



CONCORD PIKE VILLAGE

4723 Concord Pike
Wilmington, DE 19803

PRIME RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Adjacent to the Concord Mall, DoubleTree Hotel, and Widener University Law School, Concord Pike Village offers unparalleled accessibility and visibility. On the opposite side of Concord Pike, you'll find a vibrant dining and hospitality scene with TGIF, Red Lobster, Olive Garden, Lone Star, Famous Dave's, and three additional hotels. This bustling hub ensures a constant flow of potential customers and clients. With a daily traffic count of 48,762 vehicles, your business will benefit from exceptional exposure. Beyond its prime location, the Property enjoys the support of a robust demographic profile and ample parking spaces.

PROPERTY DETAILS

- **Three Units Available:**
 - > **Unit 1:** 3,050 SF
 - > **Unit 5-6:** 2,500 SF
 - > **Unit 11-12:** 15,900 SF
- **Lease Rate:** Please contact listing agent
- **Parking:** 170 spaces
- **Zoning:** CR (Commercial Regional)
- **Traffic Counts:** 43,943 AADT

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 5,787 | 45,350 | 149,464 |
| Total Households | 2,073 | 17,963 | 66,012 |
| Average HH Income | \$131,927 | \$143,961 | \$109,672 |
| Median Age | 40.0 | 46.2 | 44.0 |



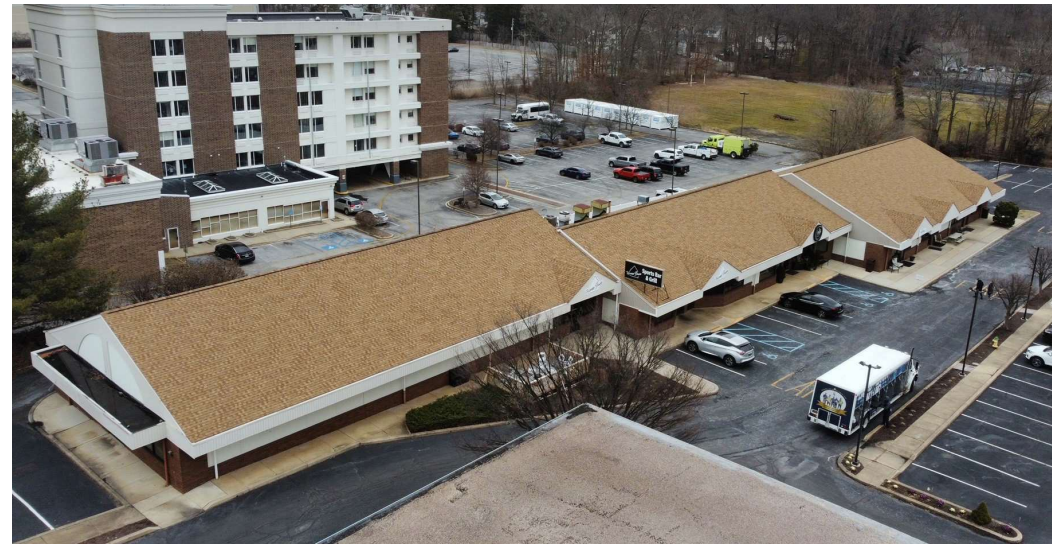
For More Information, Contact:

Dann Gladnick
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Owned & managed by:
DELLE DONNE
ASSOCIATES.

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



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| Unit# | Tenant Name | SF |
|-------|---------------------|--------|
| 1 | VACANT | 3,050 |
| 2-3-4 | HomeBase Cafe | 4,522 |
| 5-6 | Loka Beauty Salon | 2,500 |
| 7 | Brandywine Lighting | 1,950 |
| 8-9 | Thrive Athletics | 2,925 |
| 10 | Karate | 1,625 |
| 11-12 | Fortunoff | 15,900 |

