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RETAIL/OFFICE SPACE

Freestanding Commercial Building | 702 Philadelphia Pike, Wilmington, DE 19809



THE SPACE

Location	702 Philadelphia Pike Wilmington, DE 19809
Available	2,080 SF
Lease Rate	\$6,500/month NNN
Lot Size	0.40 Acres
Zoning	Mixed Use 2 (Town of Bellefonte)

HIGHLIGHTS

- Prime ±2,080 SF free-standing retail building located along the highly visible Philadelphia Pike corridor in North Wilmington.
- 125' of frontage on Philadelphia Pike with excellent visibility
- Flexible Mixed Use 2 zoning allowing a wide range of commercial uses
- Strong traffic counts: ±16,205 AADT
- I-95 Access: Approximately 0.6 miles to I-95 Exit 9 (Philadelphia Pike/Marsh Road)
- I-495 Access: Approximately 1.7 miles to I-495 Exit 2 (US-13/Philadelphia Pike)
- Functional layout ideal for retail, office, service, or contractor users
- Excellent signage opportunity via an existing pylon and channel letter signage on the exterior of the existing building
- Ample on-site parking surrounding the building
- Central North Wilmington location suited for a single-tenant user



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,254	74,815	183,484

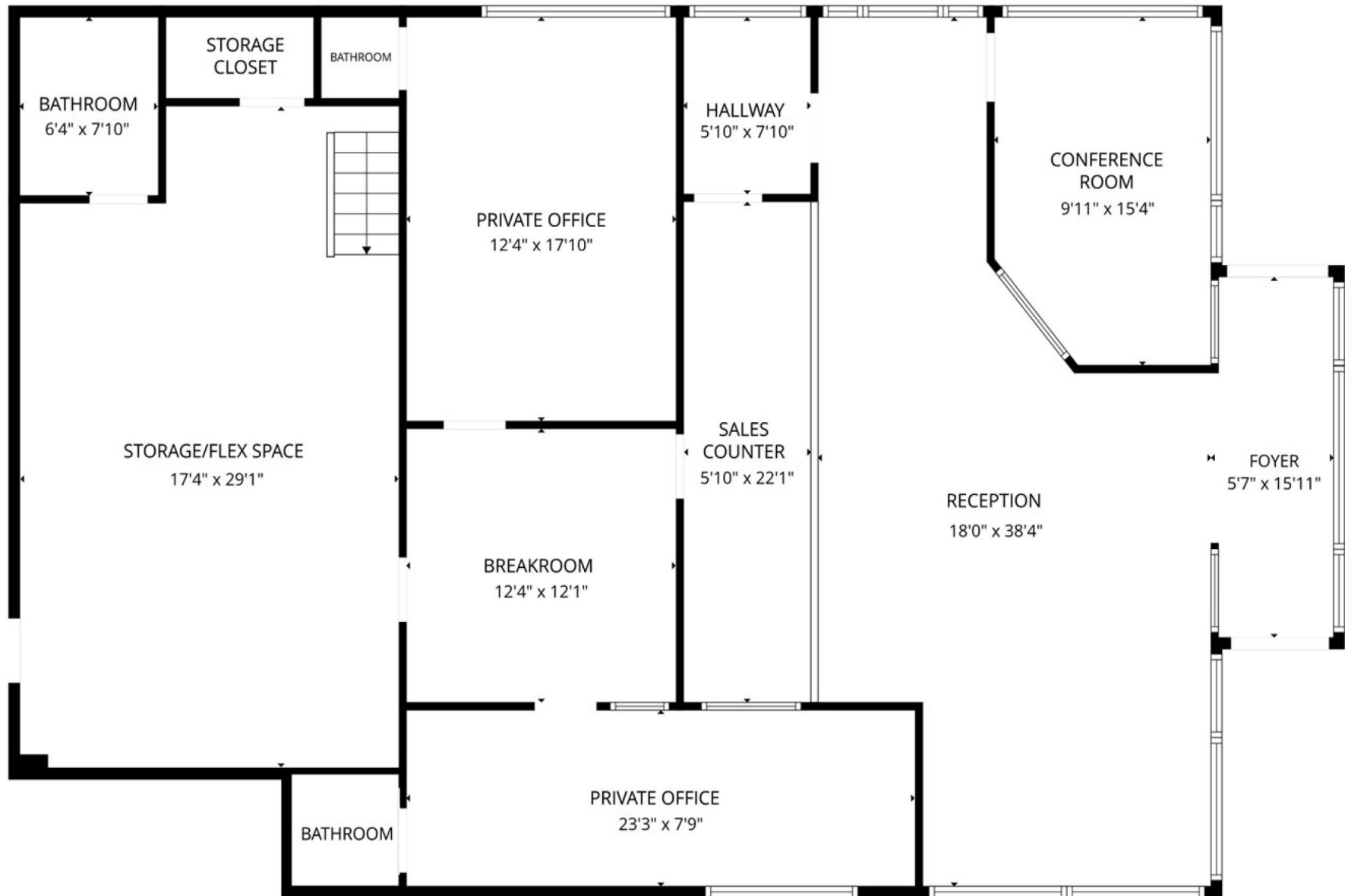
AVERAGE HOUSEHOLD INCOME

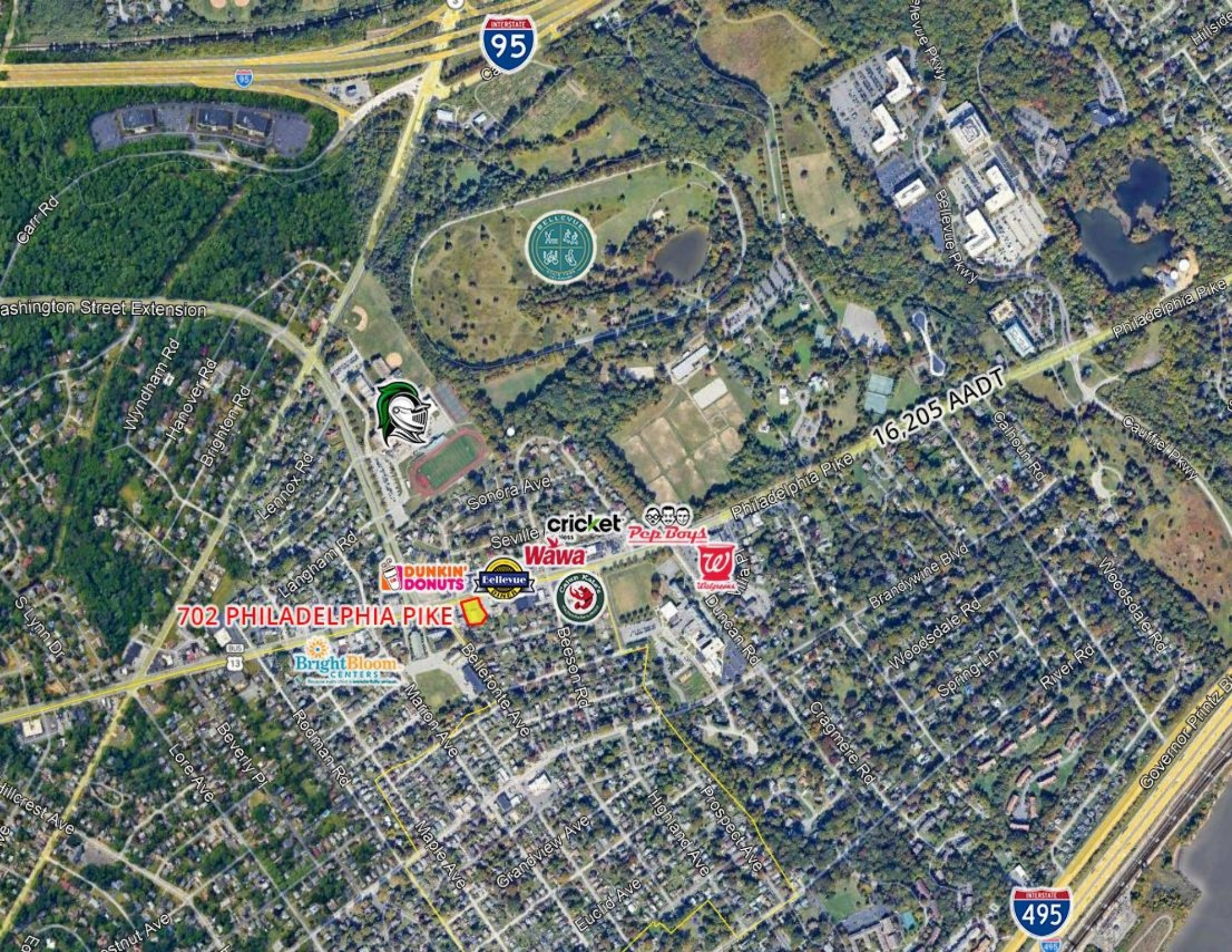
1.00 MILE	3.00 MILE	5.00 MILE
\$119,444	\$118,714	\$118,507

