

1200 Philadelphia Pike

Wilmington, DE 19809

FOR SALE
\$3,200,000



NAIEmory Hill

KARMAR
REALTY GROUP, INC.

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Property Information

This 30,000 +/- SF three-story, elevator-served office building is an exceptional opportunity for investors or owner-occupants. Situated on 1.55 +/- acres, the income-producing property features multiple conference rooms, private offices, kitchenettes, and restrooms, offering flexible and functional spaces for a variety of business needs. Located on a high-visibility corridor in North Wilmington, it enjoys convenient access to major highways, public transportation, and nearby amenities.

Offering Summary

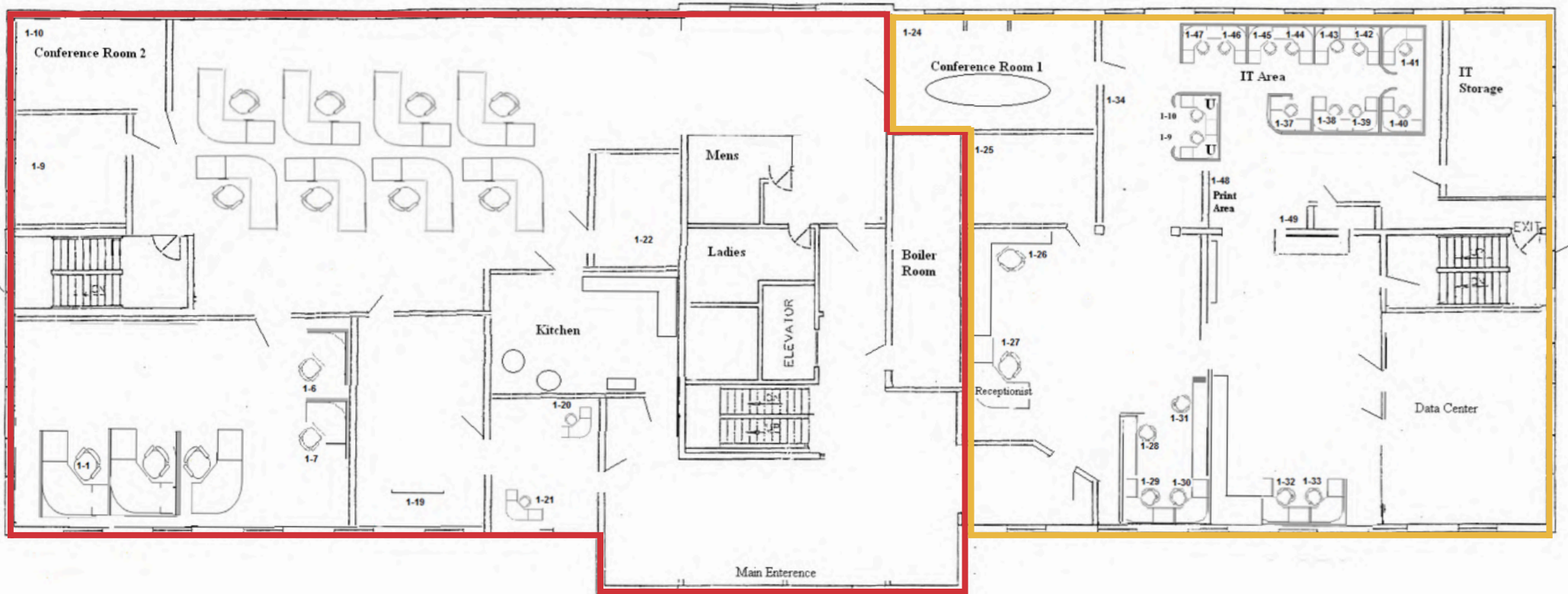
Building Size:	30,000 +/- SF
Total AC:	+/- 1.55 AC
Parcel:	06-115.00-211
Zoning:	CN
Year Built:	1971
Occupancy:	60% Occupied Potential for full building user
Parking:	80 stalls

Available Upon Request*

- Leases
- Income and historical expenses

*Registered buyers to provide NDA

1st Floor



1st Floor

doeLEGAL (6,100 SF)

Questal (3,900 SF)
Subtenant

2nd Floor

doeLEGAL (8,000 SF)

