

PROPERTY DESCRIPTION

Prime retail building for sale along Kirkwood Highway, one of Delaware's busiest commercial corridors. This well-located 2,956 SF freestanding building offers exceptional visibility with 40 feet of direct frontage on Route 2 and traffic counts of 36,029 VPD. Positioned directly across from Midway Plaza—home to Five Below, Marshalls/HomeGoods, McDonald's, Rite Aid, Seasons Pizza, and more—this property delivers strong exposure, dense daytime population, and steady consumer traffic.

Ideal for an owner-user or investor seeking a highly accessible location in a proven retail corridor.

PROPERTY DETAILS

- **Available:** 2,956 SF
- **Sale Price:** \$550,000.00
- **Traffic Counts:** 36,029 VPD
- **Frontage:** 40' (Kirkwood Hwy/Route 2)
- **Lot Size:** 0.23 Acres
- **Zoning:** CR

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,533	62,227	171,825
Total Households	4,127	25,302	66,875
Average HH Income	\$72,944	\$78,352	\$80,663
Median Age	39.8	40.8	37.9



For More Information, Contact:

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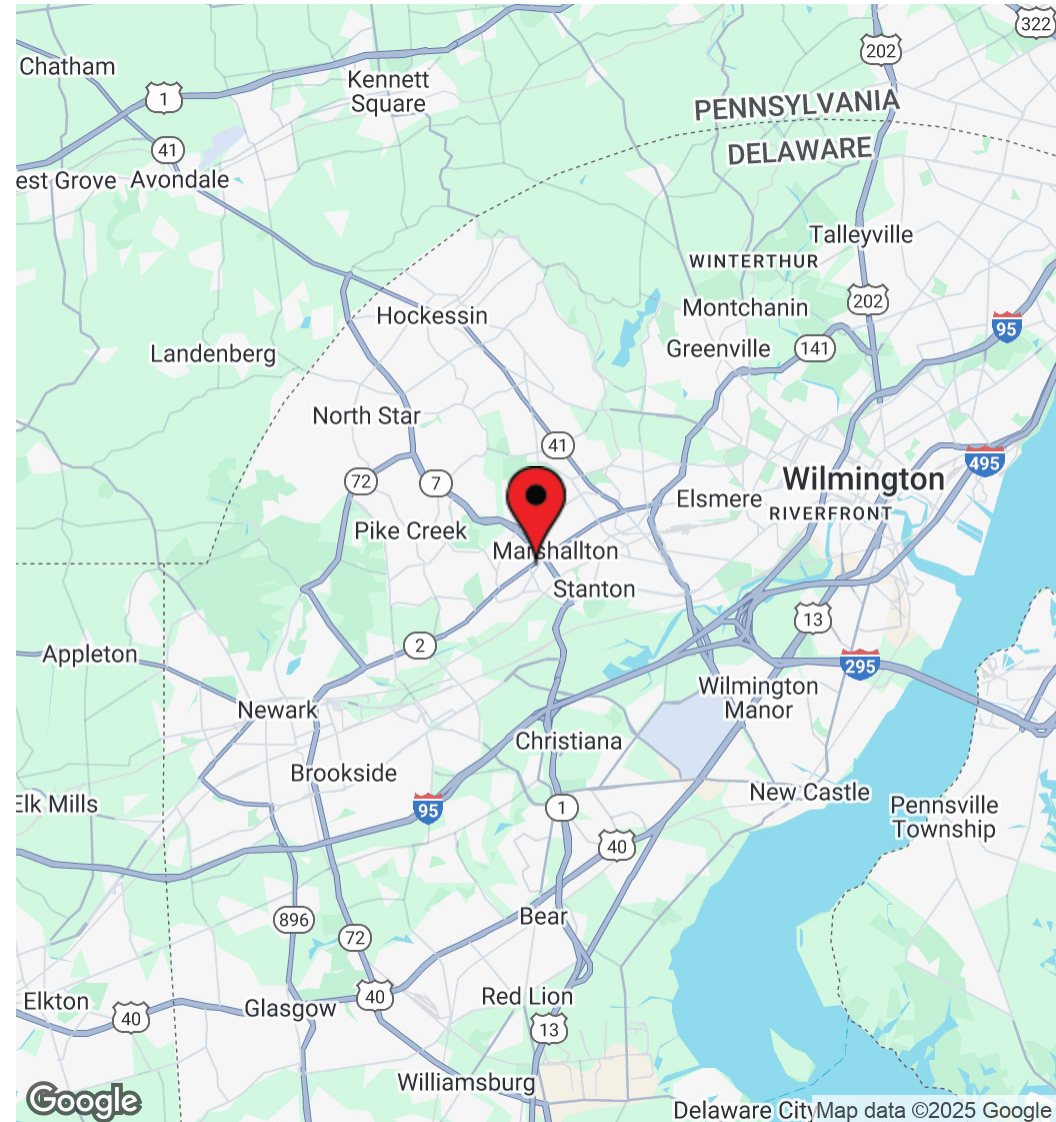
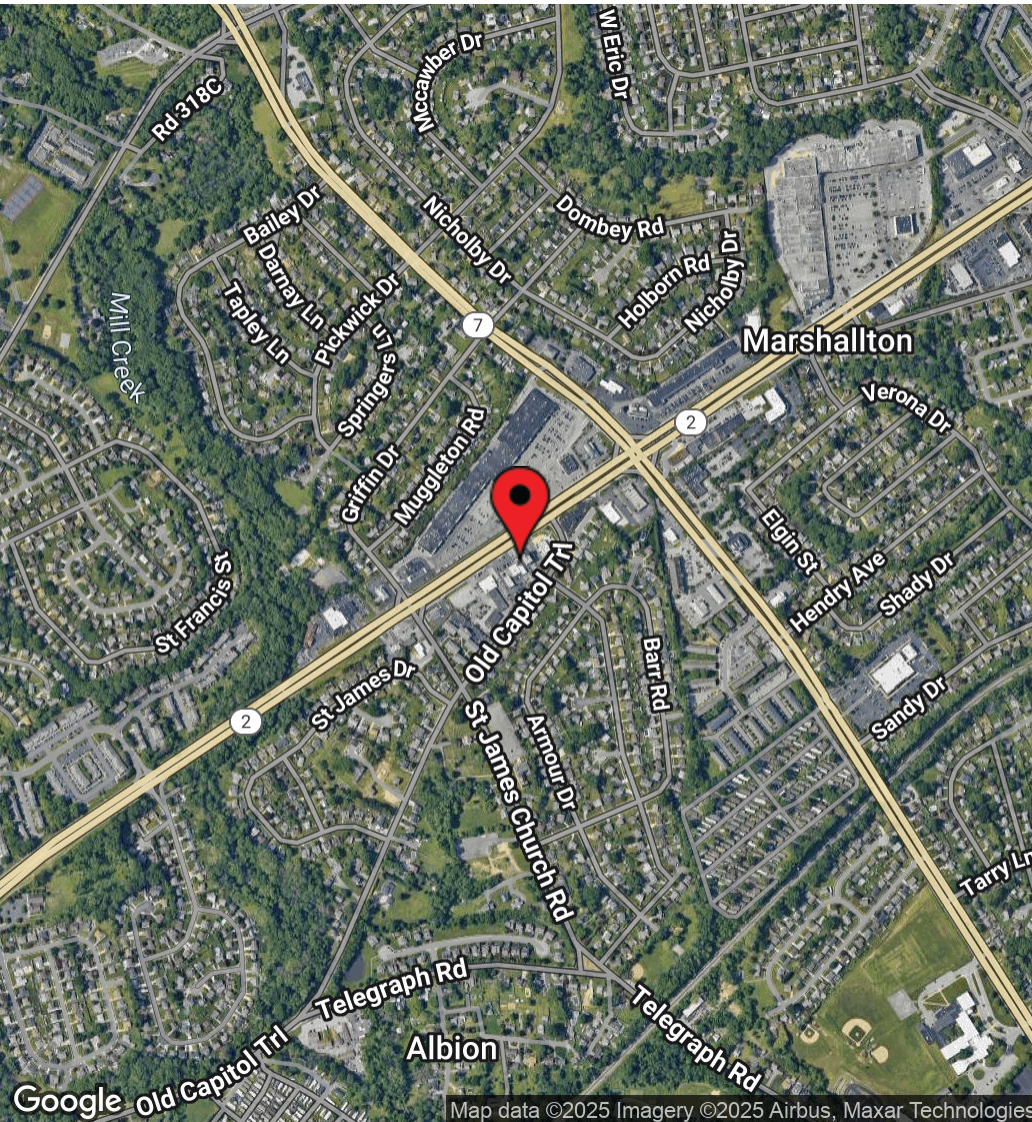
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4710 Kirkwood Highway
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FREESTANDING BUILDING FOR SALE