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,833	31,365	78,284

702 PHILADELPHIA PIKE FLOOR PLAN
+/- 2,080 SF

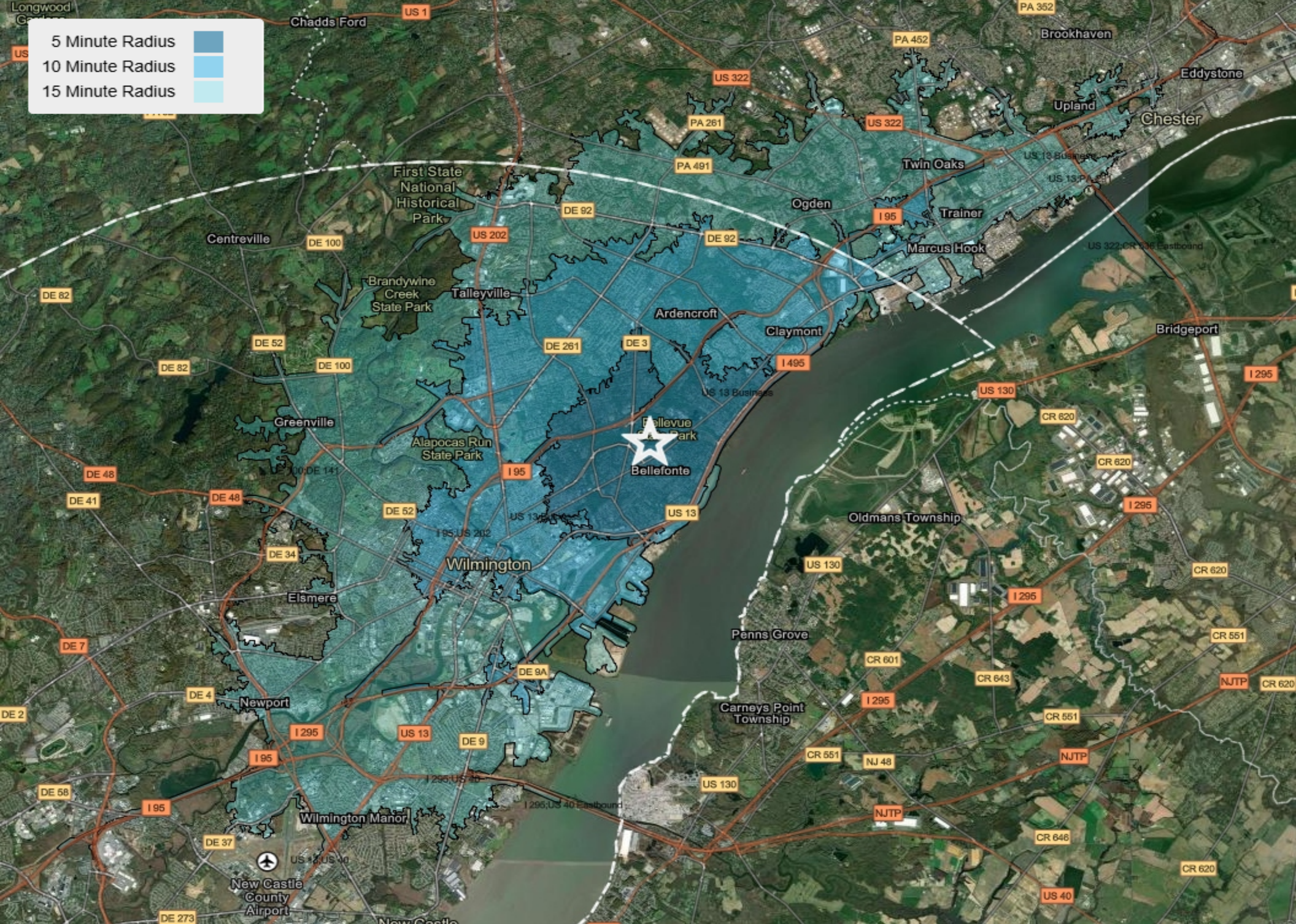




702 PHILADELPHIA PIKE

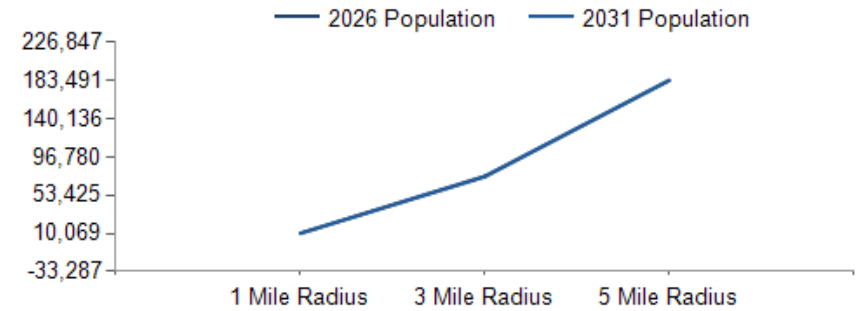
16,205 AADT



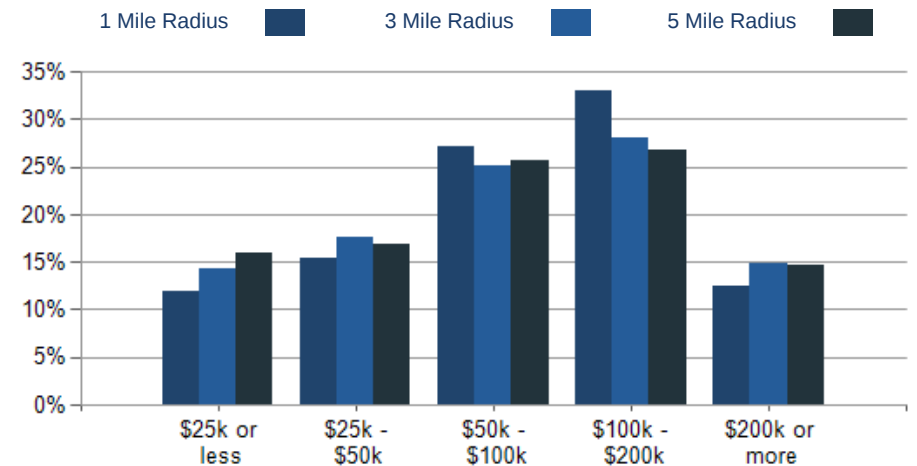


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,531	75,763	177,603
2010 Population	9,845	74,064	176,651
2026 Population	10,254	74,815	183,484
2031 Population	10,069	74,253	183,491
2026 African American	2,859	30,055	62,422
2026 American Indian	13	204	742
2026 Asian	352	2,629	8,607
2026 Hispanic	649	5,275	21,513
2026 Other Race	240	2,104	9,888
2026 White	6,040	34,968	88,327
2026 Multiracial	750	4,834	13,437

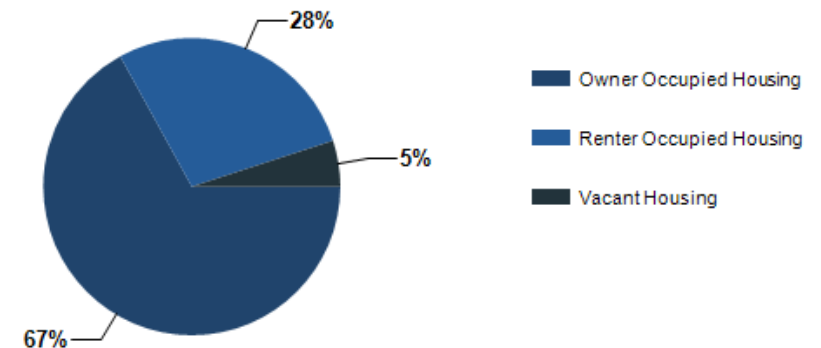
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	363	2,773	7,889
\$15,000-\$24,999	212	1,723	4,547
\$25,000-\$34,999	301	2,361	5,250
\$35,000-\$49,999	445	3,163	7,913
\$50,000-\$74,999	666	4,324	10,981
\$75,000-\$99,999	645	3,562	9,166
\$100,000-\$149,999	843	5,291	12,525
\$150,000-\$199,999	753	3,524	8,487
\$200,000 or greater	605	4,643	11,526
Median HH Income	\$90,093	\$82,910	\$80,722
Average HH Income	\$119,444	\$118,714	\$118,507



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	705	4,948	12,926
