

RETAIL PROPERTY FOR LEASE

4325
KIRKWOOD
HIGHWAY
(GORDY
PLAZA)

Wilmington, DE 19808

CHRIS MOORE, CCIM

Managing Principal, Broker of Record
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PROPERTY DESCRIPTION

Kirkwood Highway Outparcel – Redevelop as a Pad Site or Lease As-Is. 1,848 +/- SF freestanding retail building with ample on-site parking, located on high-traffic Kirkwood Highway. This flexible site is available for lease in its current condition or as a ground lease redevelopment, making it ideal for a variety of uses—including retail, medical or service-based businesses.

PROPERTY HIGHLIGHTS

- 1,848 +/- SF Freestanding Retail Building
- Kirkwood Highway AADT: 40,678 +/- VPD
- Ample On-site Parking
- Excellent Visibility and Signage Opportunity
- Ideal for Retail, Medical, or Service Business

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	1,848 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,138	27,751	68,255
Total Population	12,862	67,801	169,049
Average HH Income	\$92,424	\$106,405	\$104,957

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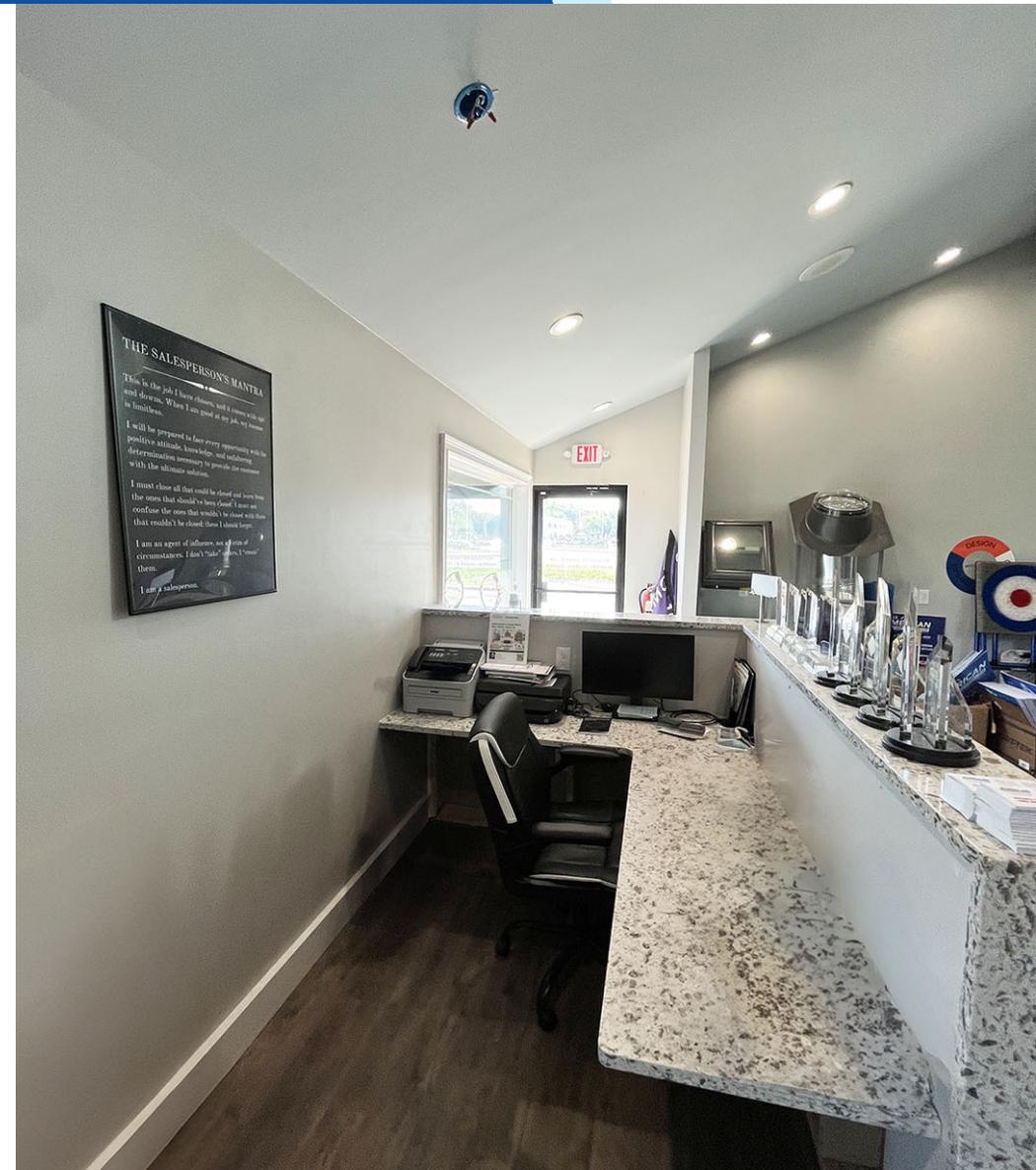
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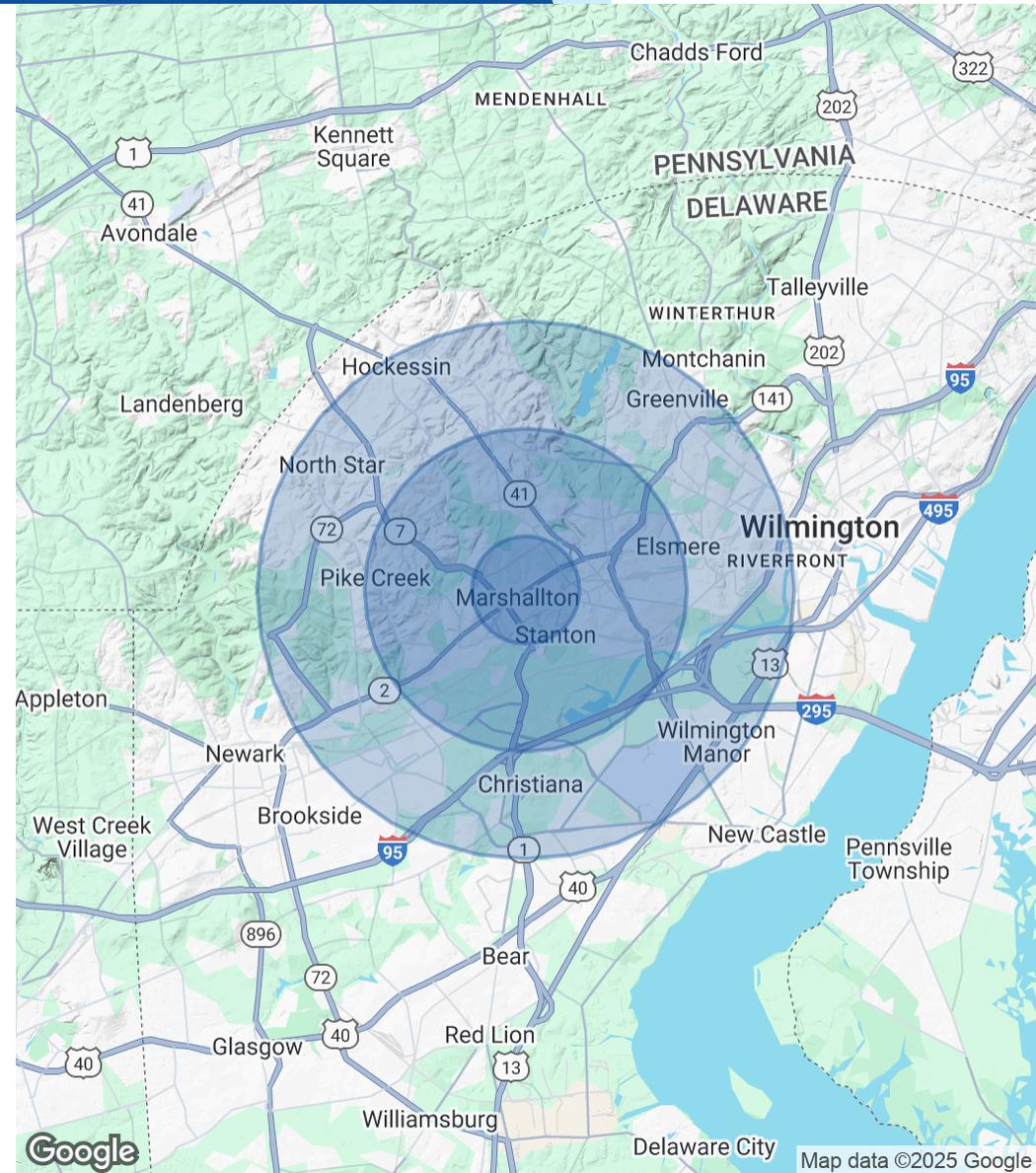
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,862	67,801	169,049
Average Age	42	43	42
Average Age (Male)	41	42	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,138	27,751	68,255
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,424	\$106,405	\$104,957
Average House Value	\$308,334	\$347,851	\$361,748

Demographics data derived from AlphaMap



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