



### PROPERTY DESCRIPTION

**Join Food Lion and Family Dollar!** Former Boston Market available for lease. The building is located on busy Philadelphia Pike (Route 13) on the far north end of New Castle County near the PA border and adjacent to Darley Green, a new mixed-use community fusing a luxury apartment complex with 19,000+ SF of community based street retail.

### PROPERTY DETAILS

- **Available:** 3,200 SF
- **Lease Rate:** \$130,000/year/NNN
- **Traffic Counts:** 22,585 AADT
- Drive-thru capability
- Close and easy access to I-95, I-495 and Naamans Road
- Located directly across from Archmere Academy
- Surrounded by restaurants and local businesses
- Located in a densely populated area

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 9,534    | 59,545   | 144,396  |
| Total Households  | 4,172    | 25,224   | 60,586   |
| Average HH Income | \$68,544 | \$87,640 | \$92,225 |
| Median Age        | 37.4     | 41.7     | 41.8     |



For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
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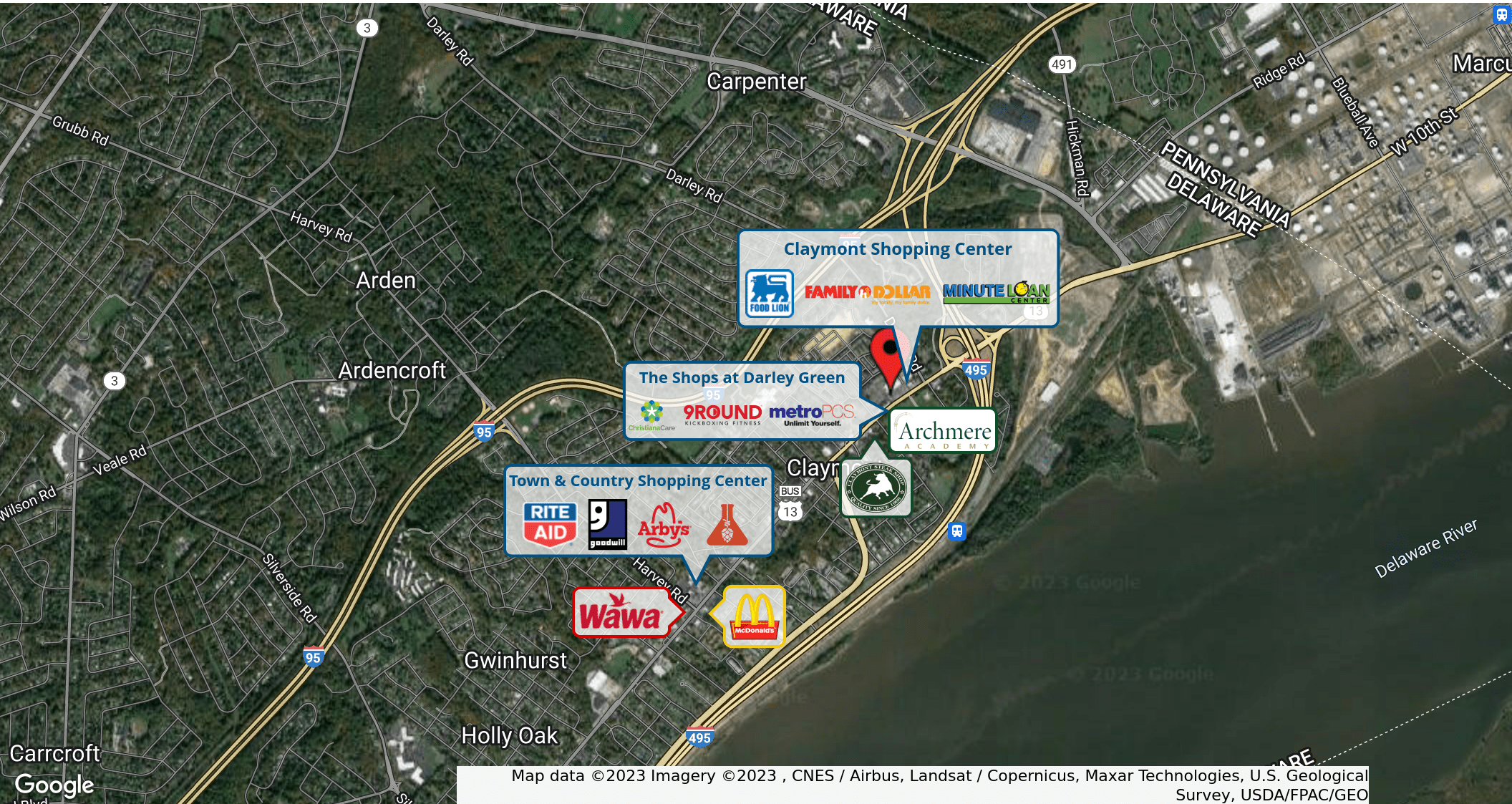


