

Gordon Winegar

302.283.1800

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# 2400 PHILADELPHIA PIKE

CLAYMONT, DE 19703

OFFICE SPACE FOR LEASE



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

**PROPERTY DESCRIPTION**

2400 Philadelphia Pike is a versatile 27,607 SF single-story office building situated on 3.5 acres in Claymont, DE. Existing tenants include a day care and medical walk-in clinic.

The existing layout consists of five classroom/activity room size spaces and a very large 1,600 SF space for large gatherings. The space also includes four multi-stall restrooms, two individual restrooms, three offices, conference room, break room and laundry/utility room. This space is ideal for adult day care, community center, school or training centers.

**PROPERTY DETAILS**

- **Available:** 10,027 RSF
- **Lease Rate:** \$10/SF/NNN
- **Site Size:** 3.5 acres
- **Visibility/Accessibility:** Located at signal along bus route
- **Parking:** 103 Surface Parking Spaces

**KEY MARKET INSIGHTS**

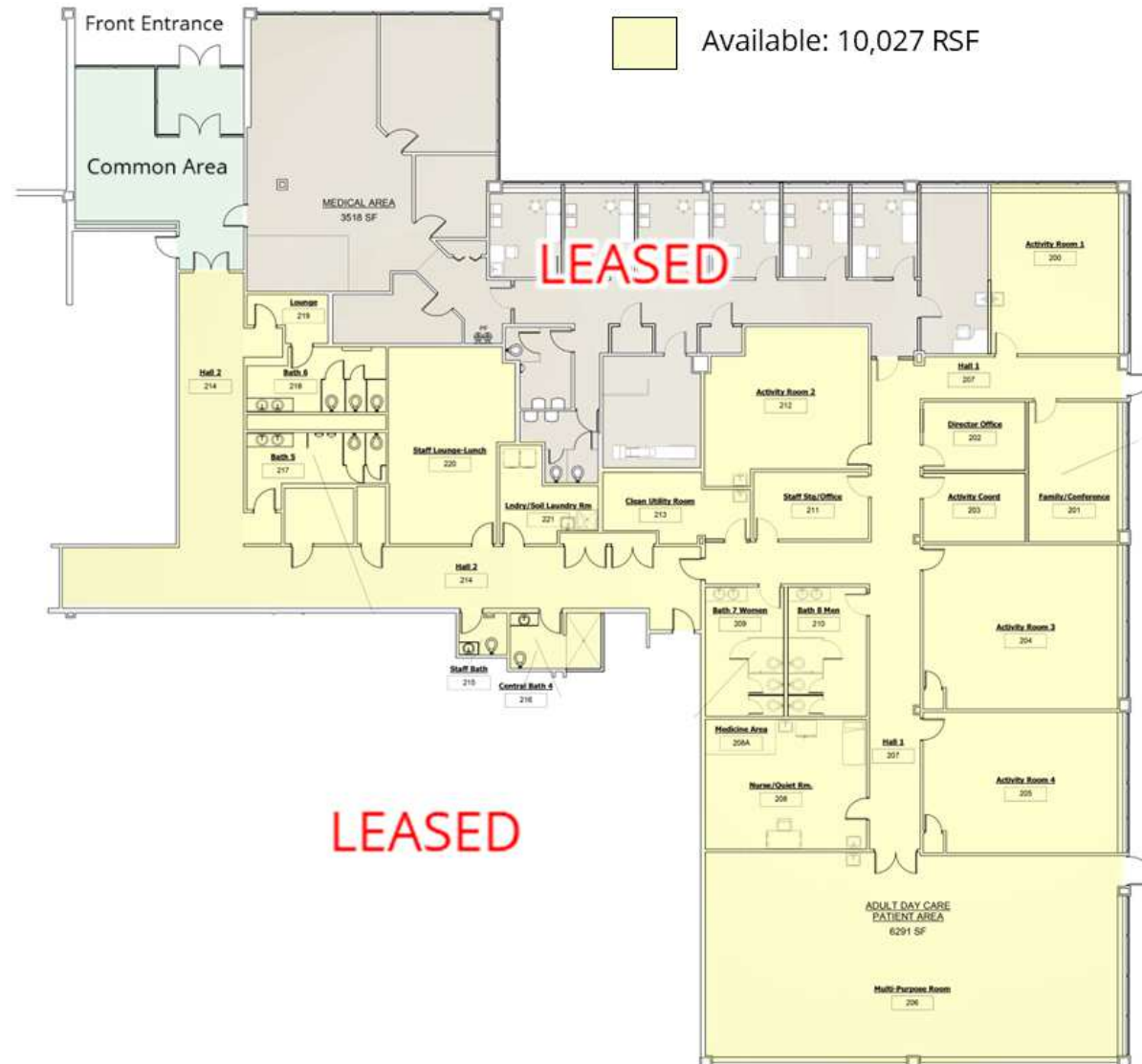
- Located in Claymont, DE, within minutes of I-95 and I-495, offering excellent regional access.
- Serves a dense and affluent population with over 153,000 residents within 5 miles.
- Average Household Income exceeds \$90,000 within a 3-5 mile radius.
- Surrounded by growing residential developments and regional employers.
- Ideal location for education, healthcare, or nonprofit services looking for a move-in-ready facility.



