



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

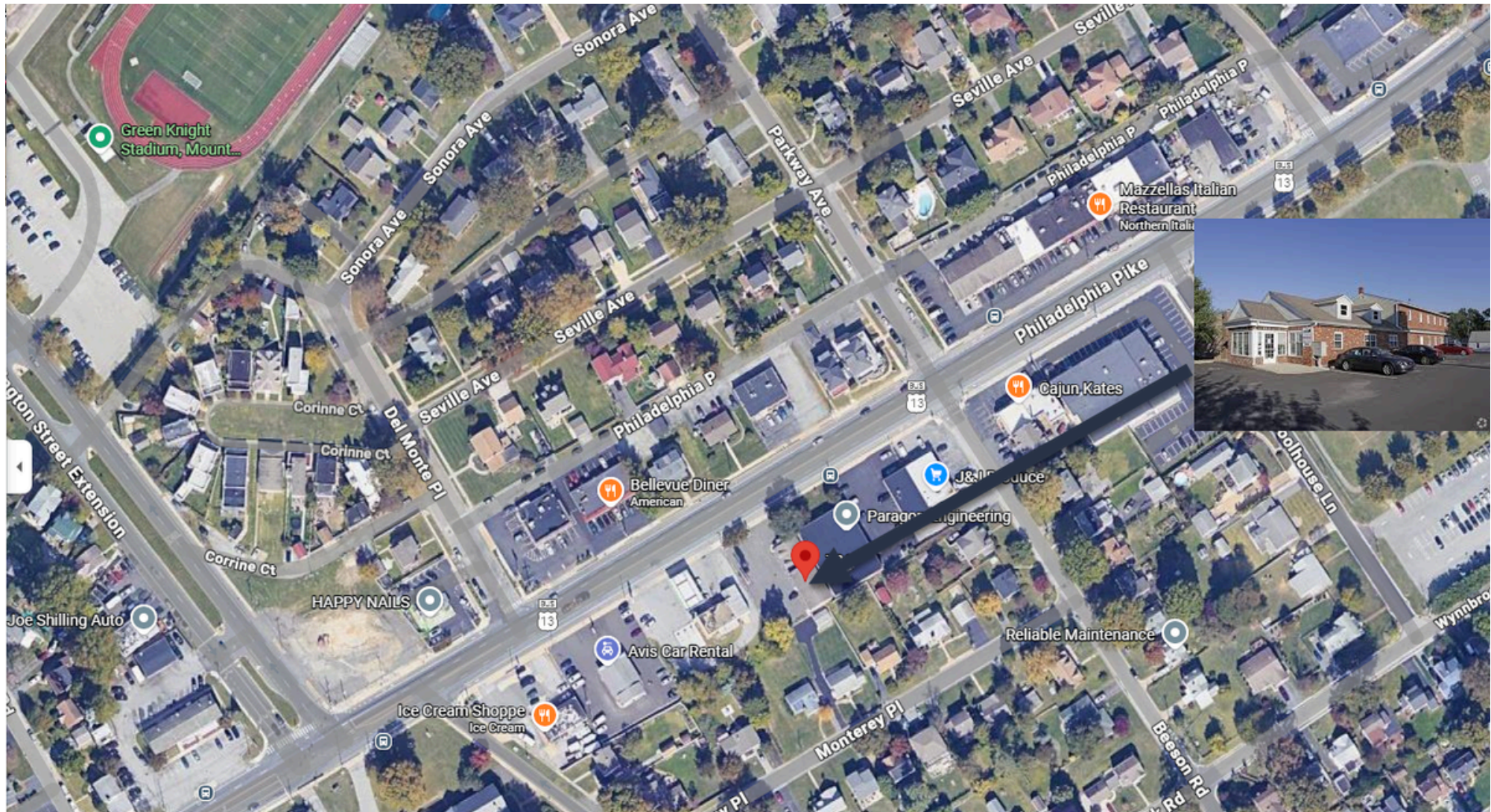


Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



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LEASE

**706 Philadelphia Pike
Wilmington, DE 19809**

Available @ \$20.00/sf

+/- 380 square feet

+/- 250 square feet

Property Overview

Now available for leasing, 706 Philadelphia Pike offers an excellent opportunity for businesses seeking high-visibility, functional, and accessible office space in Wilmington's 19809 corridor. Positioned along a well-traveled commercial route with strong neighborhood presence, this property combines convenience, flexibility, and solid infrastructure — ideal for professional offices, service providers, or growth-oriented tenants.

This location stands out for practical usability and traffic visibility without the premium pricing of downtown Wilmington. It accommodates businesses that want to project a professional image while remaining strategically positioned for clients across northern New Castle County and the greater Philadelphia-Wilmington market.

Key Features & Benefits

- **Strategic Location with Strong Exposure**

Located on Philadelphia Pike, this property benefits from excellent street frontage and visibility — making your business easy for clients and customers to find and hard to overlook.

- **Comfortable Work Environment**

Thoughtfully updated, this two-story office space provides a practical layout, functional ceiling heights, and a professional interior that supports productivity.

- **Ample On-Site Parking & Accessibility**

The property includes surface parking for tenants and clients — a rare and valuable amenity in this market — and is easily accessible from major commuter routes such as I-95 and I-495.

- **Proximity**

Close to public transportation and key commuter routes, including I-95 and I-495, making it easy for your team and customers to reach you.

