



FOR SALE OR LEASE

Former Odyssey Charter School

2201 W 2nd St, Wilmington, DE 19805



SPECIALTY BUILDING FOR SALE OR LEASE

LOWER LEVEL FOR LEASE | 9,000 SF SPACE

Lower level of daycare building available with classrooms and lab in place. Handicap accessible. Fully sprinklered. Could be used as a school, church, community center, call center, etc. Separate entrance and parking from upper level (additional parking may be available in upper level paved lot depending on use).

Lease Rate: \$6/SF NNN

For more information, please contact:

Tony Bariglio

Tel 302.622.3518

Cell 302.540.1902

bariglio@pattersonwoods.com

INVESTMENT OPPORTUNITY | 34,000 SF BUILDING | 1.31 AC

Multi-level building - upper level fully tenanted with a daycare in place. Additional revenue possible with the leasing of the lower level. The building includes a large, fenced parking lot/recess area, gym, multiple secure entrances, handicap accessibility, updated restrooms, and a variety of plug and play classrooms.

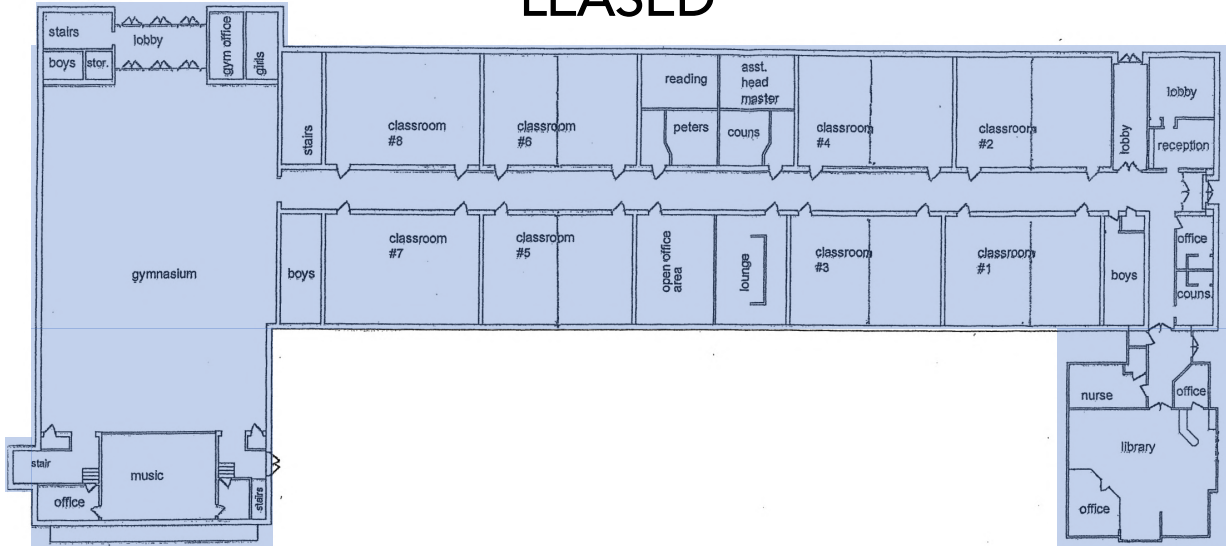


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**UPPER LEVEL
LEASED**



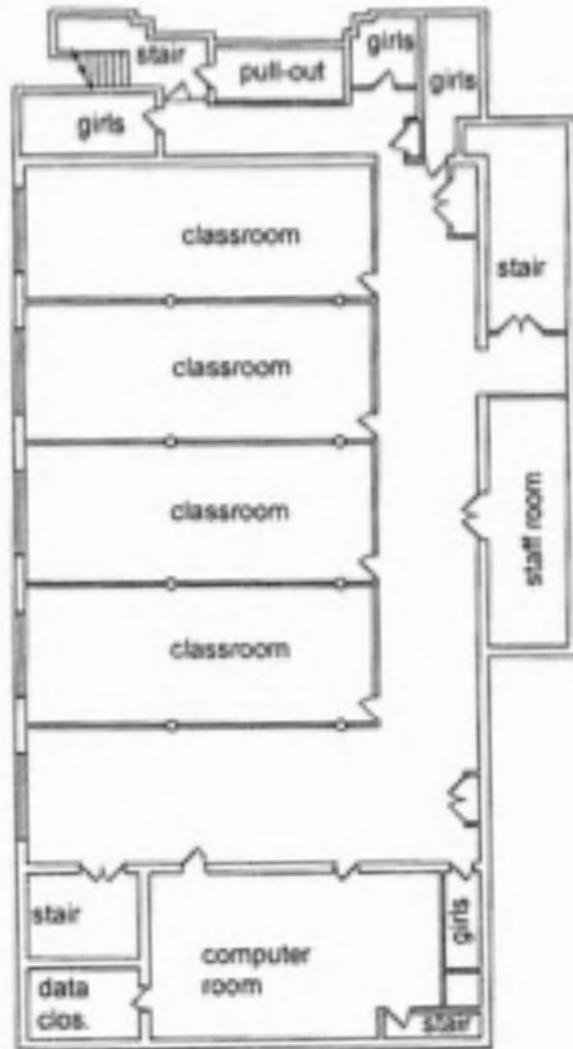


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LOWER LEVEL