Total SF: 32,472



VACANCY

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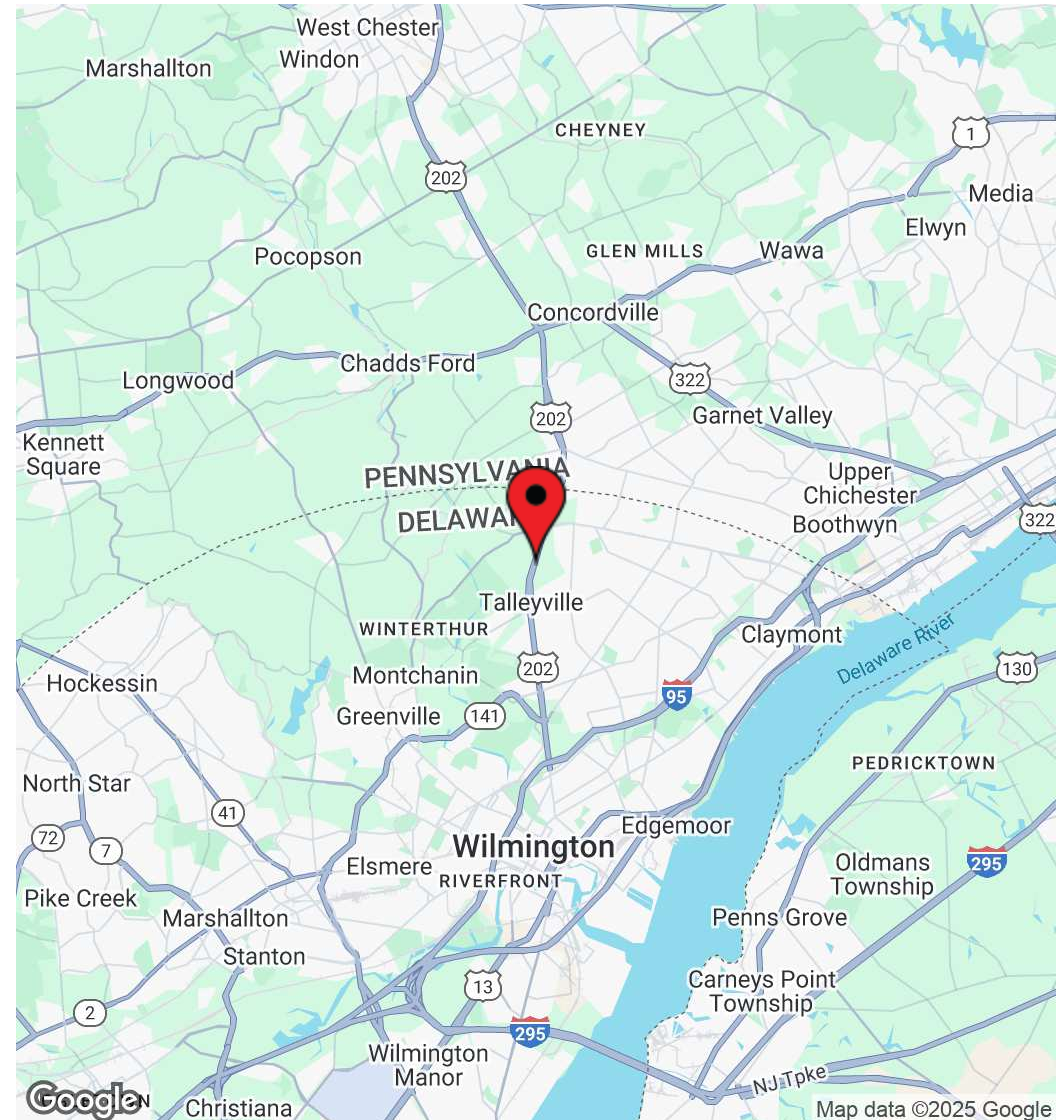
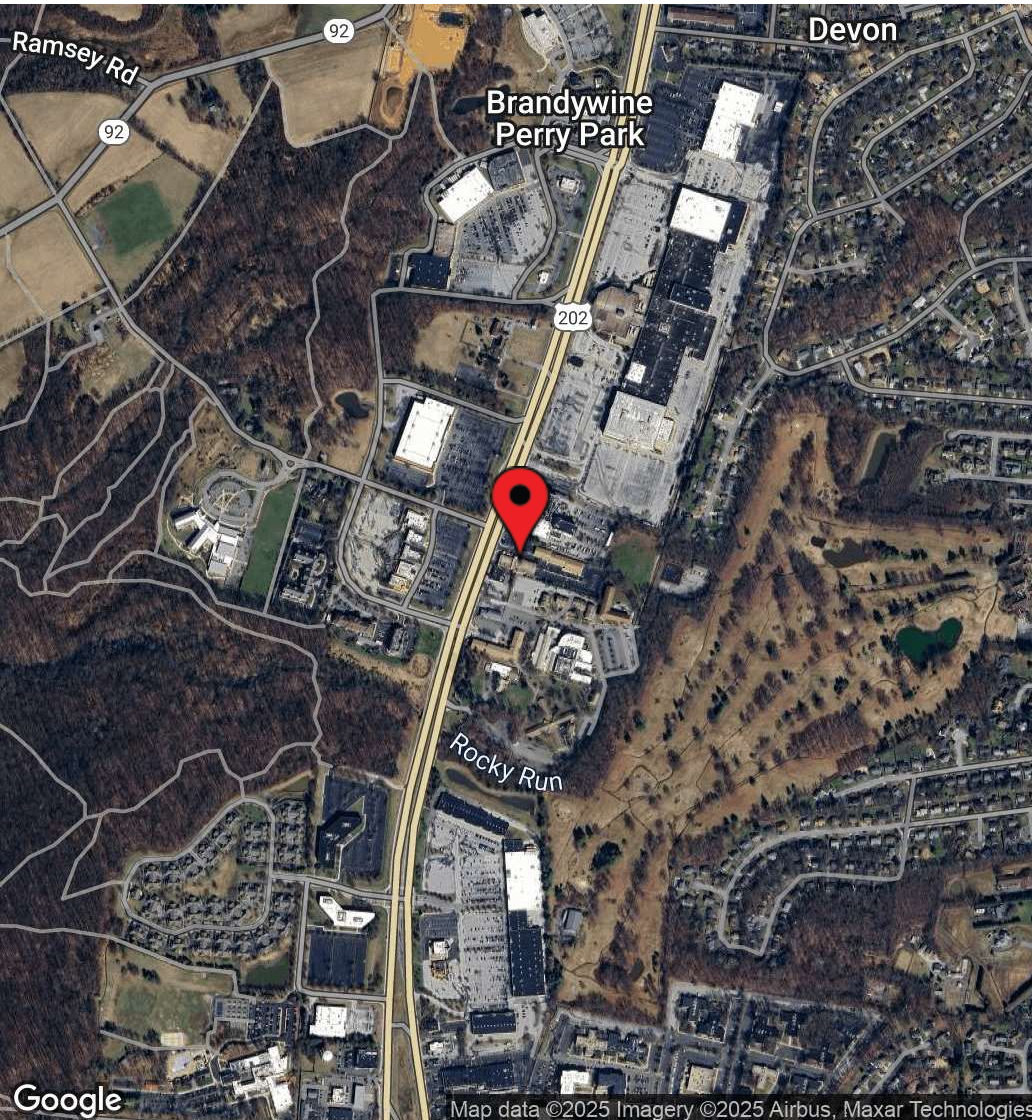
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