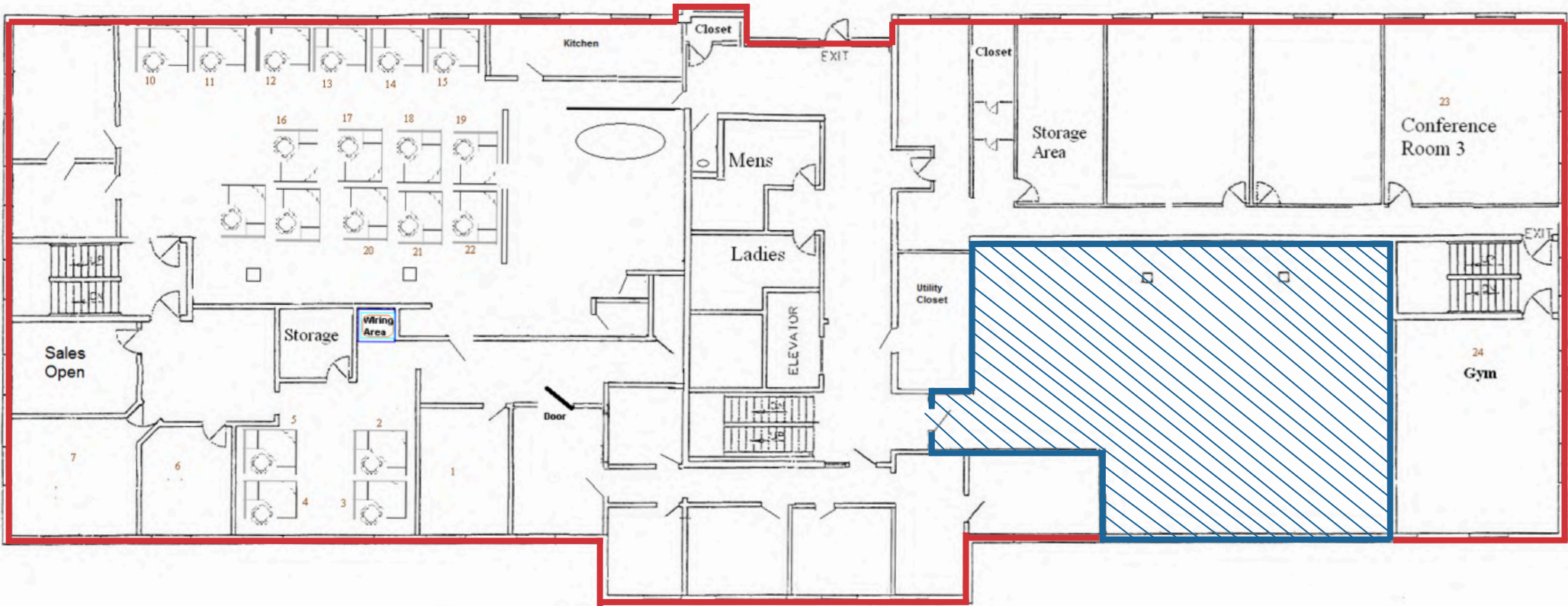
Vacant
(2,000 SF)

3rd Floor

Vacant
(2,940 SF)

Vacant (7,060 SF)

2nd Floor



1st Floor

doeLEGAL (6,100 SF)

Questal (3,900 SF)
Subtenant

2nd Floor

doeLEGAL (8,000 SF)

Vacant
(2,000 SF)

