

# 1200 Philadelphia Pike

## Wilmington, DE 19809

**FOR SALE**  
**\$3,200,000**

**Emory 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

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

## Available Upon Request\*

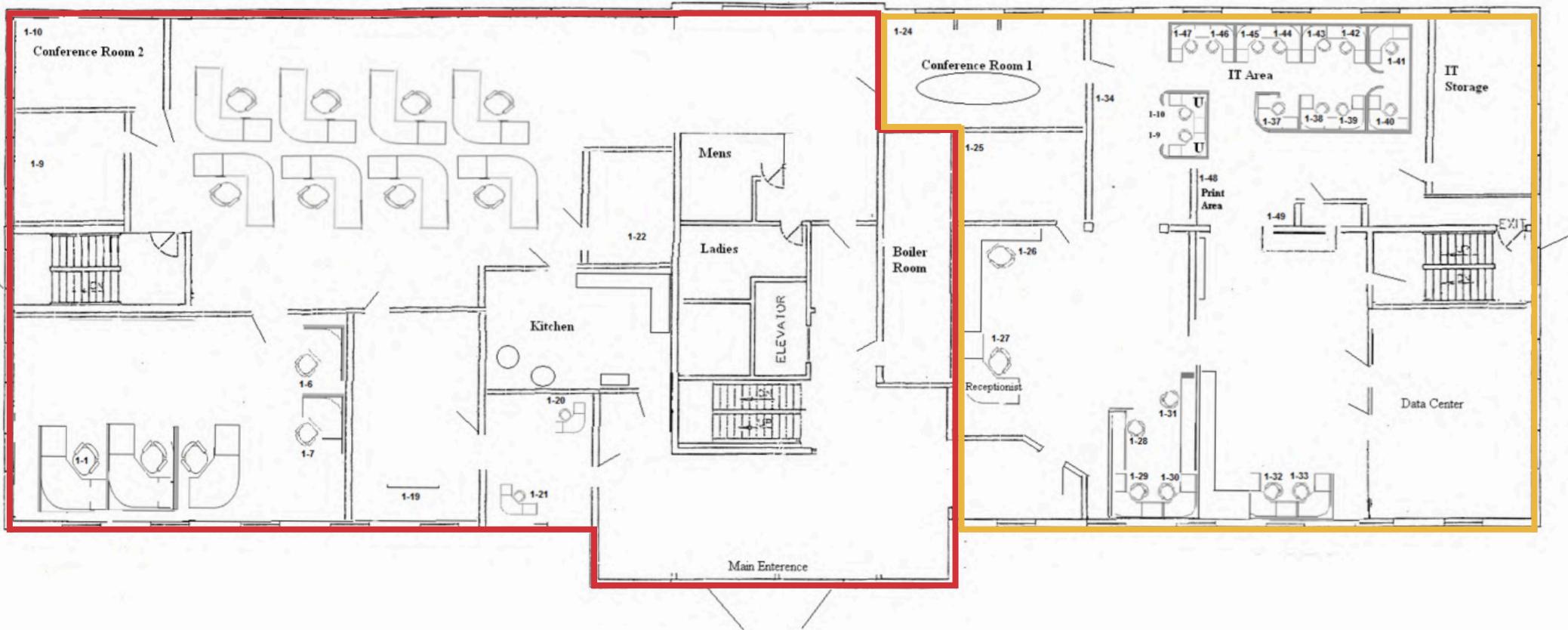
- Leases
- Income and historical expenses

\*Registered buyers to provide NDA

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# 1st Floor



## 1st Floor

doeLEGAL (6,100 SF)

Questal (3,900 SF)  
Subtenant

## 2nd Floor

doeLEGAL (8,000 SF)

