



Sale Price: \$950,000
(\$92.45/SF)

708-716 Philadelphia Pike (Rt. 13)

Wilmington, Delaware 19809

Property Features

- Leased with a strong tenant in place
- Zoned 17MX2 for mixed-use flexibility
- Two separate buildings (P#1700100001)
- Ideal for investors
- Great visibility - Lot frontage 170ft
- Dock Door - Plenty of free parking

Additional Information

- Potential to increase income with below-market rents
- Low maintenance building for ease of ownership
- 4 new gas-fired HVAC units installed in 2023

For more information:

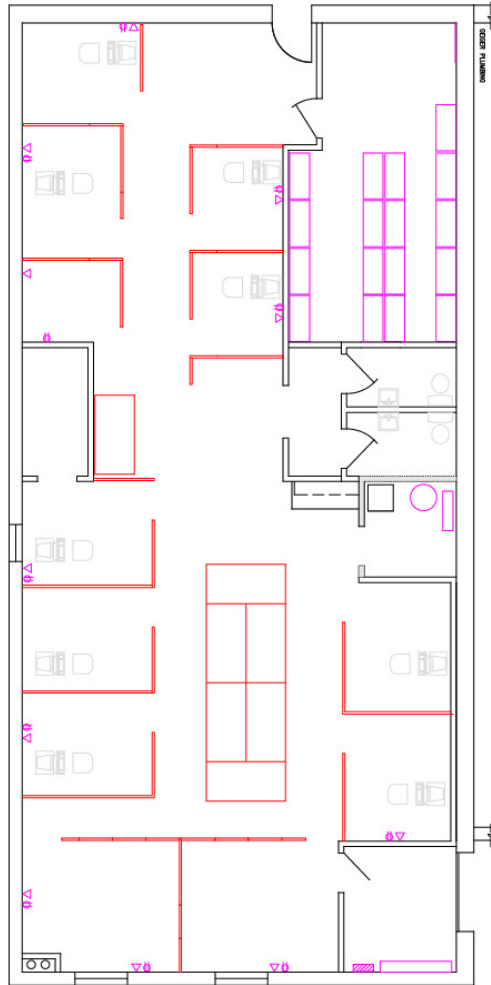
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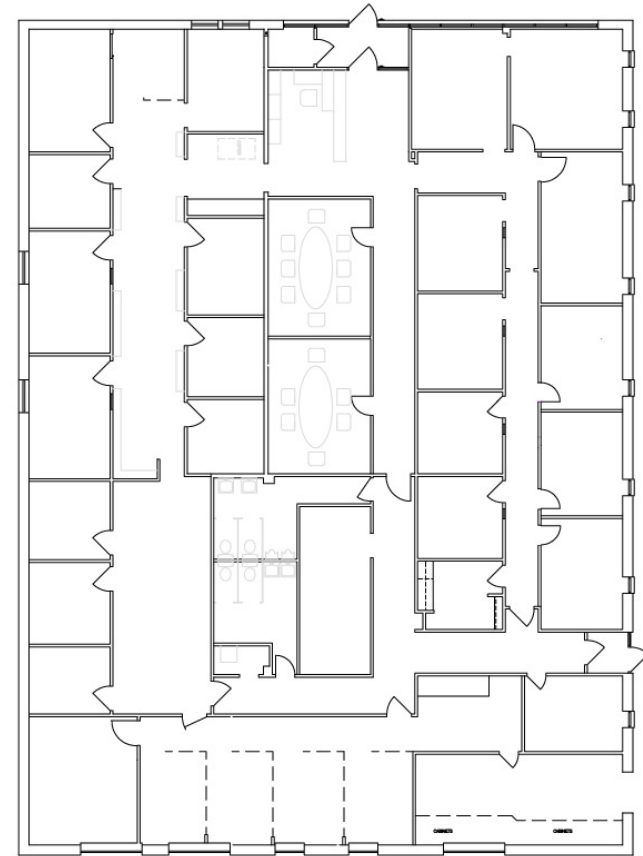