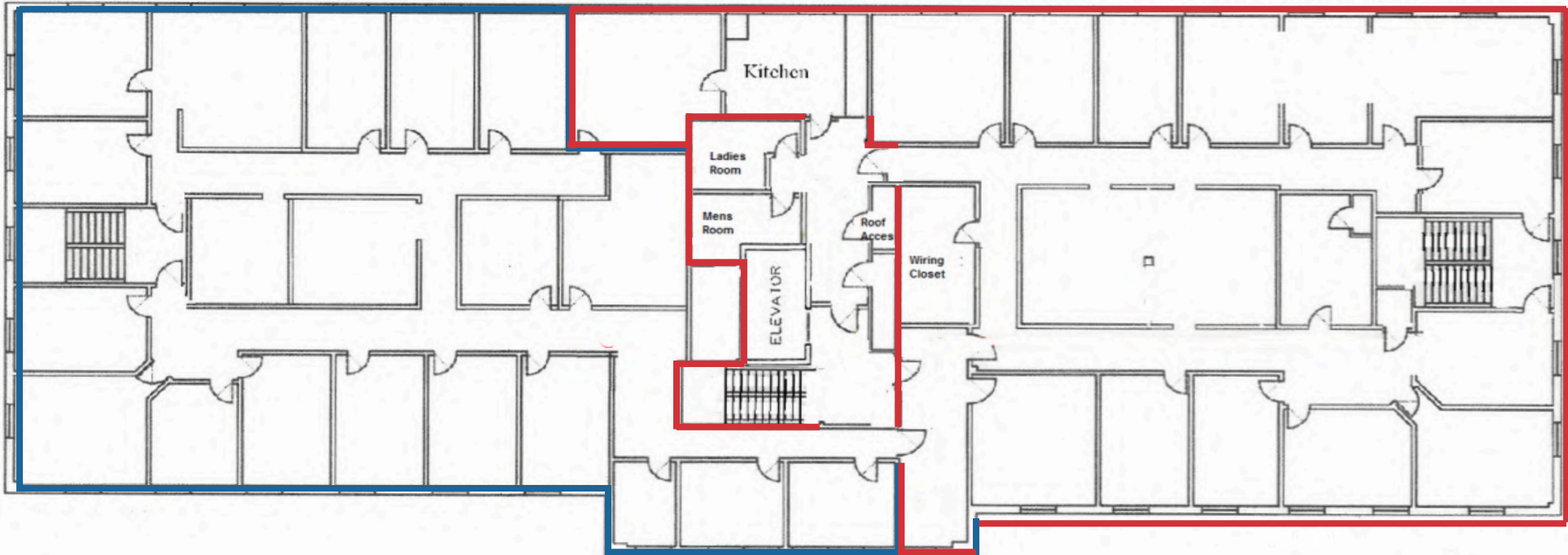
3rd Floor

Vacant
(2,940 SF)

Vacant (7,060 SF)

3rd Floor

All Vacant



1st Floor

doeLEGAL (6,100 SF)

Questal (3,900 SF)
Subtenant

2nd Floor

doeLEGAL (8,000 SF)

Vacant
(2,000 SF)

3rd Floor

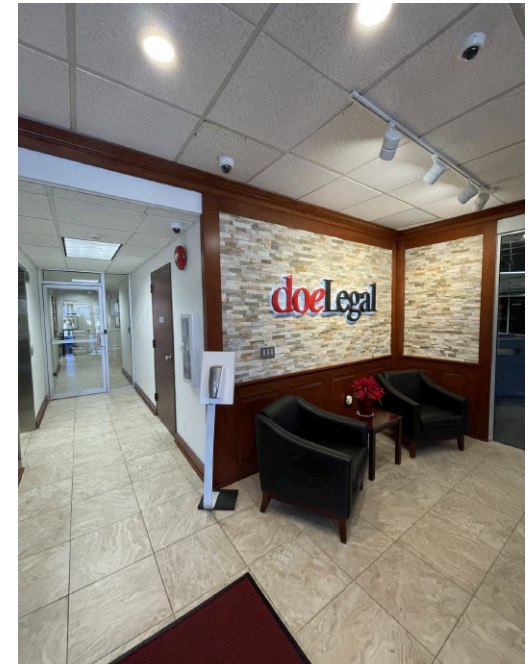
Vacant
(2,940 SF)

Vacant (7,060 SF)

