 3906 Concord Pike, this 3,581 SF end-cap space offers excellent visibility along US-202 with easy access from both Concord Pike and Mt. Lebanon Road. Situated at a signalized intersection next to Citizens Bank and directly across from the future Wendy's and Taco Bell, the property sits in one of North Wilmington's most active retail corridors.

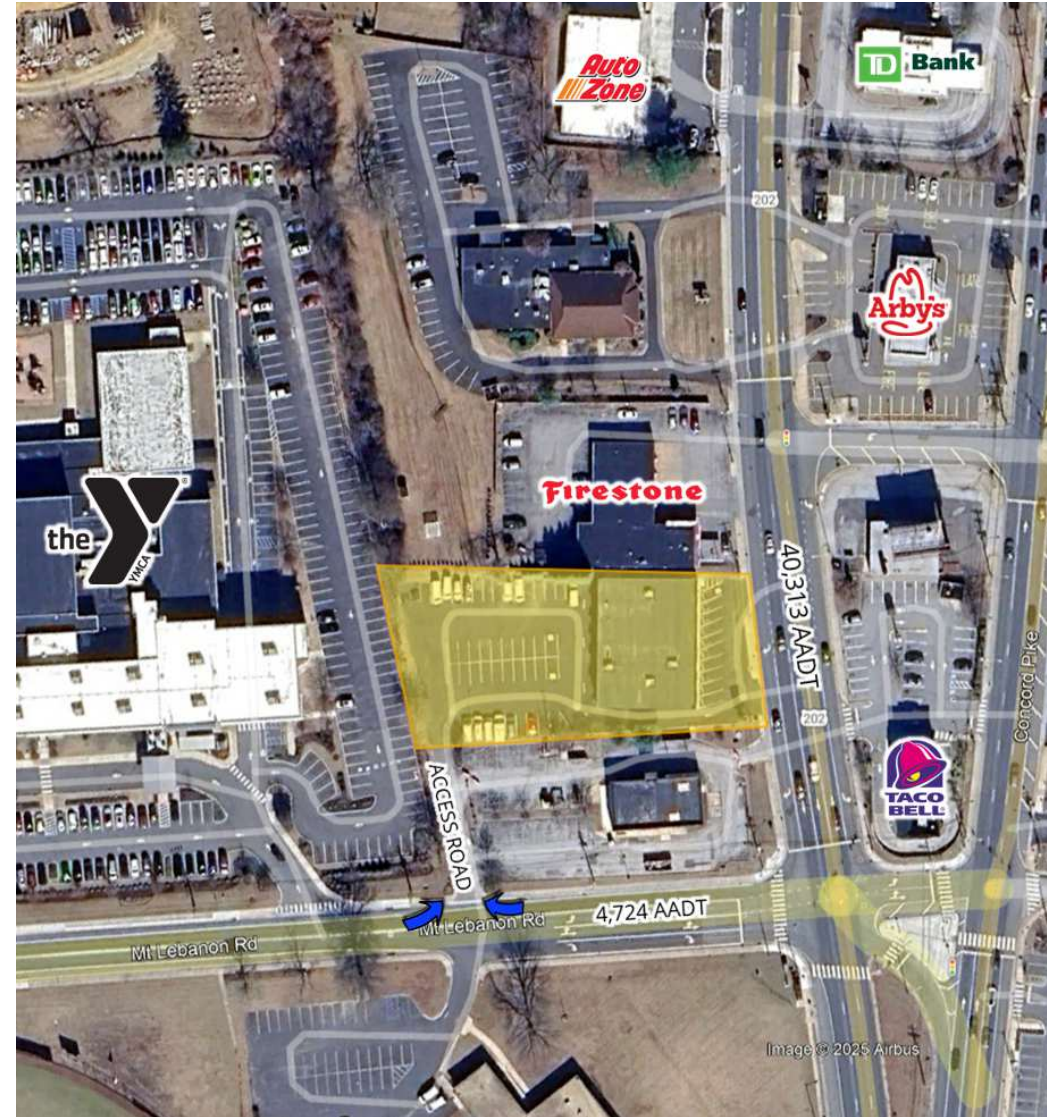
A standout feature is the large rear surface lot, providing ample parking capacity—ideal for customers and staff. This space is well-suited for wellness, medical, or specialty retail users seeking high exposure and accessibility in a prime location.

