

# AVENUE NORTH

## AVENUE NORTH RETAIL LEASING

Be part of the premier live-work-and-play destination in Wilmington, DE!



Leased by:

**DSM**  
COMMERCIAL

Owned & managed by:

**DELLE DONNE**  
&  
ASSOCIATES.

[www.avenuenorthde.com](http://www.avenuenorthde.com)  
[www.dsmre.com](http://www.dsmre.com)

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# Welcome to Avenue North!

Avenue North is a brand new sophisticated and modern mixed-use campus, seamlessly integrating office, commercial and residential amenities. With multiple ongoing construction projects encompassing apartments, office space and retail space, Avenue North is poised to establish itself as a top-tier live-work-and-play destination in Delaware!

This ambitious project will yield an impressive 1.864 million square feet of combined office, residential, retail, restaurant and conference facilities, all set within the sprawling 79-acre campus at the junction of Concord Pike and Powder Mill Road in Fairfax, DE.

## Quick Facts:

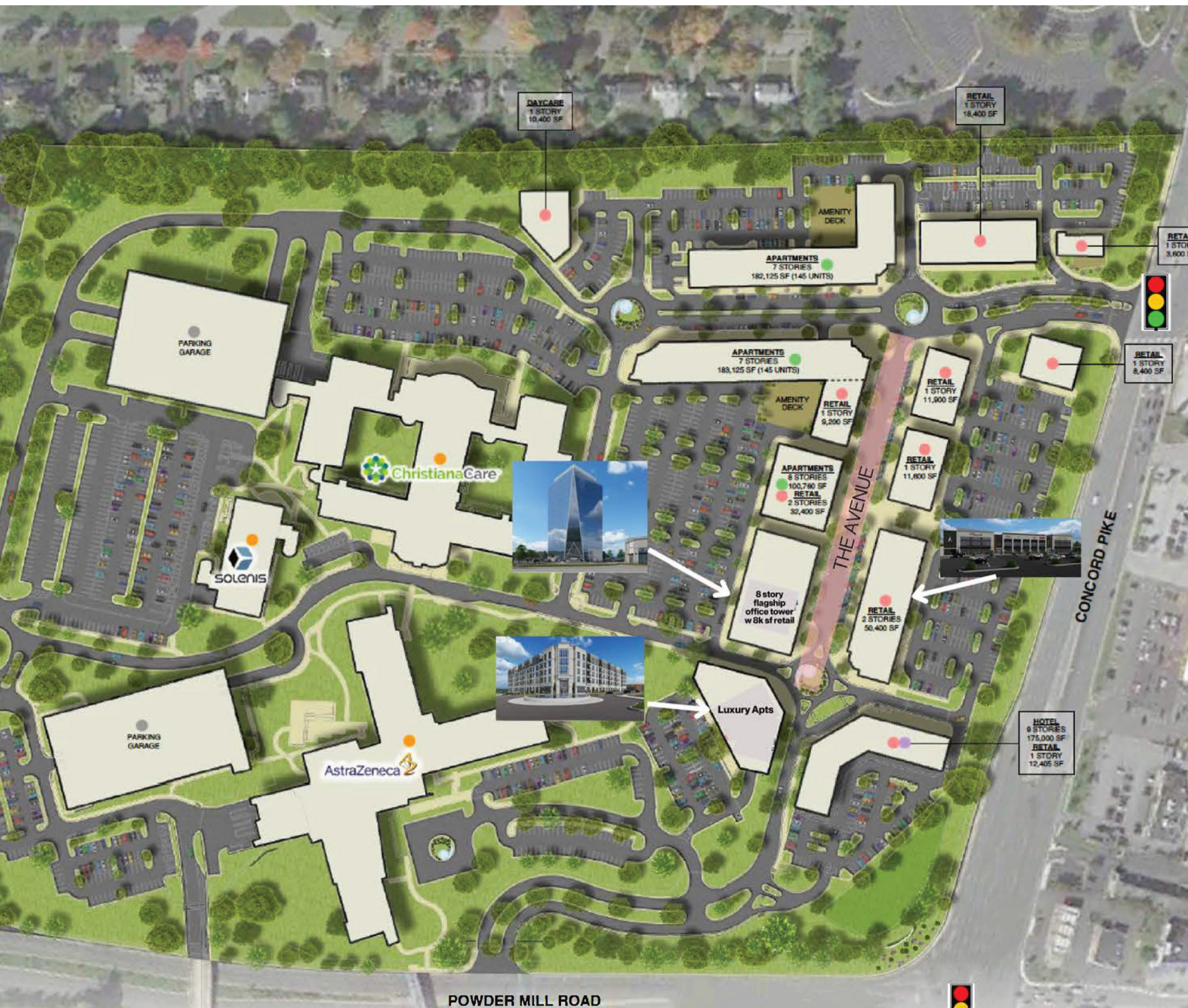
- **Size:** 50,000 SF of brand new Class A, 4 star retail
- **Delivery:** Q3 2024
- **Rental Rate:** Contact listing agent for details
- **Parking:** TBD
- **Traffic Counts:** 50,065 VPD (Concord Pike)