Interior Photos



Interior Photos



1200 Philadelphia Pike, Wilmington, DE 19809

Local Map



Dining

1. Season's Pizza
2. El Tapatio
3. Mazella's
4. Cajun Kate's
5. Bellevue Diner
6. Wawa
7. McDonald's

Institutional

8. Maple Lane Elem.
9. Bellevue Comm. Ctr.
10. St. Helena's
11. Mt. Pleasant HS

Recreational

12. Bellevue State Park

Retail

13. Speedy Gas
14. Dollar Tree
15. Around Again Books
16. Walgreen's

Services

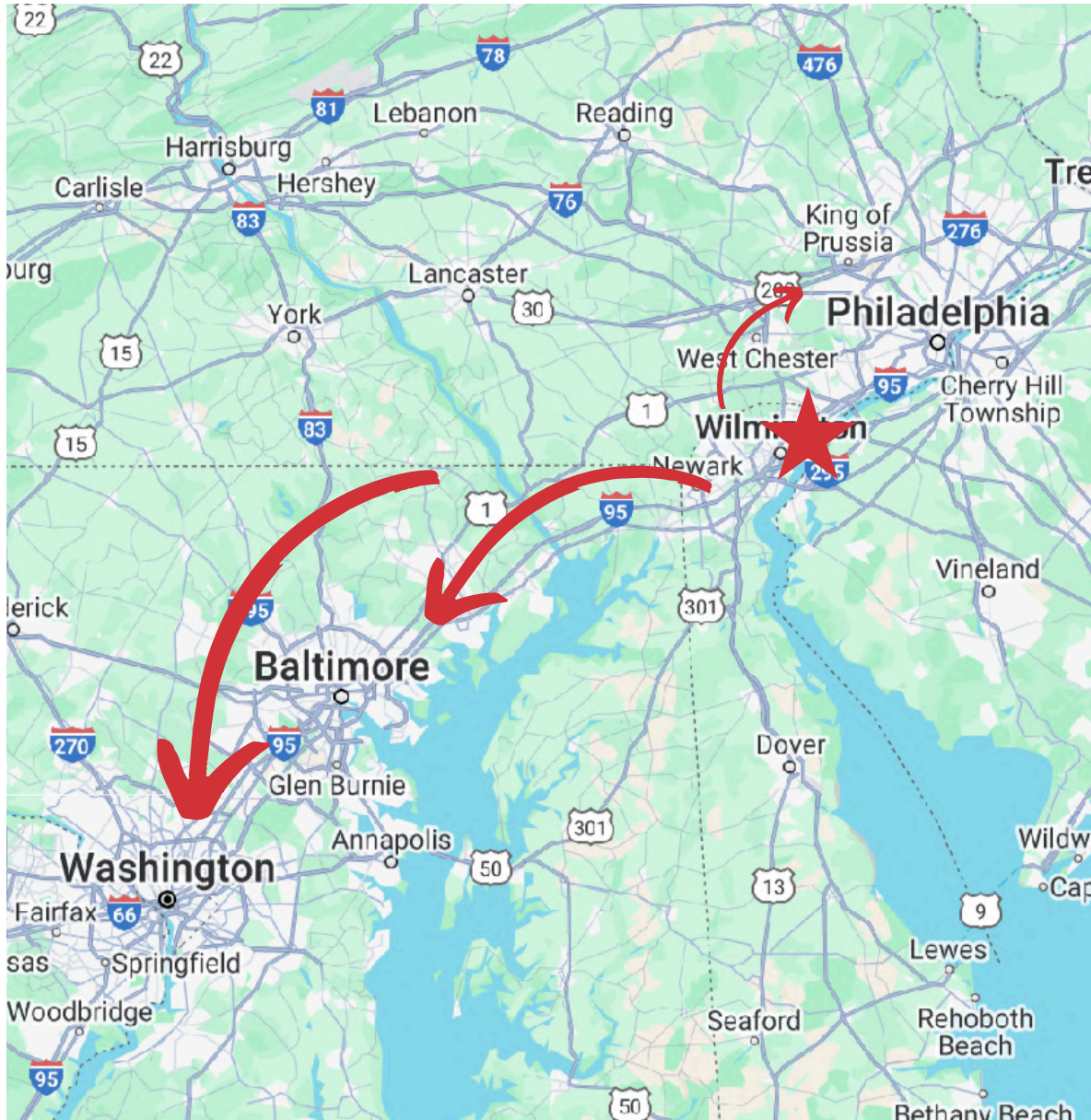
17. Blackrock Financial
18. Paragon Engineering
19. Cigna
20. BNY Melon
21. Berkley One
22. Bancorp