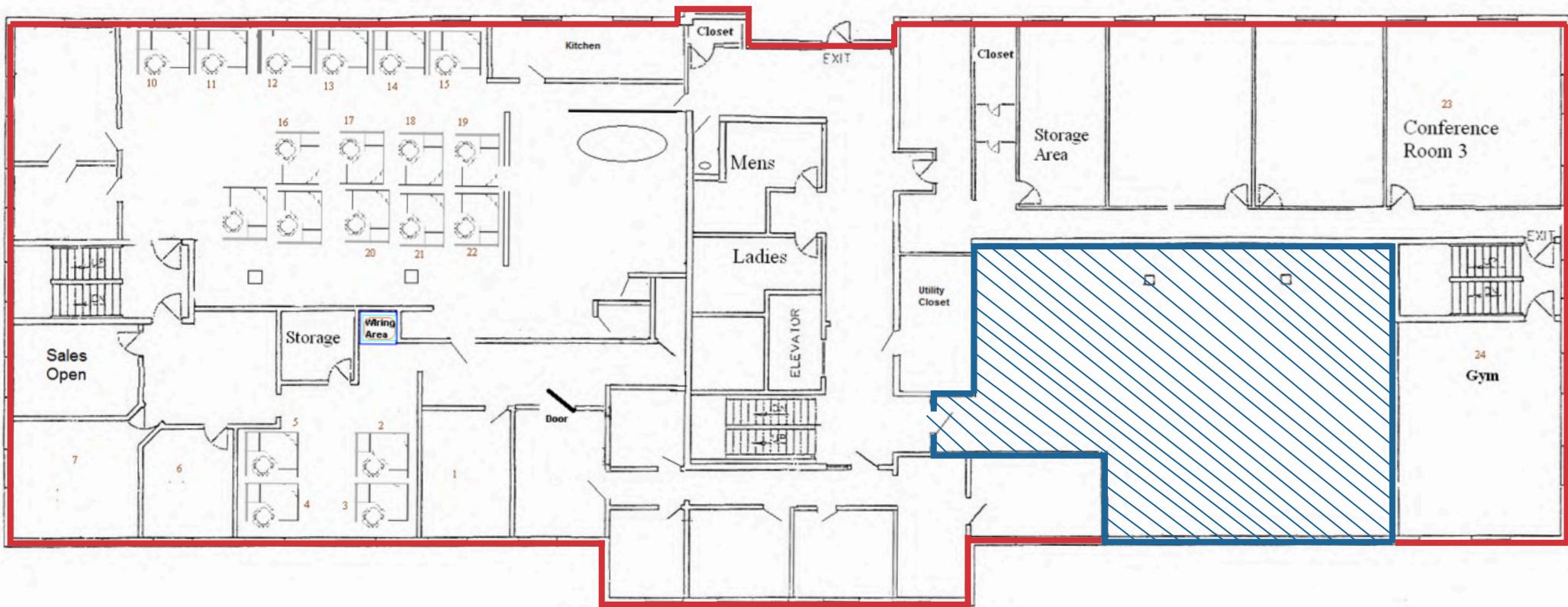
Vacant  
(2,000 SF)