# Construction Progress



# Project Overview



## Currently On-Site

- 1,000,000 SF of office space
- New office tower under construction
- BrewHaHa
- Astra Zeneca - 380,000 SF
- Solenis World Headquarters
- Christiana Care Headquarters
- \$30 million garage
- Black Ops Fitness

## Coming Soon

- 100,000 SF approved 12-story tower
- 50k premier retail building
- 400 luxury apartments

## Finishing Details

- Parisian inspired hardscaping and landscaping

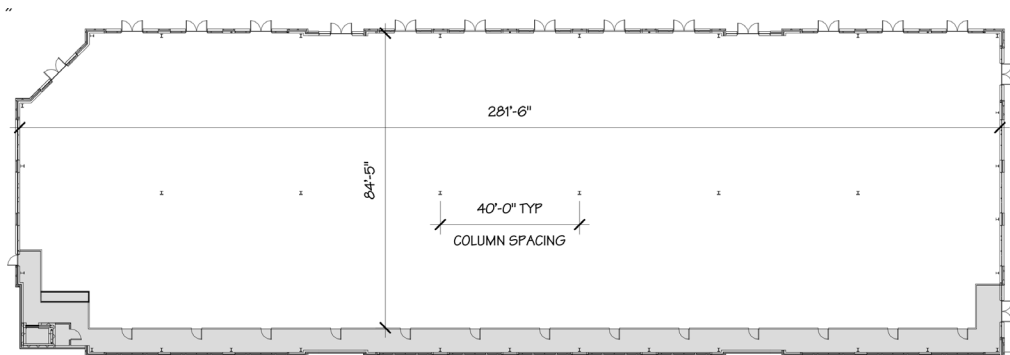
## Fully Built Out

- 2 million SF total
- Up to 250k SF retail
- 400 luxury apartments
- Iconic property between NY and DC