PROPERTY DETAILS

- **Available:** +/-3,581 endcap
- **Lease Rate:** \$32/SF/NNN
- **Traffic Counts:** 50,000+ VPD (Concord Pike/Mt Lebanon Road)
- **Parking:** 55 spots in the rear and 10 spots in front
- **Frontage:** 128' (Concord Pike)

KEY PROPERTY HIGHLIGHTS

- **Power Retail Corridor:** Situated along the bustling Route 202 retail strip. Nearby Concord Mall (approx. 1 mile south) draws over 30,000 vehicles/day
- **Dual-Dual-road front access:** Maximum visibility and easier flow access: Maximum visibility and easier flow
- **Rear parking advantage:** Alleviating congestion at the front
- **Corner pylon signage:** Enhances brand awareness



For More Information, Contact:

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KINGS ROW SHOPPING CENTER

FRONT ELEVATION: (A)

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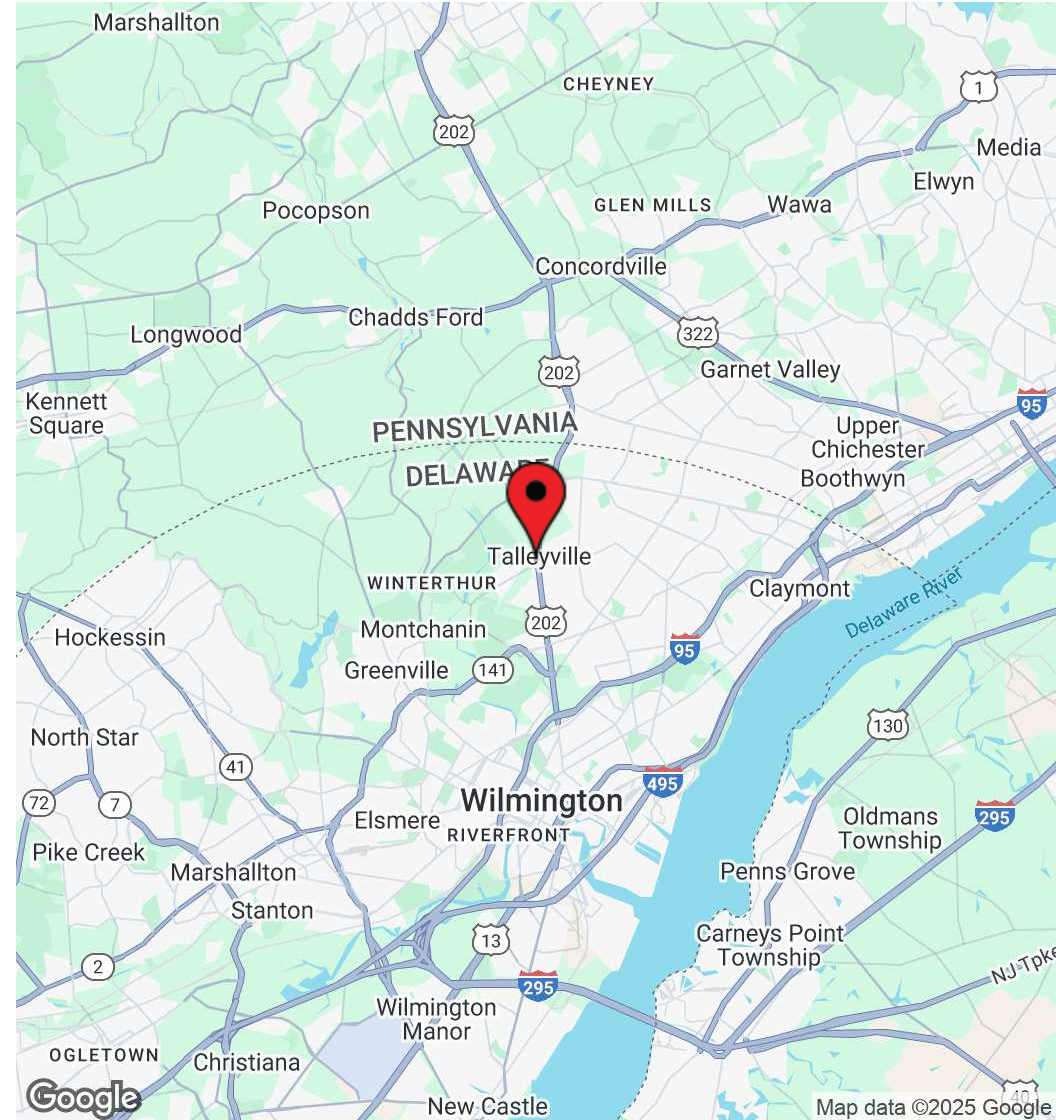
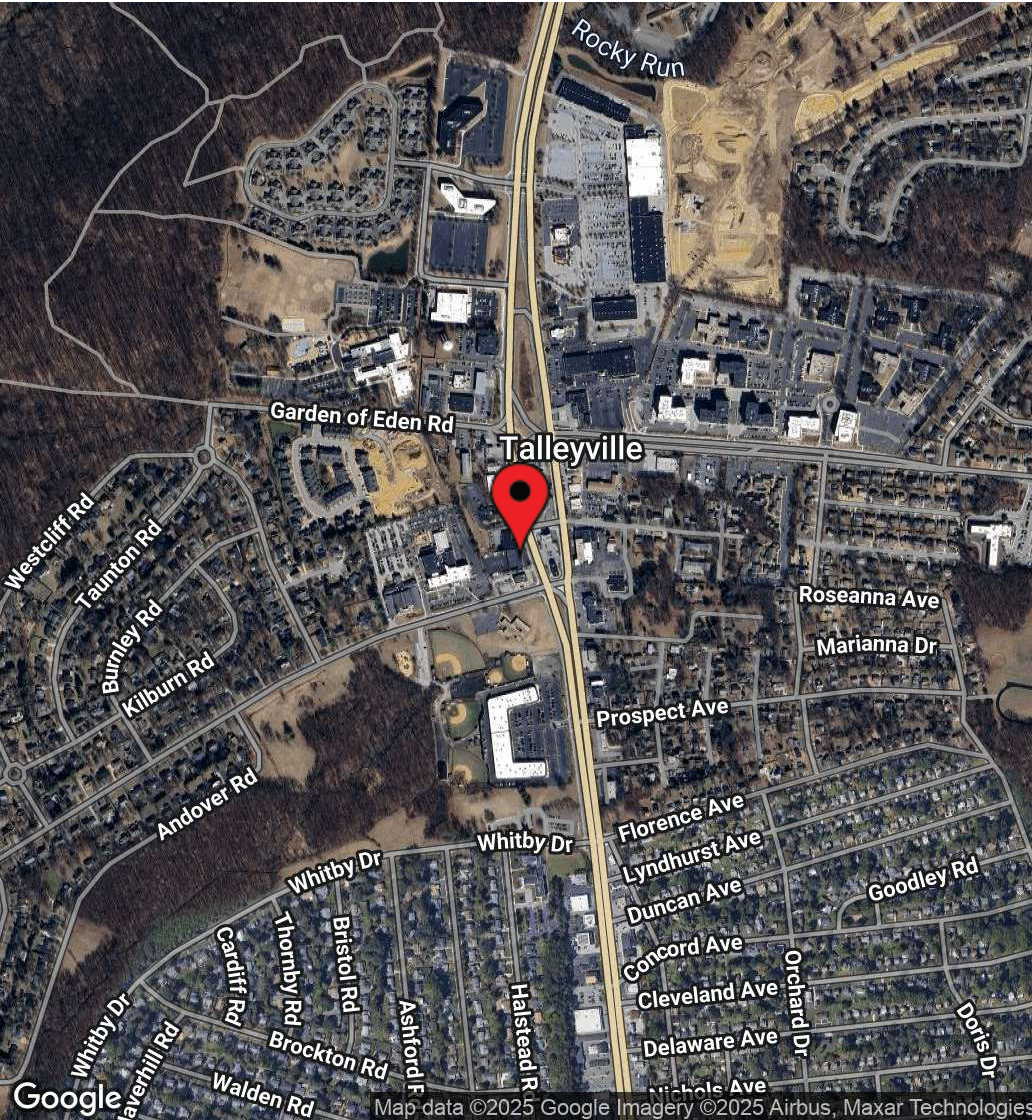


