



PROPERTY DESCRIPTION

Join Rite Aid, Concord Pet Food & Supplies, Supercuts, Domino's Pizza, Einstein Bros Bagels, PNC Bank, Artisans' Bank, H&R Block and more! Located near the bustling intersection of Route 202 and I-95, this prime location offers high visibility and easy access, making it ideal for a variety of businesses. Anchored by a high-traffic Rite Aid, this area enjoys consistent foot traffic, particularly from those in the surrounding neighborhoods and commuters passing through the major highways. The proximity to major roadways ensures that this spot is not only easily accessible but also frequently visited, making it a vibrant and dynamic area for both shoppers and businesses alike.

PROPERTY DETAILS

- **Available:** Up to 8,165 SF
 - > Unit 6: 3,440 SF
 - > Unit 7: 4,725 (former restaurant)
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 14,700 VPD

PROPERTY HIGHLIGHTS

- High visibility location in a prime commercial area
- Proximity to major transportation routes
- Diverse and complementary tenant mix
- Ample parking

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Current Population	9,355	83,898	174,819
Total Daytime Population	8,398	78,802	198,826
Total Households	3,633	35,086	73,625
Average HH Income	\$152,083	\$126,592	\$115,342
Average Age	47	44	43



For More Information, Contact:

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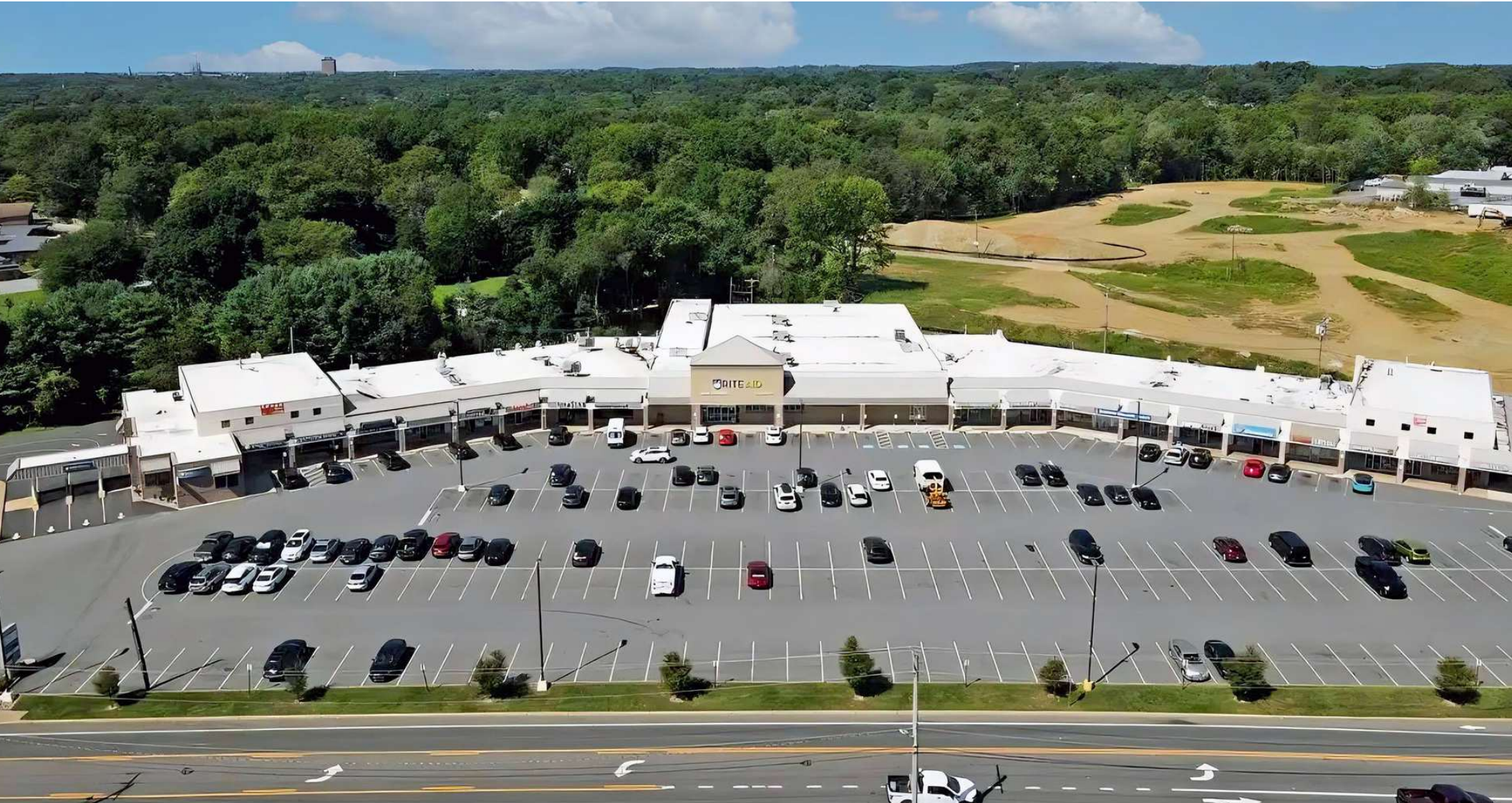
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SHOPPES OF GRAYLYN