2026 Population Age 35-39	758	5,098	12,889
2026 Population Age 40-44	688	4,932	12,069
2026 Population Age 45-49	639	4,489	10,673
2026 Population Age 50-54	595	4,431	10,672
2026 Population Age 55-59	656	4,688	11,099
2026 Population Age 60-64	755	5,141	11,867
2026 Population Age 65-69	667	4,885	11,284
2026 Population Age 70-74	607	3,911	9,311
2026 Population Age 75-79	421	2,897	7,059
2026 Population Age 80-84	244	1,838	4,580
2026 Population Age 85+	235	1,806	4,262
2026 Population Age 18+	8,276	59,651	145,634
2026 Median Age	43	42	41
2031 Median Age	44	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,631	\$87,467	\$84,082
Average Household Income 25-34	\$115,762	\$115,539	\$112,197
Median Household Income 35-44	\$114,314	\$105,392	\$100,442
Average Household Income 35-44	\$144,666	\$138,262	\$135,110
Median Household Income 45-54	\$119,868	\$108,842	\$105,602
Average Household Income 45-54	\$149,038	\$145,465	\$145,810
Median Household Income 55-64	\$99,734	\$92,975	\$91,707
Average Household Income 55-64	\$124,265	\$128,799	\$133,825
Median Household Income 65-74	\$72,860	\$67,364	\$67,167
Average Household Income 65-74	\$103,459	\$105,198	\$105,686
Average Household Income 75+	\$78,402	\$79,261	\$81,528

Population By Age

