

## PROPERTY DESCRIPTION

**Exciting Renovations in Progress!** Discover unparalleled visibility along North Wilmington's premier retail corridor. The upcoming transformation will result in 1,732 square feet of ground floor retail space, accompanied by an additional 730 square feet of second-floor office space, each with independent access. Don't miss the opportunity to be a part of this thriving retail hub!

Located on the desirable northbound side of Concord Pike 2.5 miles from the I-95/Concord Pike Interchange. Property sits between Delaware Avenue and Cleveland Avenue.

## PROPERTY DETAILS

- **Ground Floor Retail:** 1,732 SF
- **Lease Rate:** Negotiable
- **Second Floor Office:** 730 SF
- **Lease Rate:** Negotiable
- **Traffic Counts:** ~45,000 AADT
- **Delivery Date:** June 2024

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,867	56,201	189,136
Daytime Population	12,470	65,945	218,676
Households	3,665	22,994	76,778
Average Household Income	\$143,540	\$124,803	\$99,014
Median Age	47.4	46.8	40.9

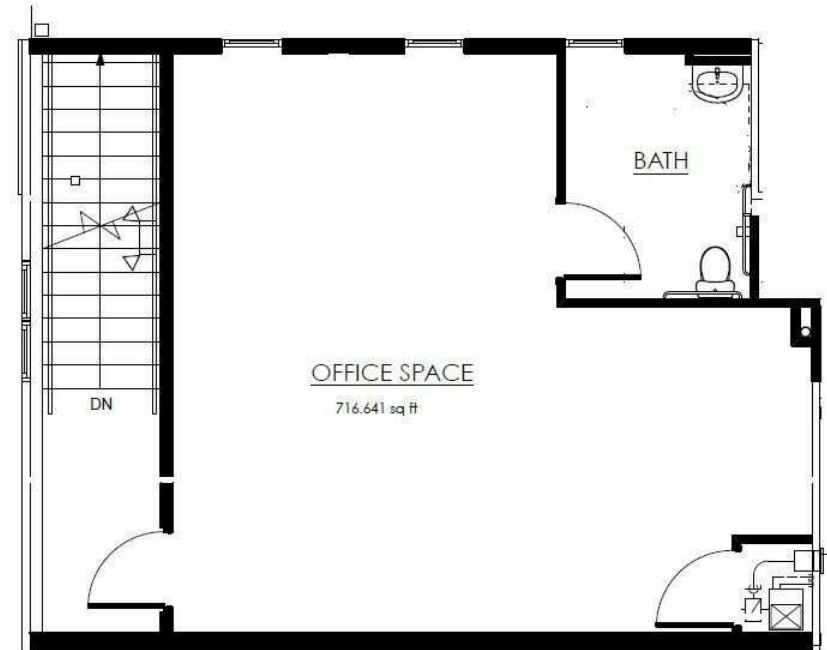


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**DSM Commercial**  
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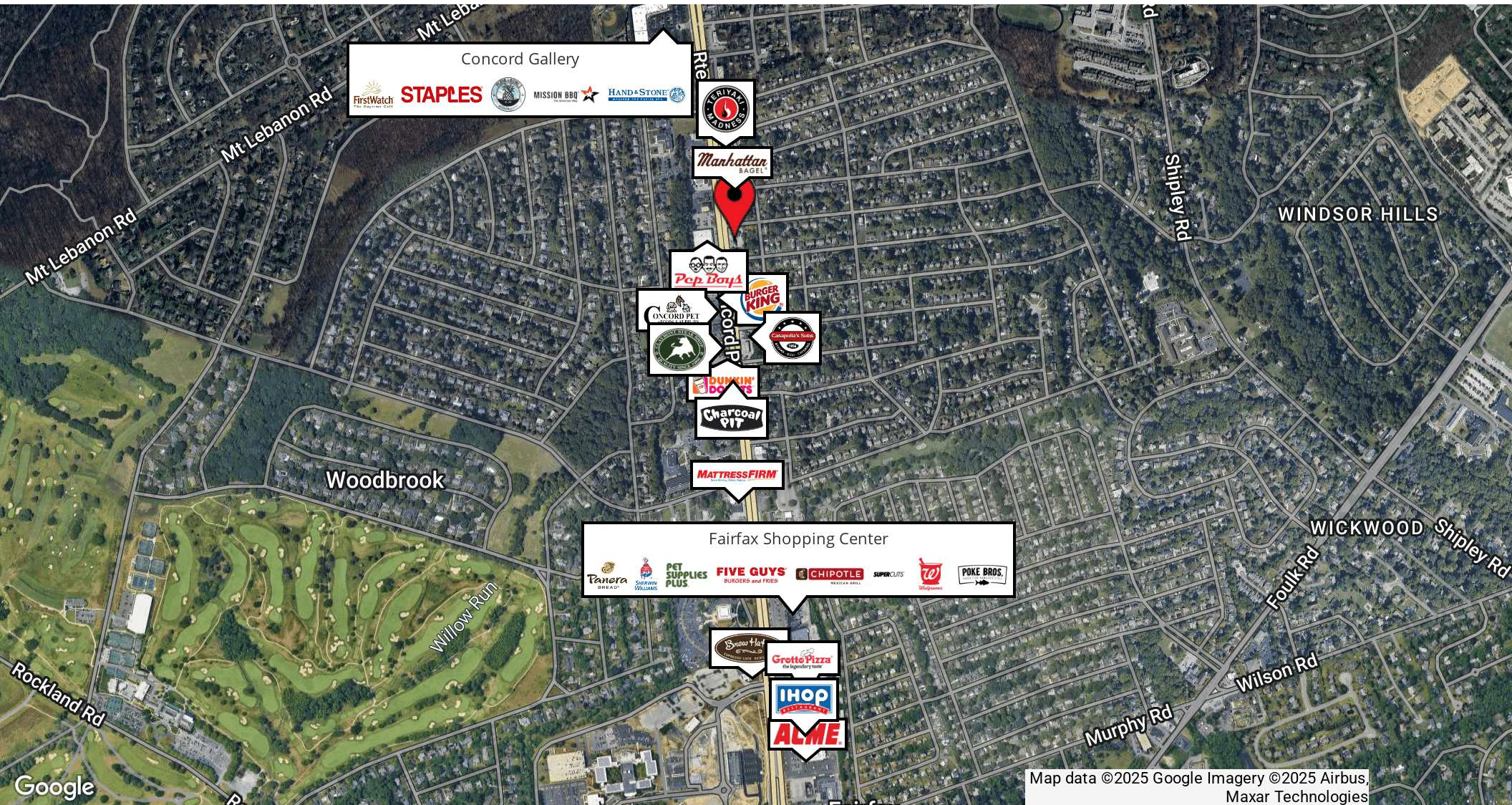
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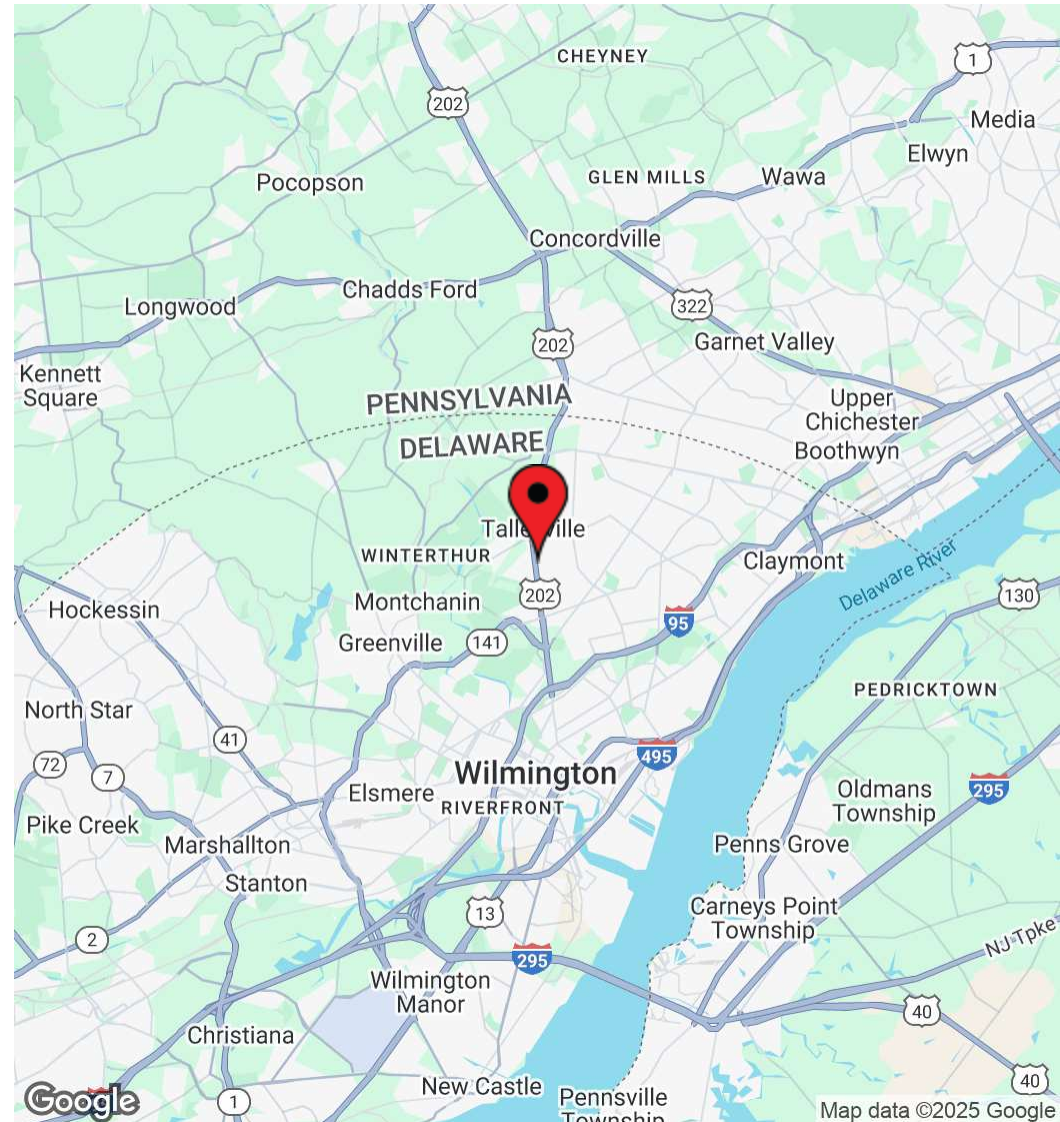
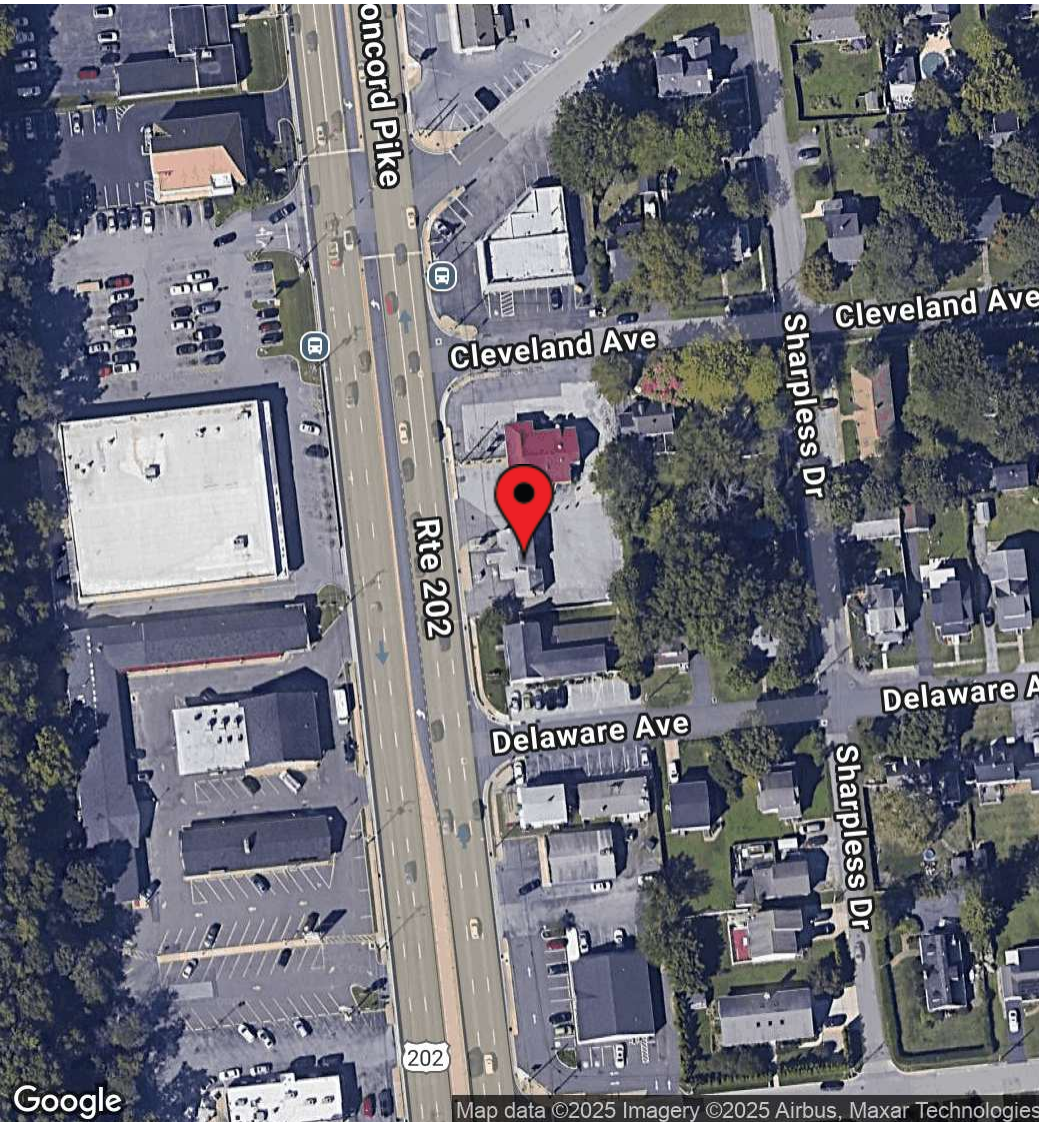
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