1732 Marsh Road
Wilmington, DE 19810

RETAIL SPACE FOR LEASE



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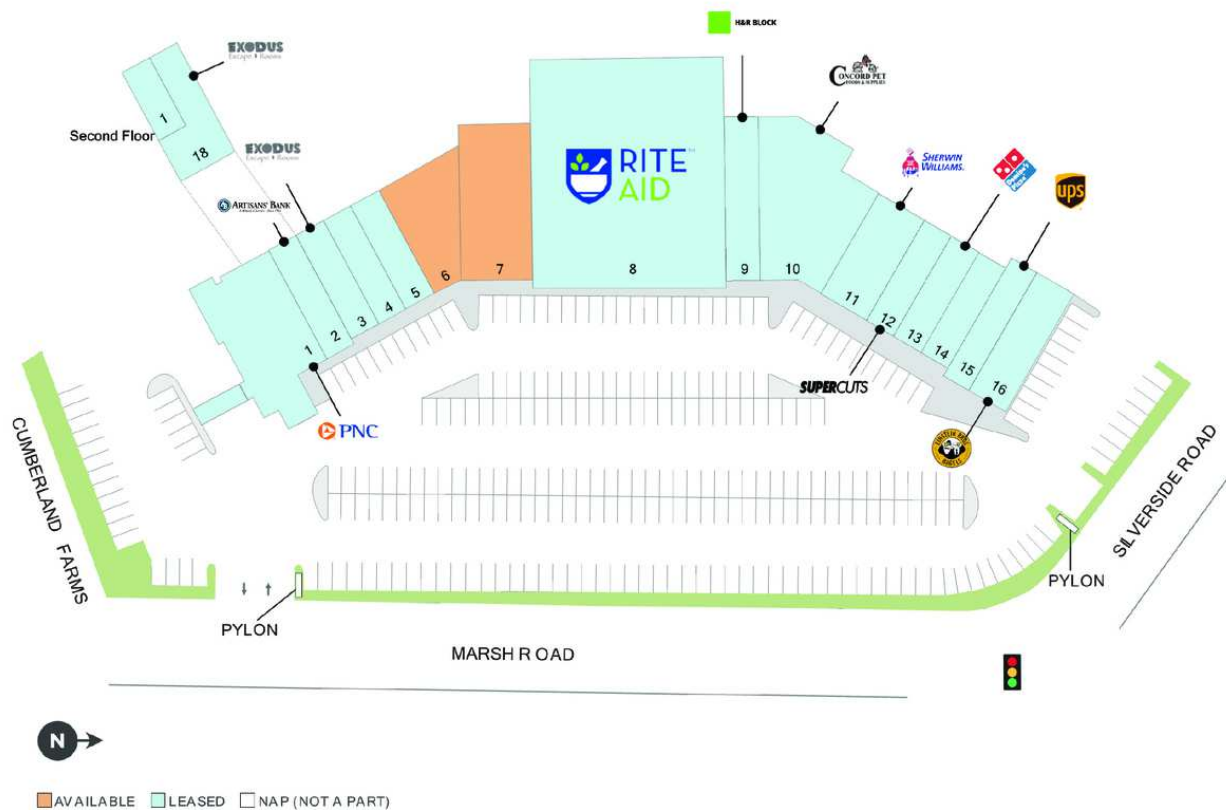
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DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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Shoppes of Graylyn

📍 1732 Marsh Road, Wilmington, DE 19810

Center Size: 64,232



SPACE	TENANT	SF
06	AVAILABLE	3,440
07	AVAILABLE (Restaurant)	4,725
01	PNC BANK	5,670
02	ARTISANS' BANK	1,600
03	EXODUS ESCAPE ROOMS	1,600
04	TAIL WAGGERS PET SALON	1,600
05	POPPYCOCK TATTOO	1,600
08	RITE AID	23,500
09	H & R BLOCK	2,186
10	CONCORD PET FOODS & SUPPLIES	4,900
11	SHERWIN-WILLIAMS	2,800
12	SUPERCUTS	1,600
13	DOMINO'S PIZZA	1,560
14	BLAZE TERIYAKI	1,600
15	THE UPS STORE	1,329
16	EINSTEIN BROS BAGELS	2,092
18	EXODUS ESCAPE ROOMS	2,430

