

THE CONCORD

3515 SILVERSIDE ROAD | WILMINGTON



OFFICE AND RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

The Concord | 3515 Silverside Road

- New Construction, mixed use development (retail/residential/office) site; now open
- 358,000 SF in 12, two-story buildings
- 340 High-end residential units, $\pm 60,000$ SF new office building and $\pm 40,000$ SF of retail
- ± 567 total parking spaces
- On-Site Amenities include USPS, Manhattan Bagel, Bright Horizons Daycare Facility, Drycleaning pick-up/delivery and Guard Service
- Redevelopment includes 340 market rate apartments and 40,000 SF of high-end Retail
- Retail Tenants include El Camino Mexican Kitchen and Taverna Rustic Italian Restaurant, Amstel Barber Shop, SolidCore, Legion Transformation Fitness, Boro Gelato
- On-site Property Management
- Close proximity to downtown Wilmington
- Situated with strong visibility from Rt. 202 (50,895 AADT) in the heart of the Wilmington, DE market
- 30 minutes from Philadelphia International Airport



DEMOGRAPHICS

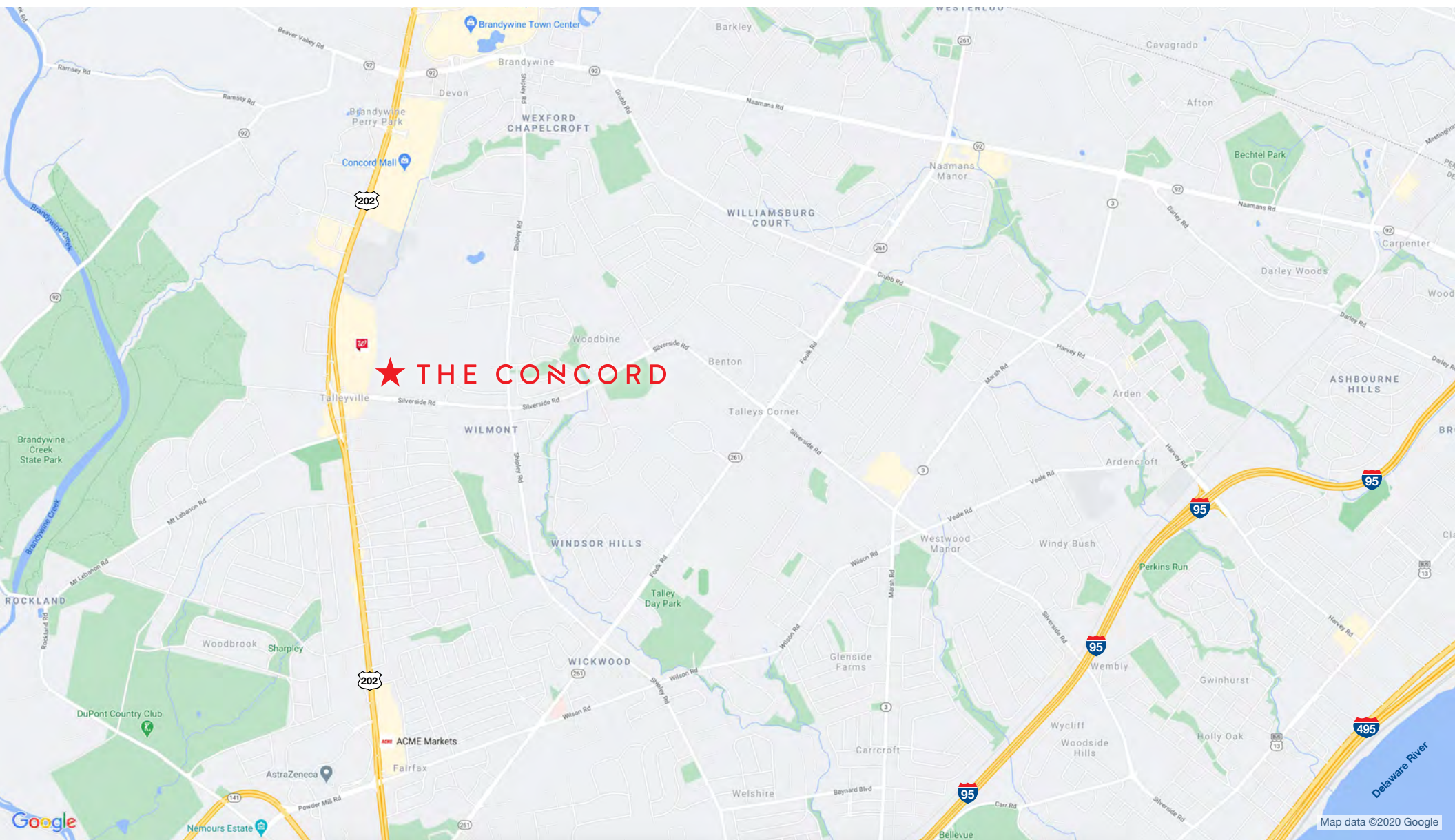
The Concord | 3515 Silverside Road

	1 Mile	3 Mile	5 Mile	7 Mile
Est. Population	6,851	45,073	179,117	272,678
Est. Total Employees	10,857	32,181	119,196	169,024
Est. Avg Household Income	\$121,451	\$119,633	\$90,319	\$90,260