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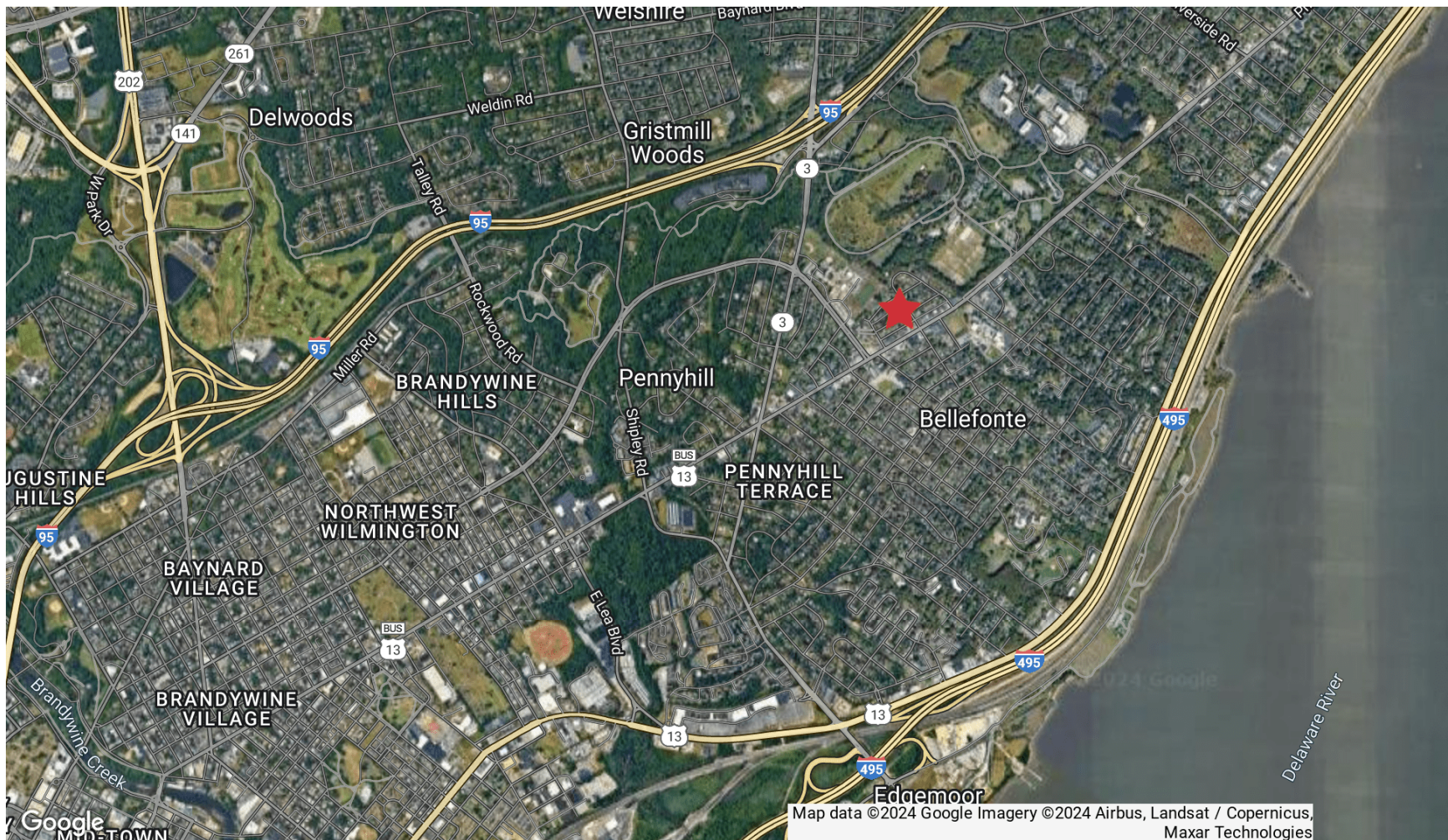


2,525 sf 716 Philadelphia Pike



7,650 sf 708 Philadelphia Pike

Located in North Wilmington on business Rt. 13
1.5 Miles to I-495
1 mile to I-95
2.7 miles to the CBD of the City of Wilmington
Near shopping and restaurants – walk to



Demographics

Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,118	75,921	180,530
MEDIAN AGE	43	42	41
MEDIAN AGE (MALE)	42	41	40
MEDIAN AGE (FEMALE)	45	44	43

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,628	31,474	75,912
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$98,730	\$100,481	\$98,730
AVERAGE HOUSE VALUE	\$350,136	\$337,532	\$343,506

