

FREESTANDING RETAIL / OFFICE OPPORTUNITY



Marsh Road Retail

1620 Marsh Road
Wilmington DE 19803

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THE SPACE

Location	1620 Marsh Road Wilmington, DE 19803
Zoning	CN (Neighborhood Commercial)
Parking Ratio	8.7/1,000 SF
Traffic Count	21,941 VPD (Marsh/Wilson Road)
Size	2,294 SF
Lease Rate	Please contact listing agent

HIGHLIGHTS

- Positioned along the highly traveled Marsh Road corridor in North Wilmington, this freestanding building offers a rare opportunity to lease space in one of the area's most established and affluent submarkets.
- The ±2,294 SF building is situated on a 0.44-acre parcel and features excellent visibility, convenient access, and an efficient layout suitable for a variety of retail, medical, or office users. The property benefits from a long-standing presence in the market and offers existing infrastructure ideal for service-oriented uses.
- Pylon signage opportunity
- Flexible CN zoning allows a variety of uses
- Affluent North Wilmington trade area
- Average household income ~\$124,000 (5-mile radius)
- Daytime population exceeding 200,000 (5-mile radius)
- Ideal For: Financial institutions / credit unions, medical or dental users, boutique fitness or wellness, and professional office users



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,319	85,971	176,319

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$176,638	\$147,303	\$129,401

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,114	36,634	75,003



 Citizens™

WILSON ROAD (8,805 VPD)



MARSH ROAD (13,136 VPD)

3



FORWOOD
ELEMENTARY SCHOOL



BRANMAR
PLAZA



SHERWIN
WILLIAMS



Domino's

THE SHOPPES
OF GRAYLYN

SILVERSIDE ROAD (10,227 VPD)



Traffic Count Legend

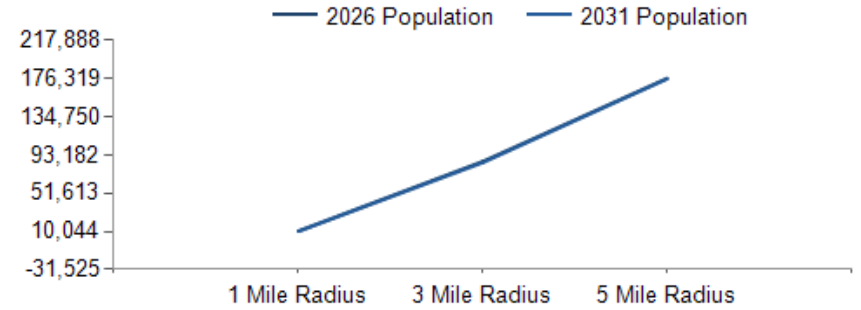
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds

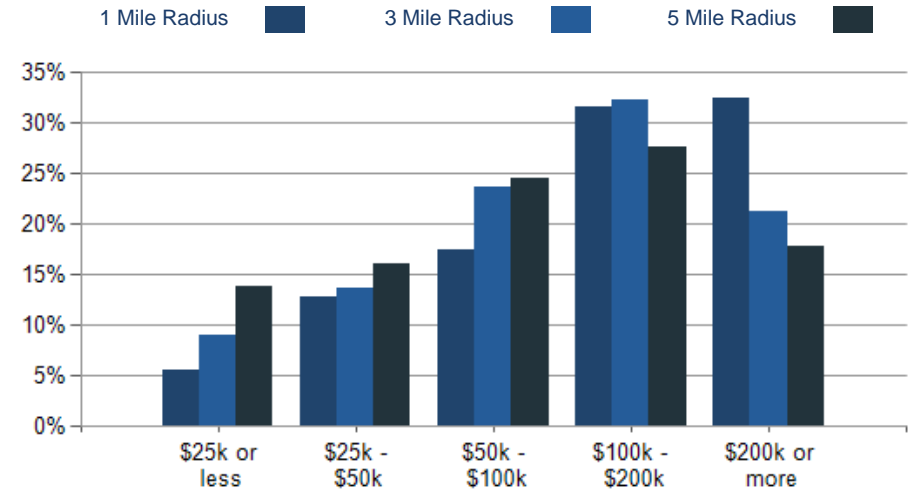


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,811	83,448	169,720
2010 Population	10,644	82,623	171,720
2026 Population	10,319	85,971	176,319
2031 Population	10,044	84,795	175,816
2026 African American	720	16,403	51,200
2026 American Indian	20	227	510
2026 Asian	519	6,753	10,507
2026 Hispanic	412	4,977	13,290
2026 Other Race	98	1,933	5,473
2026 White	8,319	55,181	97,097
2026 Multiracial	636	5,447	11,477
2026-2031: Population: Growth Rate	-2.70%	-1.40%	-0.30%

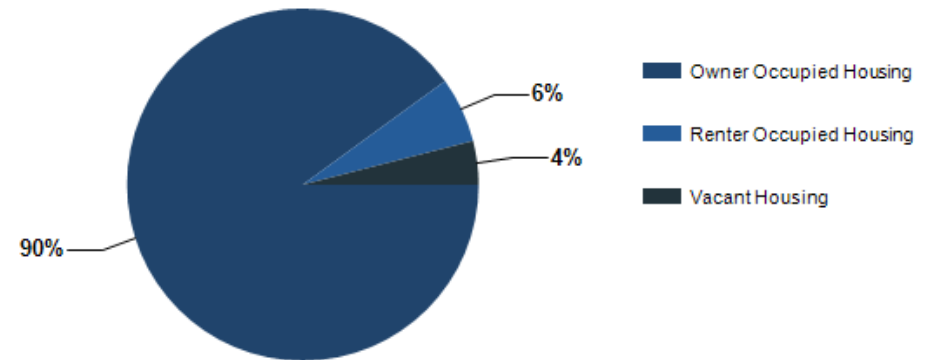
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	133	1,911	6,494
\$15,000-\$24,999	98	1,415	3,923
\$25,000-\$34,999	251	1,995	5,009
\$35,000-\$49,999	279	3,012	7,002
\$50,000-\$74,999	331	4,552	10,007
\$75,000-\$99,999	388	4,117	8,430
\$100,000-\$149,999	662	6,643	12,105
\$150,000-\$199,999	640	5,189	8,655
\$200,000 or greater	1,333	7,800	13,377
Median HH Income	\$142,136	\$107,670	\$88,470
Average HH Income	\$176,638	\$147,303	\$129,401