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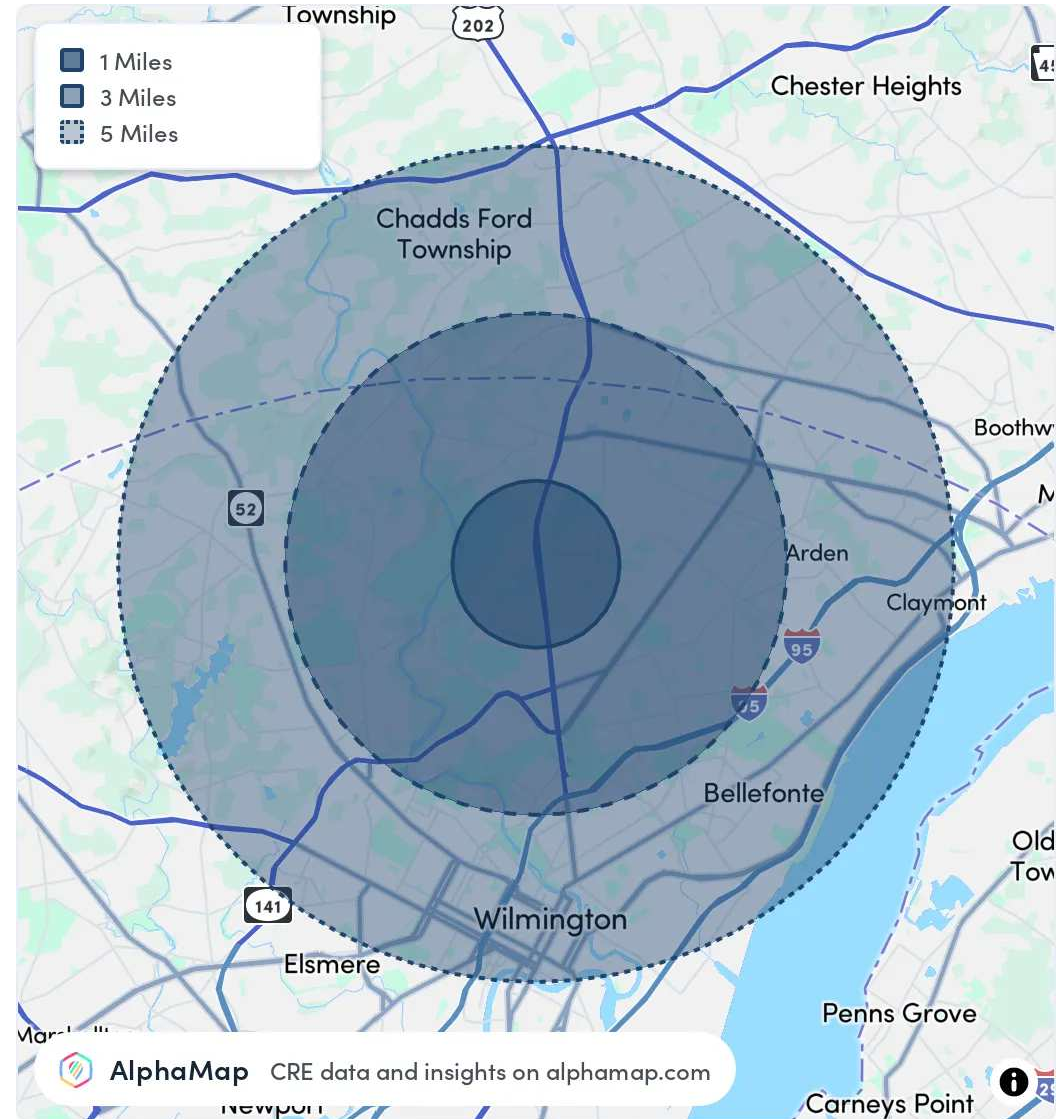
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,988	44,106	170,555
Average Age	45	46	43
Average Age (Male)	43	44	42
Average Age (Female)	46	47	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,783	17,735	72,275
Persons per HH	2.5	2.5	2.4
Average HH Income	\$166,637	\$155,129	\$120,543
Average House Value	\$520,555	\$527,439	\$424,954
Per Capita Income	\$66,654	\$62,051	\$50,226

RACE	1 MILE	3 MILES	5 MILES
Population White	5,710	35,070	97,423
Population Black	276	2,699	45,537
Population American Indian	38	116	546
Population Asian	414	3,202	10,152
Population Pacific Islander	1	13	58
Population Other	74	478	5,738

Map and demographics data derived from AlphaMap



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