AVAILABLE



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ENTIRE BUILDING
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FOR SALE**



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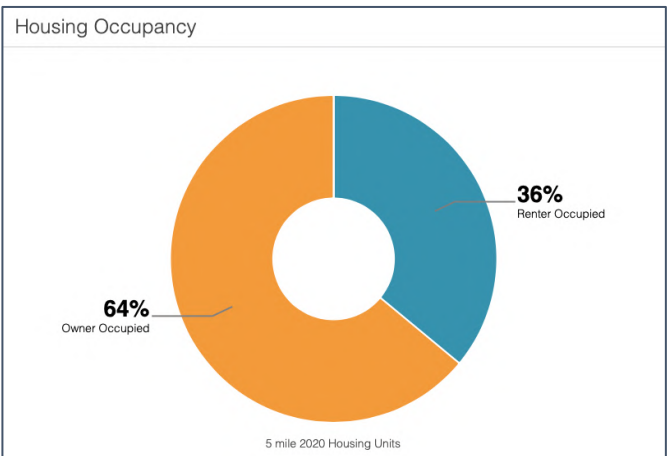
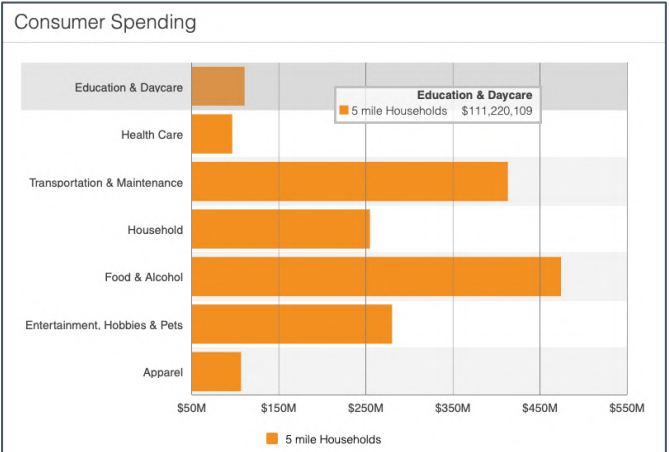
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5 Mile Radius Demographic Snapshot

Population	2 mile	5 mile	10 mile
2010 Population	72,513	189,382	480,615
2020 Population	72,352	188,320	488,449
2025 Population Projection	72,787	189,335	492,621
Annual Growth 2010-2020	-0.0%	-0.1%	0.2%
Annual Growth 2020-2025	0.1%	0.1%	0.2%
Median Age	37.1	39.4	40.2
Bachelor's Degree or Higher	26%	28%	33%
U.S. Armed Forces	37	98	461

Income	2 mile	5 mile	10 mile
Avg Household Income	\$69,445	\$79,098	\$92,431
Median Household Income	\$45,646	\$56,646	\$69,309
< \$25,000	9,126	17,644	33,723
\$25,000 - 50,000	7,187	16,573	37,056
\$50,000 - 75,000	4,829	12,433	32,650
\$75,000 - 100,000	3,041	9,018	25,853
\$100,000 - 125,000	2,247	6,722	19,248
\$125,000 - 150,000	1,051	3,474	11,839
\$150,000 - 200,000	951	3,352	13,720
\$200,000+	1,923	5,377	17,316



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