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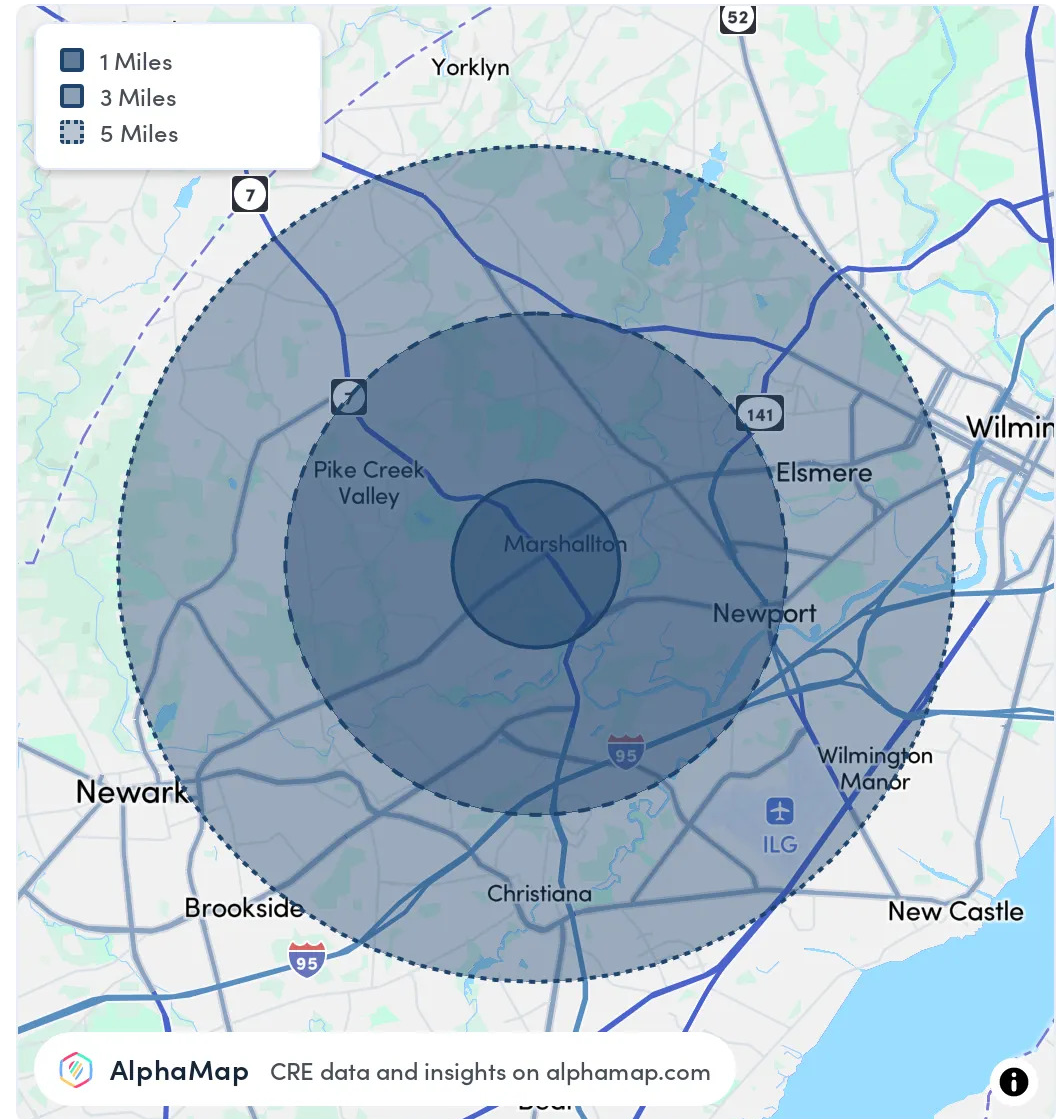


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,323	69,526	193,592
Average Age	43	43	41
Average Age (Male)	41	41	40
Average Age (Female)	44	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,154	28,954	77,371
Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,502	\$105,881	\$103,380
Average House Value	\$293,333	\$346,285	\$363,360
Per Capita Income	\$38,959	\$44,117	\$41,352

RACE	1 MILE	3 MILES	5 MILES
Population White	8,153	46,106	109,230
Population Black	971	7,011	35,977
Population American Indian	96	358	1,028
Population Asian	340	4,732	13,882
Population Pacific Islander	2	22	87
Population Other	1,277	4,502	14,806

Map and demographics data derived from AlphaMap



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