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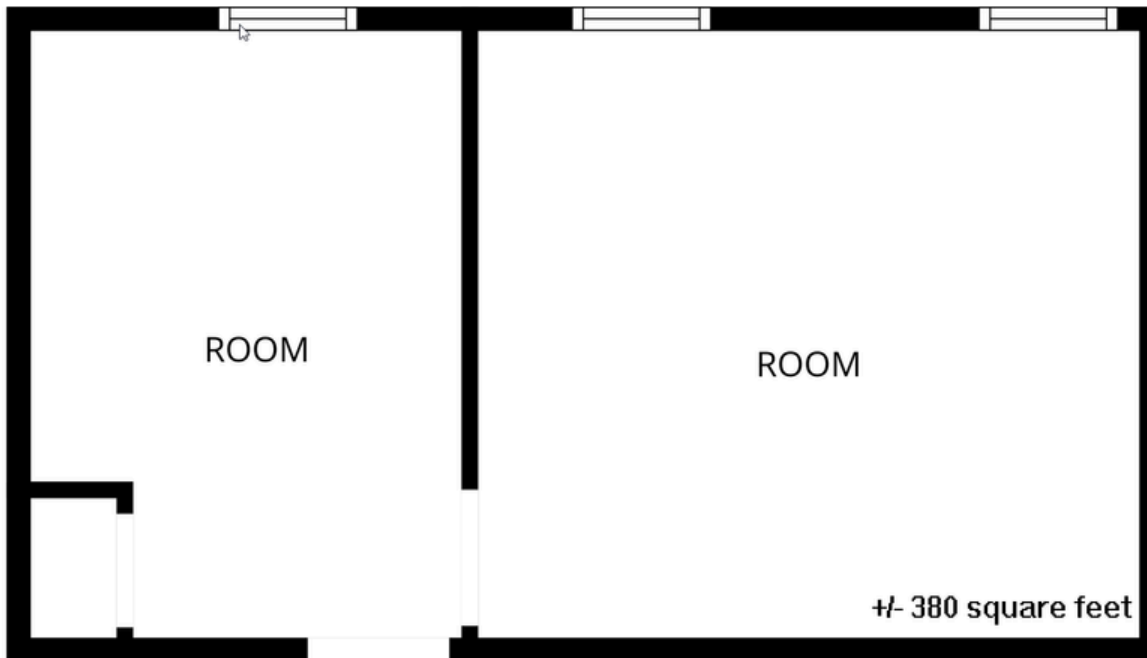
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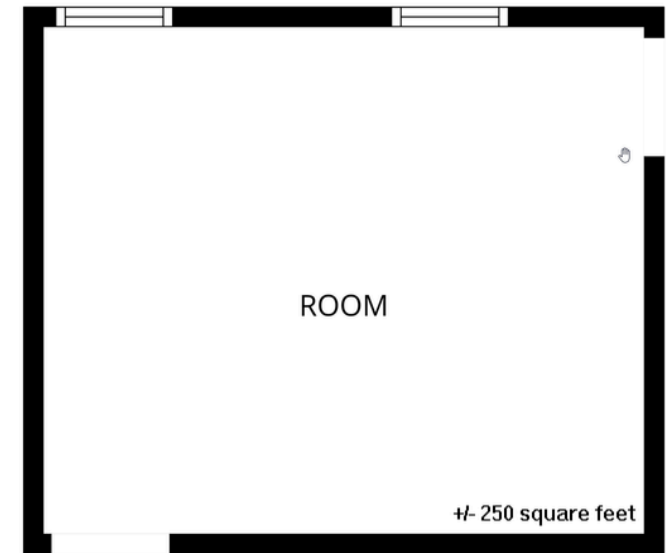
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Second Floor Availabilities

Available
+/- 380square feet
Asking \$20/sf



Available
+/- 250 square feet
Asking \$20/sf



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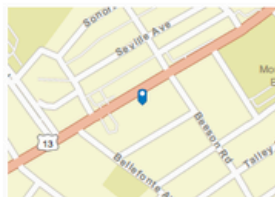
Traffic Count Map - Close Up

706 Philadelphia Pike, Wilmington, Delaware, 19809 2
706 Philadelphia Pike, Wilmington, Delaware, 19809
Rings: 1, 3, 5 mile radii



Daily Traffic Counts

+/- 7,500



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Site Details Map

706 Philadelphia Pike, Wilmington, Delaware, 19809 2
706 Philadelphia Pike, Wilmington, Delaware, 19809
Rings: 1, 3, 5 mile radii



This site is located in:

City: Bellefonte
County: New Castle County
State: Delaware
ZIP Code: 19809
Census Tract: 10003010502
Census Block Group: 100030105022
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area

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Population	1 mile	3 miles	5 miles
2010 Population	9,499	73,408	176,907
2020 Population	10,007	74,685	181,784
2025 Population	9,772	73,930	183,783
2030 Population	9,607	73,281	183,797
2010-2020 Annual Rate	0.52%	0.17%	0.27%
2020-2025 Annual Rate	-0.45%	-0.19%	0.21%
2025-2030 Annual Rate	-0.34%	-0.18%	0.00%

FOR ADDITIONAL DEMOGRAPHICS, PLEASE CONTACT LISTING BROKER

Households			
2010 Total Households	4,203	29,271	71,751
2020 Total Households	4,581	30,349	75,544
2025 Total Households	4,597	30,816	78,421
2030 Total Households	4,592	31,003	79,730
2010-2020 Annual Rate	0.86%	0.36%	0.52%
2020-2025 Annual Rate	0.07%	0.29%	0.71%
2025-2030 Annual Rate	-0.02%	0.12%	0.33%
2025 Average Household Size	2.10	2.33	2.30
Wealth Index	114	113	108

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