## 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)

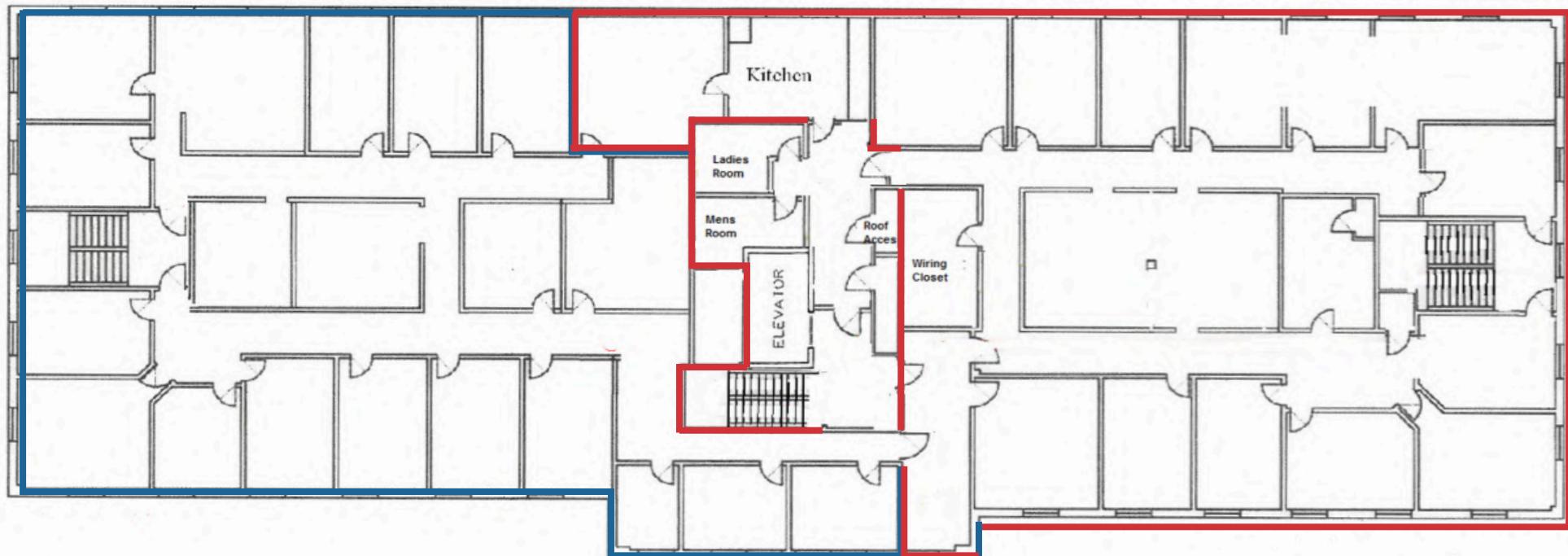
### 3rd Floor

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)

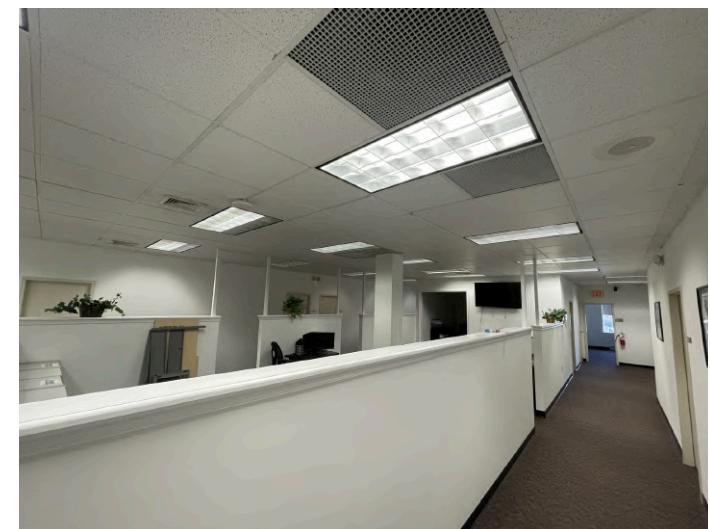
Vacant  
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Vacant  
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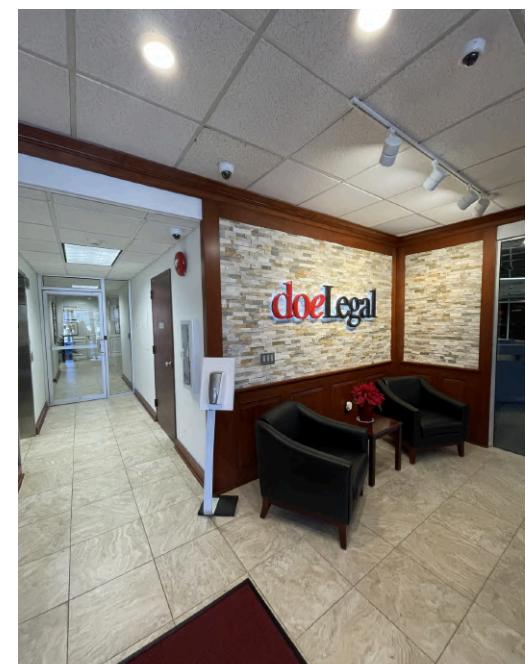
## Interior Photos