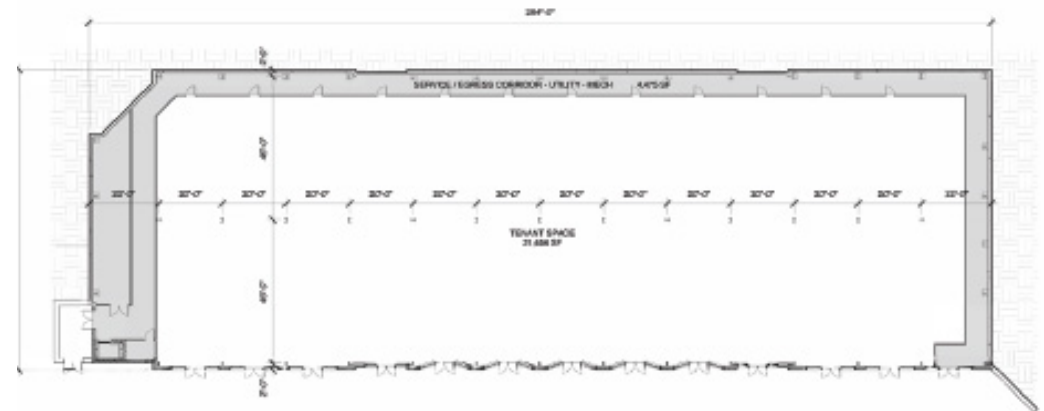
# Floor Plans



UPPER LEVEL: +/- 23,562 SF



LOWER LEVEL: +/- 21,656 SF



**REGIONAL RETAIL CENTERS:**

Name	Total GLA	Distance	Anchor Tenant
1. The Shoppes of Brinton Lake	192,121 SF	6.9 Miles	The Fresh Market
2. Glen Eagle Square	152,000 SF	5.3 Miles	Whole Foods Market
3. Brandywine Town Center	945,536 SF	3.1 Miles	Target, Dick's, Lowe's
4. Concord Mall	803,944 SF	2.5 Miles	Boscov's, Macy's
5. Barley Mill	38,700 SF	3.4 Miles	Wegmans
6. Christiana Mall	1,267,241 SF	9.2 Miles	Macy's, Nordstrom
7. Christiana Fashion Center	542,409 SF	9.2 Miles	-----

**LOCAL RETAILER OVERVIEW:**

Name	Notable Tenants
1. Market Square	Trader Joe's, QDOBA MEXICAN EATS, T.J. MAXX, Tanera
2. Brandywine Town Center	DICK'S SPORTING GOODS, Target, PETS MART, OLD NAVY, LOWE'S
3. 5600 Concord Pike	metro, Buy's City Soap, MATTRESS Warehouse, Colson
4. Concord Mall	macy's, Boscov's, Chick-fil-e, Bonefish Grill, BEST BUY
5. Brandywine Commons II	Starbucks, Burlington, Applebee's, Raymour & Flanigan FURNITURE   MATTRESSES
6. Concord Square	Marshalls, planet fitness, Giant, Starbucks, LONGHORN STEAKHOUSE
7. Concord Gallery	STAPLES, FirstWatch, MISSION BBQ, The American Inn
8. Fairfax Shopping Center	Tanera, Five Guys BURGERS AND FRIES, CHIPOTLE MEXICAN BELL, POKE BROS.

**W**ith Quick Access To Wilmington's Best Employment, Residential, Recreational, Shopping, And Dining, **A**venue North is surrounded by the best of what Wilmington has to offer!

# Retail Market Overview

## Ideally Located!

- 36 miles, 45 min to KOP
- 28 miles, 39 min to Rittenhouse Sq.
- 11 miles, 24-40 min to Christiana Mall
- 72 miles, 1 hr 10 min to Towson
- 121 miles, 2 hr 13 min to Tysons
- 5 mile: 184,849 residents, \$90,426 avg HH
- 10 mile: 466,838 residents, \$96,854 avg HH

## Concord Pike (Route 202) Details

- 11 miles from 95 to Route 30 (PA Mainline)
- Whole Foods, Trader Joe's, Sprouts
- 2 Wegmans to north and southwest

## Daytime Employee Traffic Drivers

(within 1.2 miles)

- 14,000 daytime employees
- Dupont
- A.I. Nemours
- Incyte
- J.P. Morgan
- Astra Zeneca
- Christiana Care Headquarters
- Solenis World Headquarters



# Traffic Drivers

## Schools & Universities

- University of Delaware: 18k+ students
- Wilmington University: 10k students
- Wilmington Brandywine Campus
- Wilmington U Wilson Grad Center
- Wilmington Friends School
- Salesianum School
- Tower Hill School
- Tatnall School
- Ursuline Academy
- St. Elizabeth's
- Padua
- St. Mary Magdalen
- Concord High School
- Brandywine High School
- Al Dupont