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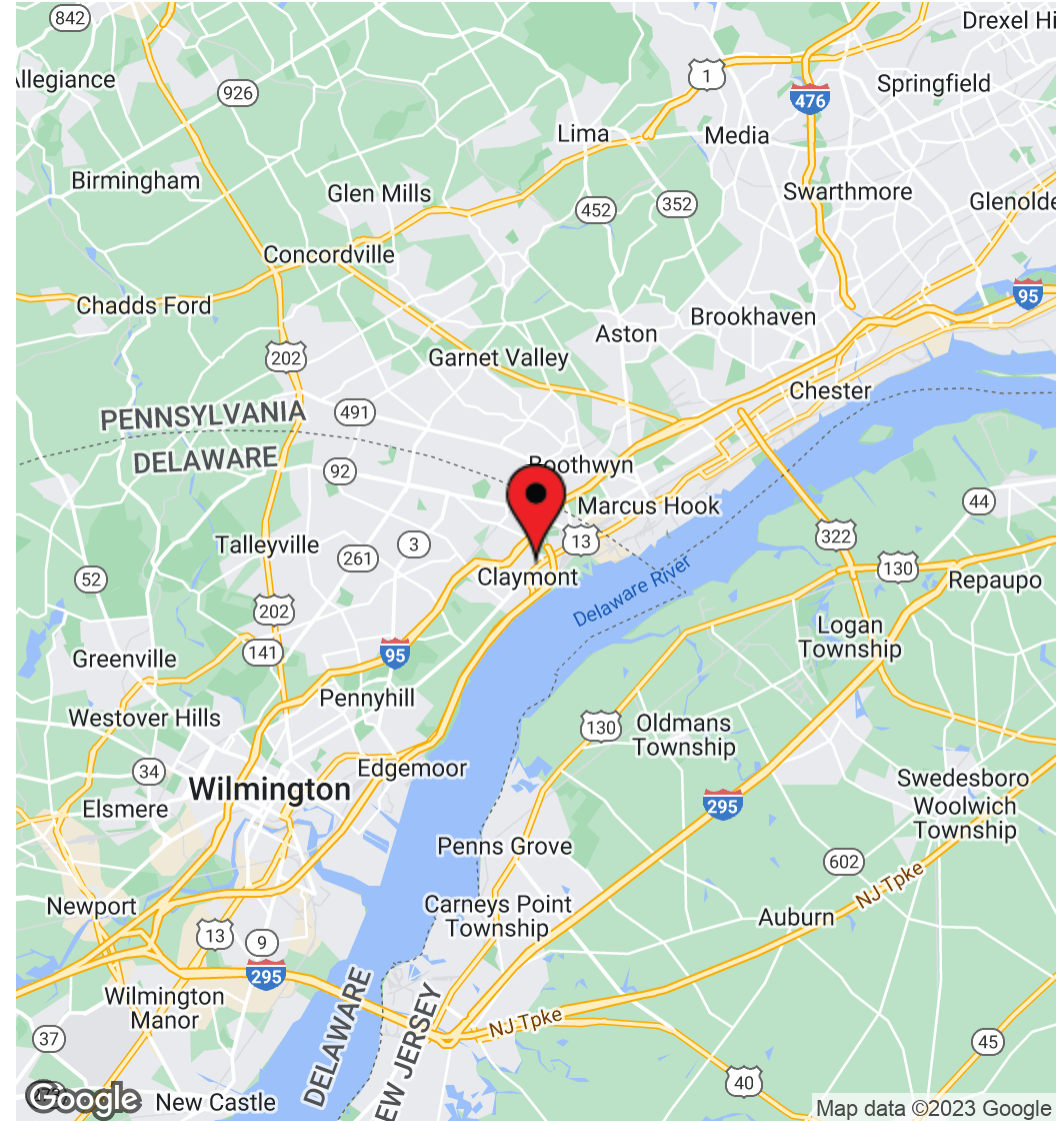
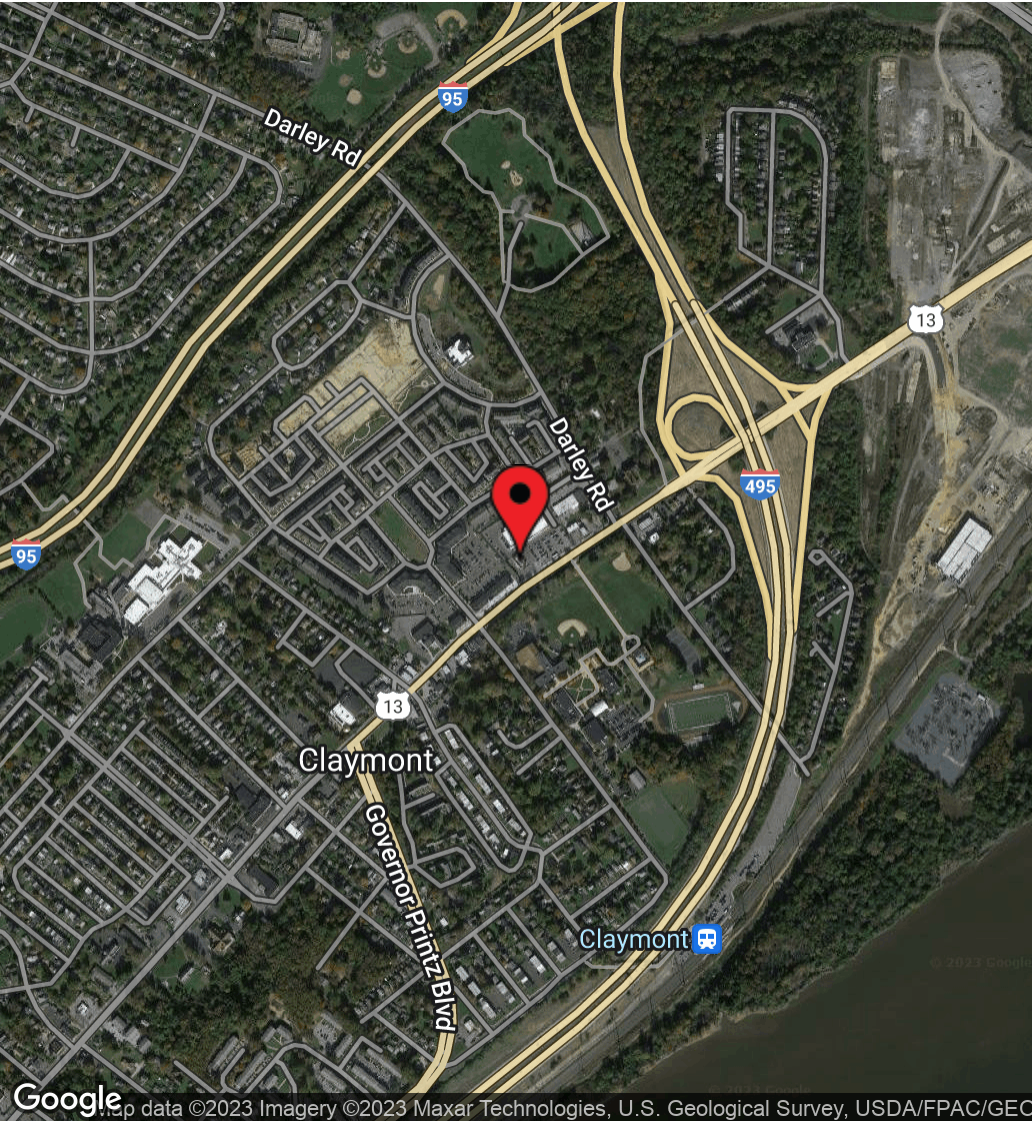
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3603 PHILADELPHIA PIKE

3603 Philadelphia Pike  
Claymont, DE 19703

RETAIL PROPERTY  
**FOR LEASE**



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