1200 Philadelphia Pike, Wilmington, DE 19809

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# Interior Photos



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# Local Map



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# Parcel Map

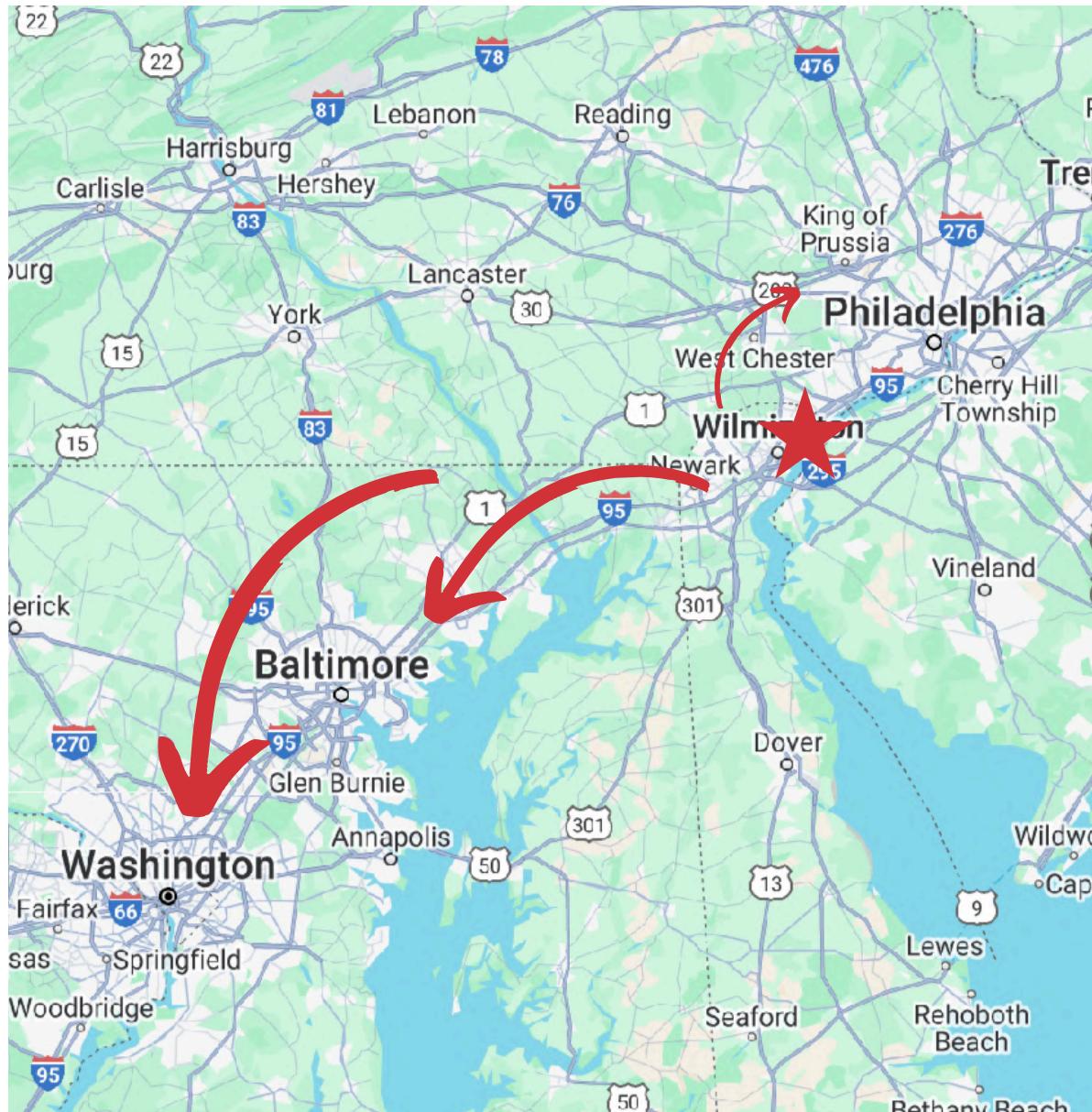


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# Regional Map