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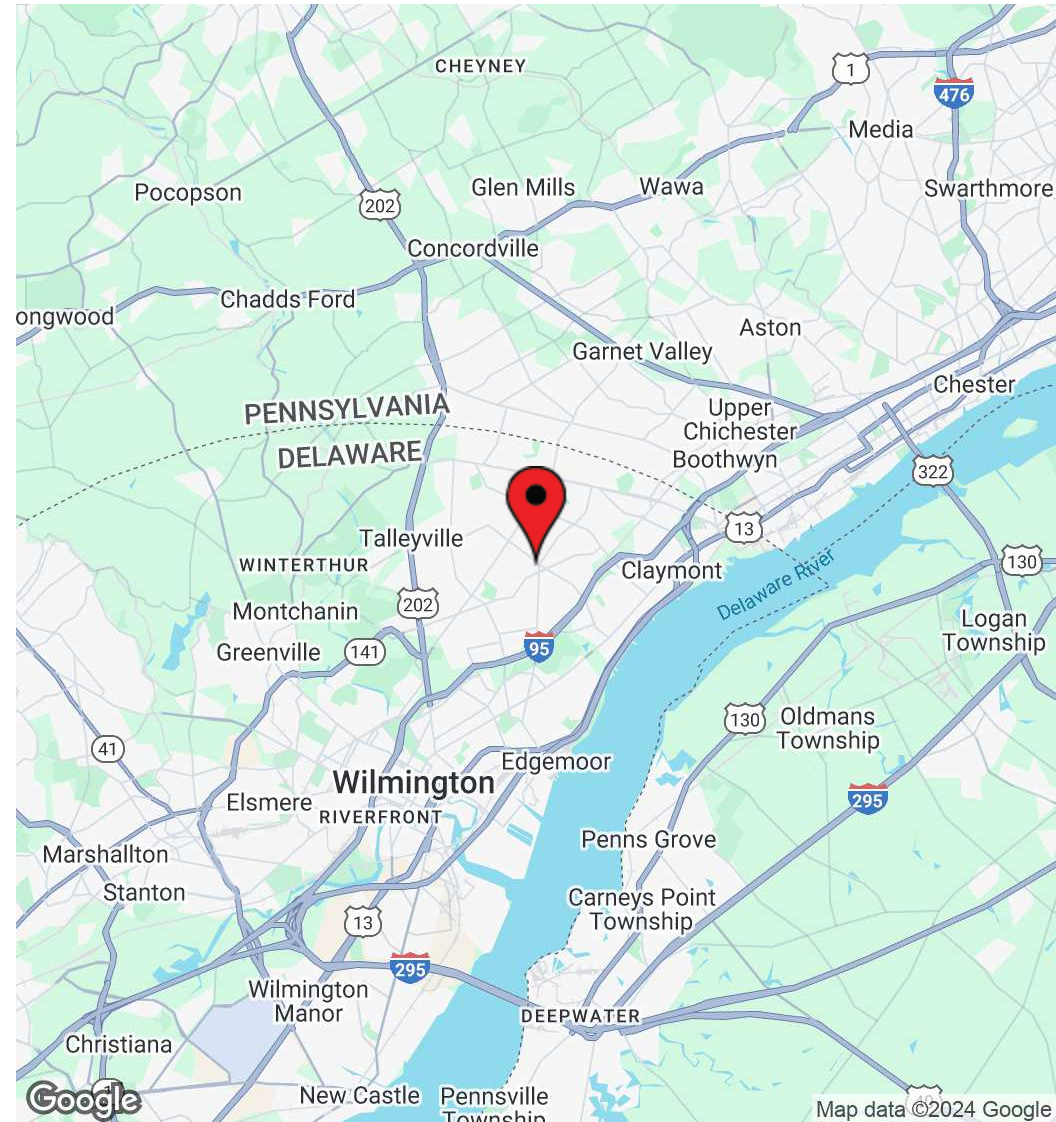