For More Information, Contact:

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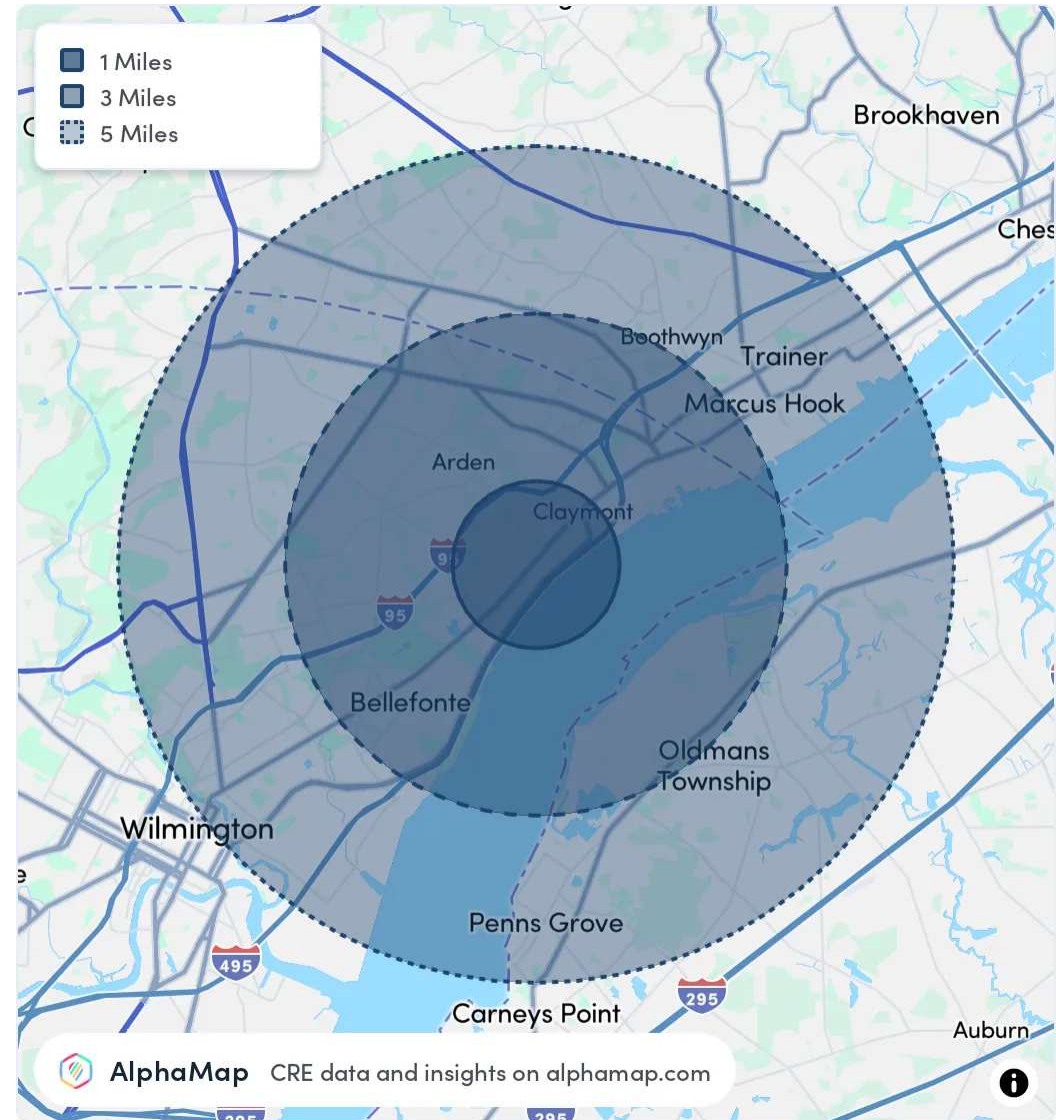
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,138	58,216	136,906
Average Age	41	43	43
Average Age (Male)	40	42	41
Average Age (Female)	42	45	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,086	24,707	55,450
Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,543	\$112,949	\$113,738
Average House Value	\$314,999	\$371,564	\$356,252
Per Capita Income	\$38,976	\$47,062	\$45,495

Map and demographics data derived from AlphaMap



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