## Distances to Surrounding Cities

3 Miles to Wilmington, DE CBD

27 Miles to Philadelphia, PA

74 Miles to Baltimore, MD

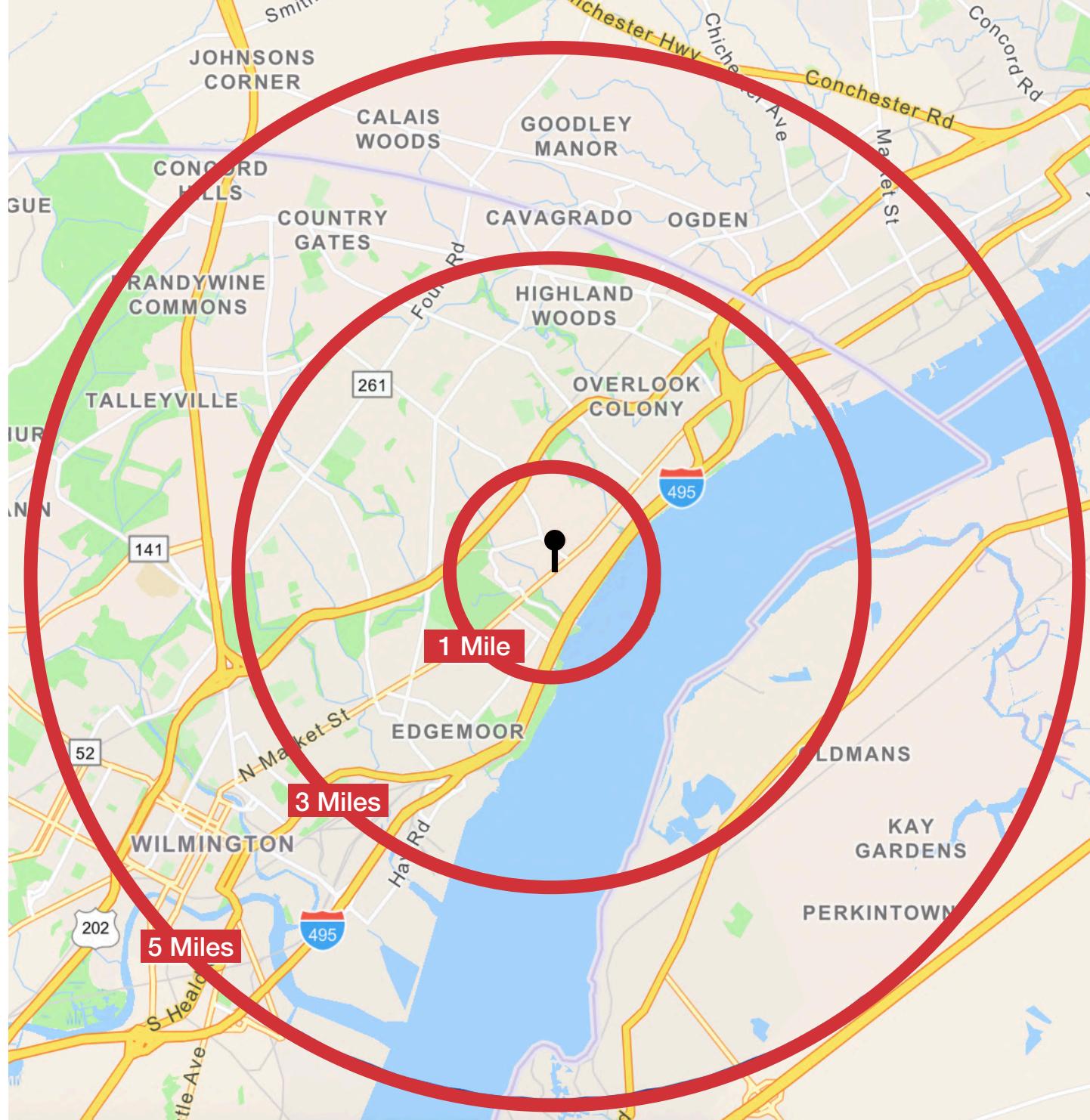
113 Miles to Washington, DC

# 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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