2026 Household Income



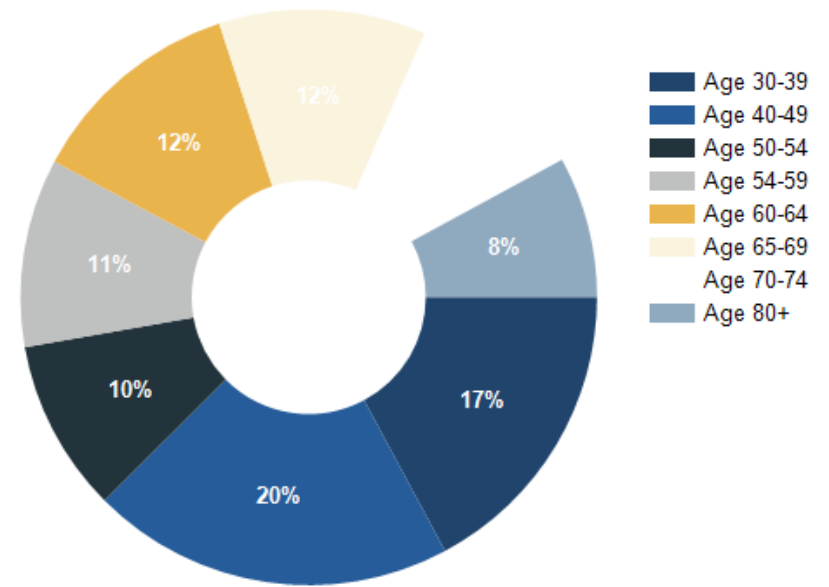
2026 Own vs. Rent - 1 Mile Radius



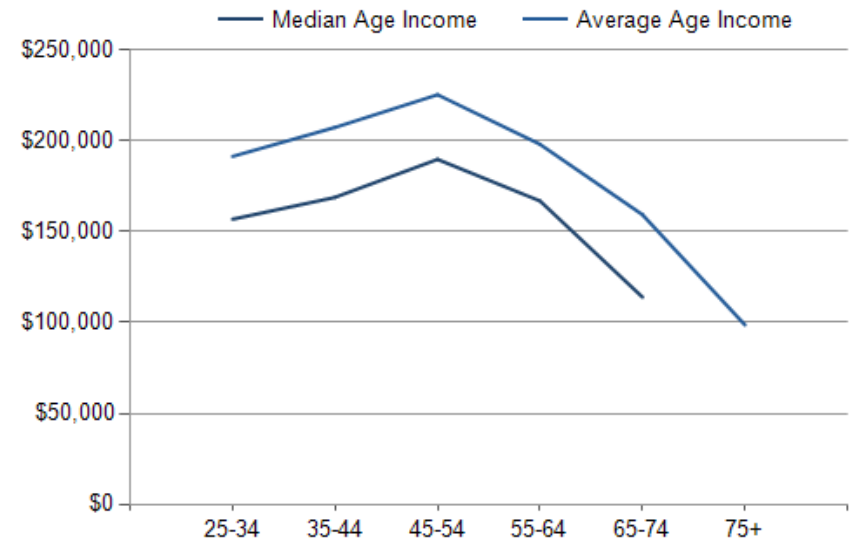
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	500	5,251	11,932
2026 Population Age 35-39	613	5,979	11,961
2026 Population Age 40-44	699	5,745	11,363
2026 Population Age 45-49	623	5,157	10,230
2026 Population Age 50-54	628	5,187	10,406
2026 Population Age 55-59	687	5,609	11,053
2026 Population Age 60-64	789	5,965	11,917
2026 Population Age 65-69	753	5,835	11,300
2026 Population Age 70-74	681	5,013	9,380
2026 Population Age 75-79	514	3,910	7,376
2026 Population Age 80-84	351	2,574	4,880
2026 Population Age 85+	464	2,498	4,419
2026 Population Age 18+	8,382	69,508	141,462
2026 Median Age	48	44	42
2031 Median Age	48	45	43

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$156,896	\$110,527	\$90,347
Average Household Income 25-34	\$191,479	\$143,513	\$121,583
Median Household Income 35-44	\$168,959	\$130,878	\$109,027
Average Household Income 35-44	\$207,460	\$169,115	\$147,217
Median Household Income 45-54	\$189,879	\$148,458	\$121,648
Average Household Income 45-54	\$225,458	\$185,833	\$165,067
Median Household Income 55-64	\$166,968	\$127,625	\$105,944
Average Household Income 55-64	\$198,159	\$168,175	\$149,134
Median Household Income 65-74	\$113,993	\$88,674	\$74,407
Average Household Income 65-74	\$159,385	\$130,202	\$113,766
Average Household Income 75+	\$98,658	\$91,730	\$84,298



Marsh Road Retail

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