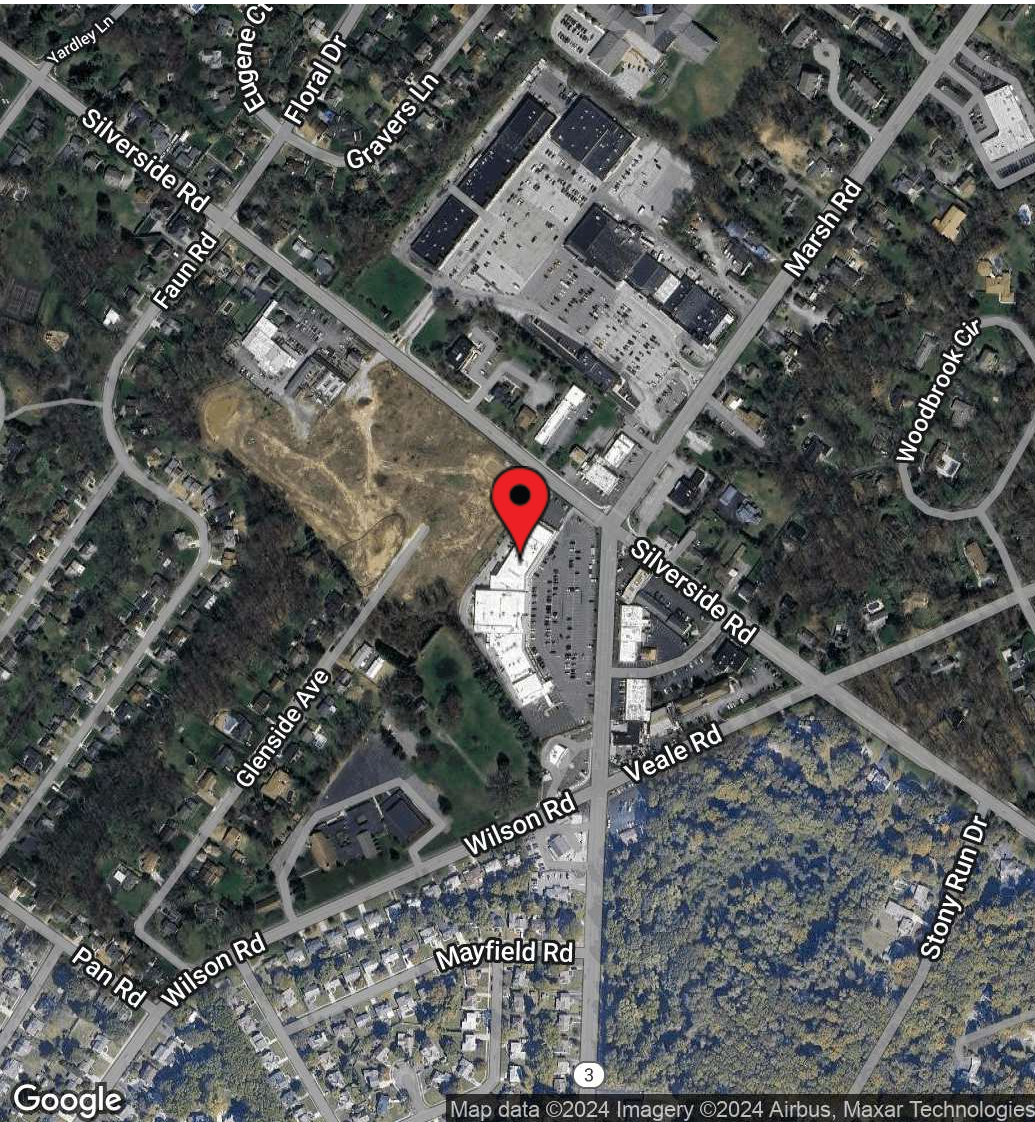
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Shoppes of Graylyn
Wilmington, Delaware