## Country Clubs

- Greenville Country Club
- Biderman Golf Course
- Dupont Country Club
- Fieldstone Country Club
- Wilmington Country Club
- Rock Manor Golf Course



# Join The Mix!

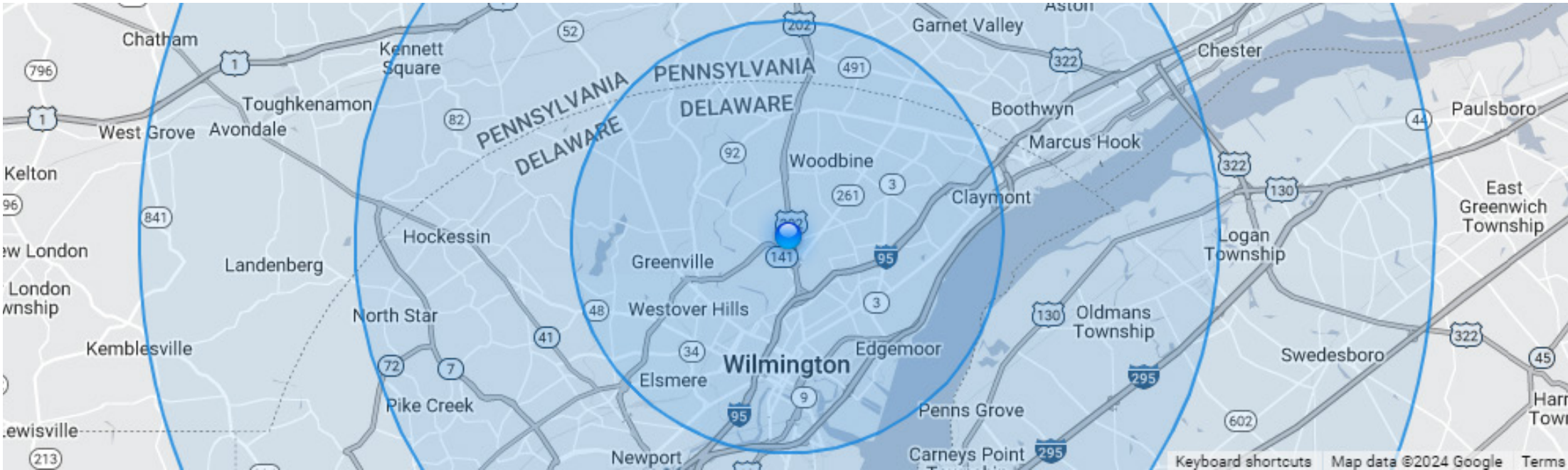
## Ideal Tenants Include:

- Juice bars
- Polished fast casual
- White Tablecloth
- Daily services
- Niche fitness/health & wellness
- Home decor
- Fashion
- Entertainment
- Daycare
- Micro retail
- Pubs
- Sports bars
- Fine dining
- Casual dining
- Amenity





# Demographics



Demographics data

	5 Miles	10 Miles	15 Miles
<b>Total Households</b>	81,693	195,624	371,563
<b>Total Population</b>	184,849	466,838	915,218
<b>Population White</b>	112,266	315,803	644,928
<b>Population Black</b>	55,395	101,847	173,146
<b>Population Hispanic</b>	16,416	43,034	80,753
<b>Population Asian</b>	7,319	21,832	43,477
<b>Population Pacific Islander</b>	16	107	420
<b>Population American Indian</b>	621	1,322	2,233
<b>Population Other</b>	3,824	11,387	21,104
<b>Persons Per Household</b>	2.3	2.4	2.5
<b>Average Household Income</b>	\$90,426	\$96,854	\$100,522
<b>Average House Value</b>	\$282,748	\$280,905	\$293,779
<b>Average Age</b>	40.9	41.6	40.6
<b>Average Age Male</b>	38.7	39.9	39.1
<b>Average Age Female</b>	43.1	43.1	42.1

# Meet The Team



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