AREA MAP

The Concord | 3515 Silverside Road



THE MILL

The Concord | 3515 Silverside Road



RETAIL SITE PLAN

The Concord | 3515 Silverside Road



SITE PLAN

The Concord | 3515 Silverside Road

Total number of dwelling units: 340

Parking: 567 total spaces
105 dedicated retail;
3 spaces per 1,000 SF)

Retail Space: ±40,000 SF*

Office Space: 60,000 SF

*Note: retail SF is the gross floor plate area

OFFICE
BUILDINGS

1,981 SF
AVAILABLE

1,979 SF
AVAILABLE

2,357 SF
AVAILABLE

AVAILABLE
FOR LEASE
COMING
SOON

MARLETTE
FUNDING
NEW CLASS "A"
60,000 SF OFFICE
BUILDING
FULLY LEASED

[solidcore]

AMSTEL
BARBERSHOP

BORO
GELATO
CAFE

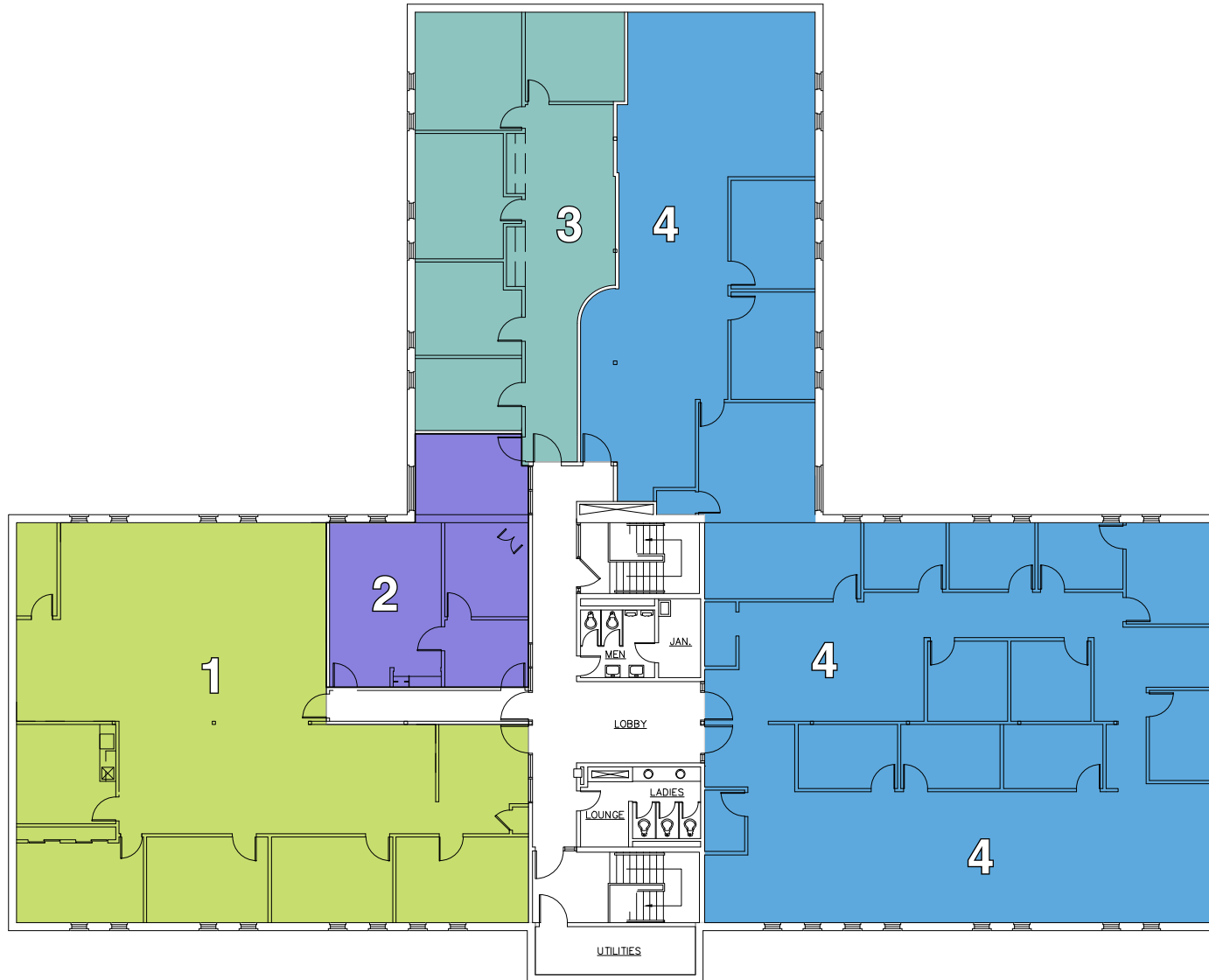
TAVERNA

EL CAMINO
MEXICAN KITCHEN

LEGION

SAMPLE FLOOR PLANS FROM 700 - 12,000 SF

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BUILDING C - 12,343 SF

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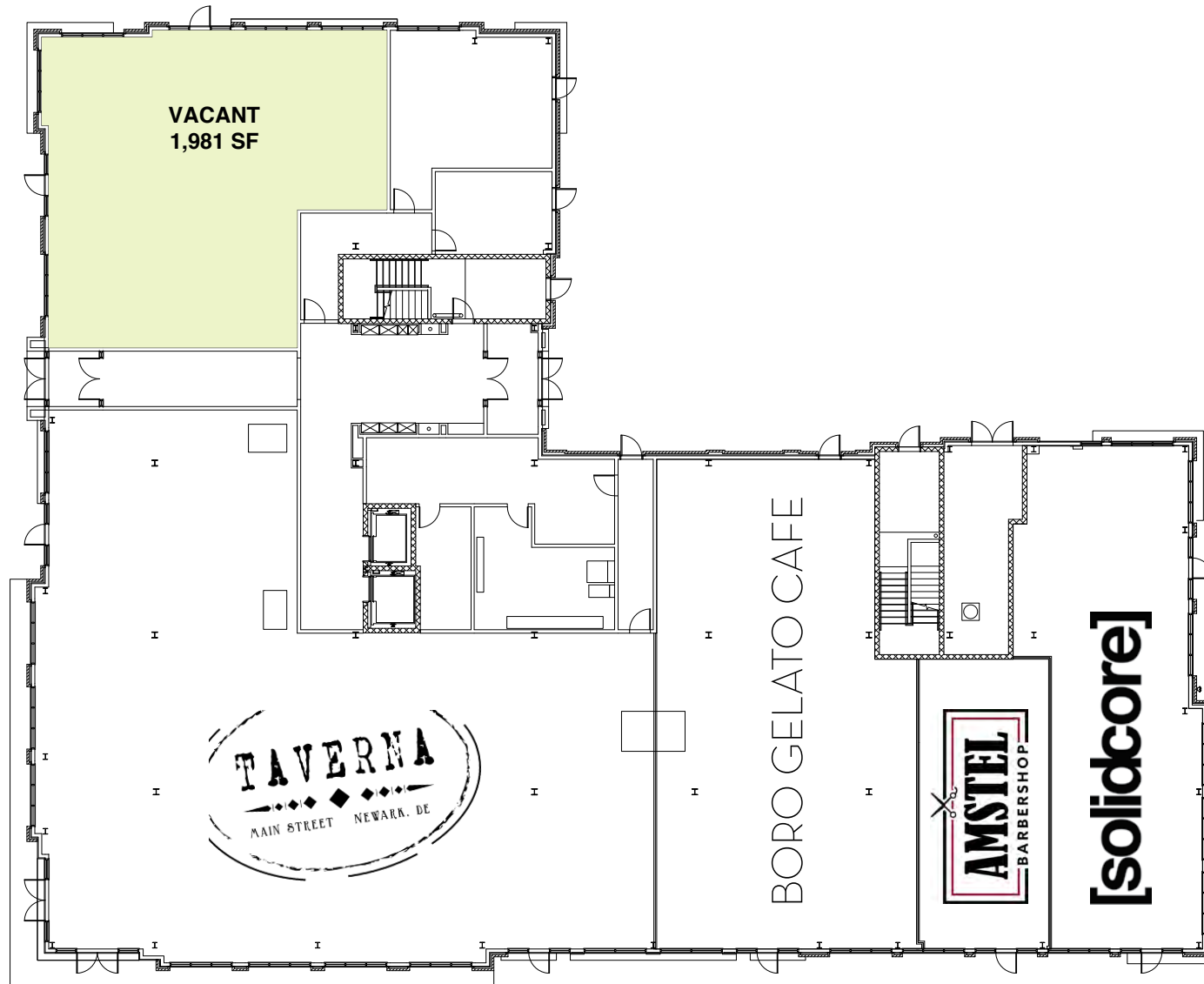
BUILDING D - 4,336 SF

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BUILDING E - 1,981 SF

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CONTACT

The Concord | 3515 Silverside Road

VirtusREA.com

Jeffrey Gannett

W 302.691.4067

C 484.431.3530

F 302.601.2099

E jgannett@bpgroup.net