

**PRICE  
REDUCED!**

### AVAILABILITY

Sale Price: ~~\$295,000~~  
**Price Reduced! Now \$275,000**

Lease Rate: Negotiable

Lot Size AC: 0.17 AC

Lot Size SF: 7,405 SF

Zoning: CR

Parcel: 0602000002

### Lorraine Sheldon

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lorrainesheldon@emoryhill.com

### PROPERTY DESCRIPTION

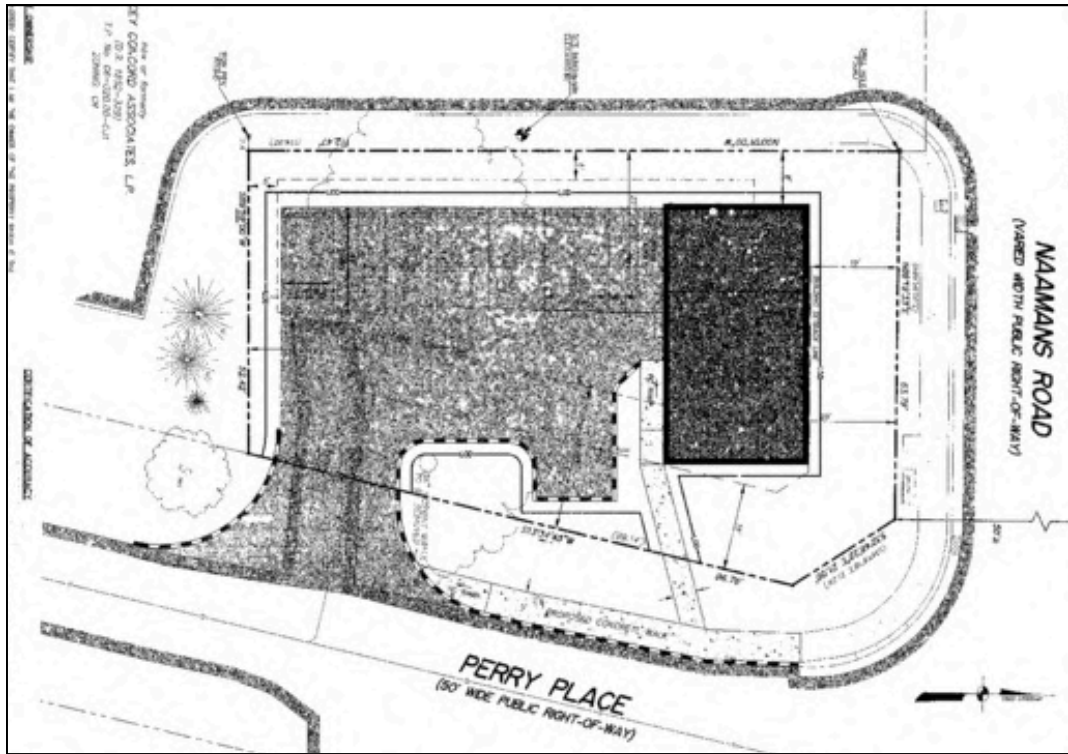
Lot for sale or lease located in a thriving area of Wilmington, DE. Positioned on the highly trafficked Naamans Road corridor near Tally Ho Shopping Center, this site offers exceptional visibility and accessibility, making it ideal for retail, office, or service-oriented development.

### PROPERTY HIGHLIGHTS

- Drawing/plans approved - available for 1,500 SF building
- Near Concord Mall, Brandywine Town Center, Regal Cinema, general offices and medical buildings
- Great food truck business lot or seasonal sales
- Excellent traffic counts of 53,000 +/- VPD

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Emory Hill Real Estate Services Inc.  
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<u>Demographics</u>			
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<u>Population</u>	4,965	46,822	130,977
<u>Daytime Population</u>	10,774	50,163	133,909
<u>Households</u>	1,877	18,443	53,156
<u>Average HH Income</u>	\$119,183	\$144,235	\$125,379
<u>Median Age</u>	44.9	47.1	45.3

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