Parcel Map



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Regional Map



Distances to Surrounding Cities

3 Miles to Wilmington, DE CBD

27 Miles to Philadelphia, PA

74 Miles to Baltimore, MD

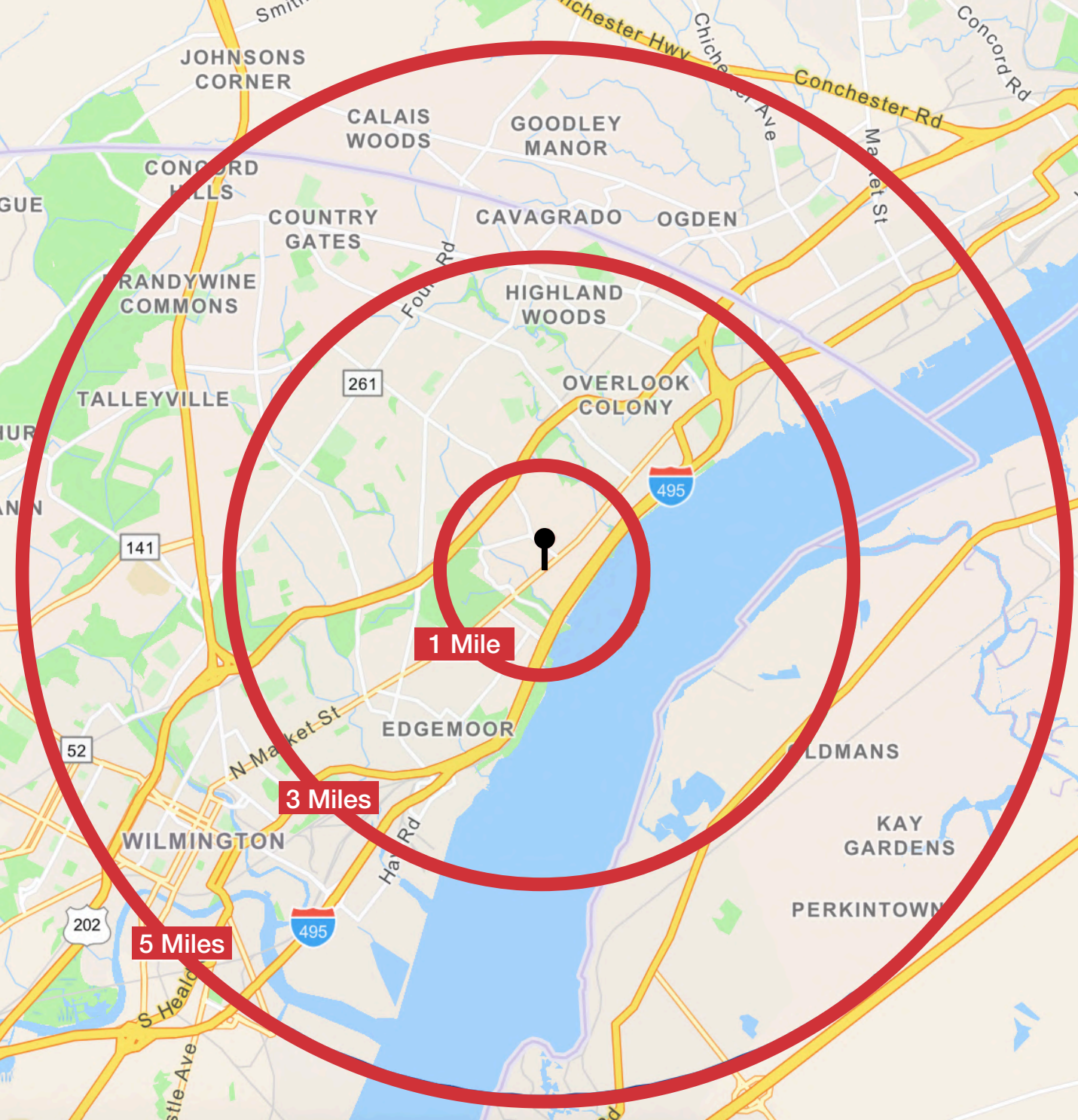
113 Miles to Washington, DC

Demographic Summary

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	6,367	60,988	172,324
Median Age	42.8	42.5	41.2
Families	1,650	16,027	42,995
Households	2,620	26,140	72,943
Median Household Income	\$104,101	\$92,346	\$82,597
Average Household Income	\$135,707	\$121,940	\$116,286

Employment

POPULATION	1-MILE	3-MILE	5-MILE
Total Employed	3,440	30,244	83,870
Agriculture/Mining	0.4%	0.4%	0.5%
Construction	6.3%	5.5%	4.4%
Manufacturing	6.1%	7.6%	8.3%
Wholesale Trade	2.3%	1.7%	1.8%
Retail Trade	7.8%	10.0%	10.2%
Transportation/Utilities	4.9%	5.5%	5.9%
Information	1.5%	1.7%	1.4%
Finance/Insurance/Real Estate	11.2%	12.7%	11.2%
Services	53.8%	50.9%	52.2%
Public Administration	5.7%	3.9%	4.1%



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Contact Information



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