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

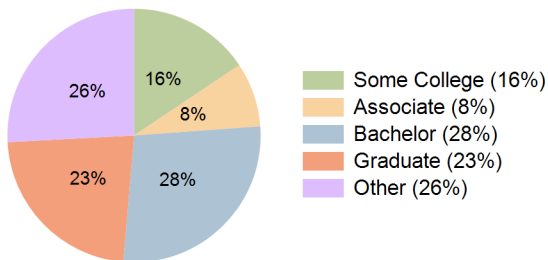
Current Year Demographics

Current Population	9,869	84,887	174,745	97,319
Total Daytime Pop	9,282	80,255	199,833	103,509
Daytime Workers	3,882	37,620	111,577	54,466
Average Household Income	\$169,727	\$140,173	\$125,743	\$129,554
Median Household Income	\$125,075	\$104,637	\$87,723	\$97,066
Total Households	3,872	35,742	74,072	41,425
Median Home Value	\$424,754	\$408,096	\$390,594	\$392,446
Bachelors Degree	35.3%	28.5%	24.8%	27.5%
Graduate Degree	24.8%	23.9%	20.9%	22.8%
Consumer Spending Index	146	123	111	114

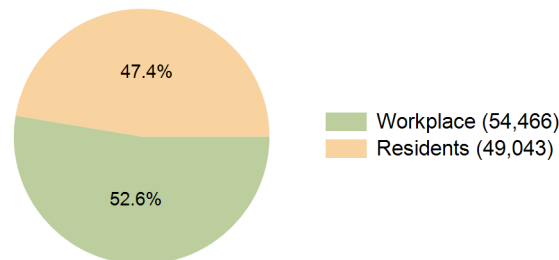
2029 Demographic Projections

Projected Population	9,520	83,304	172,306	95,273
Projected 5 Year Annual Growth Rate (Pop)	-0.7%	-0.4%	-0.3%	-0.4%
Projected Households	3,832	35,917	74,793	41,548
Projected 5 Year Annual Growth Rate (HH)	-0.2%	0.1%	0.2%	0.1%

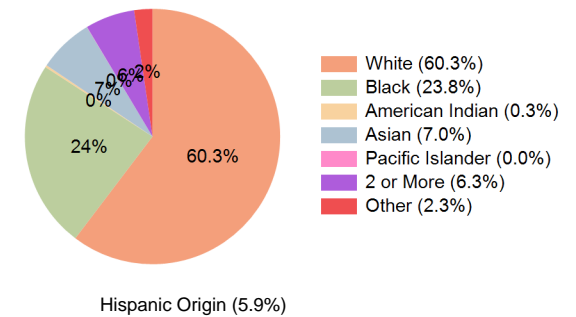
Education (10 Minute Drive)



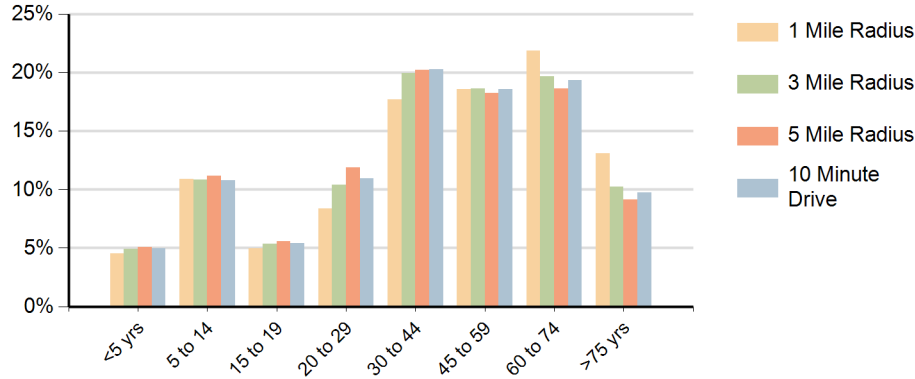
Daytime Population (10 Minute Drive)



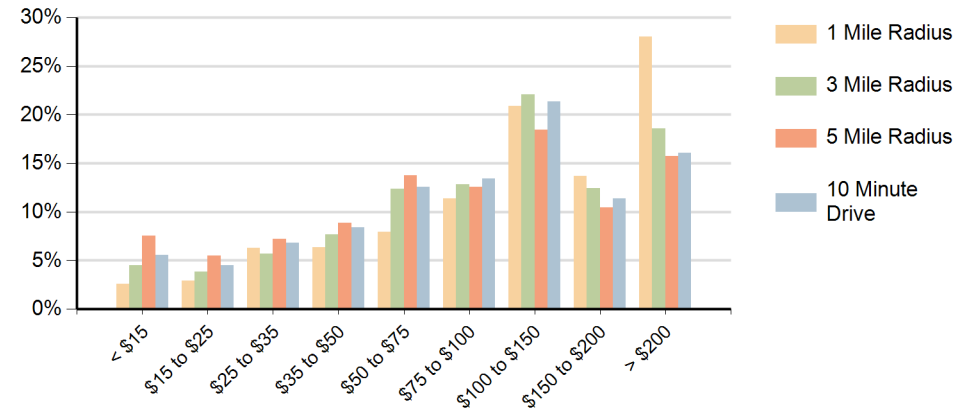
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Shoppes of Graylyn Wilmington, Delaware		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	9,869	84,887	174,745	97,319
	2020 Census Population	10,062	85,019	173,762	97,320
	2010 Census Population	10,140	81,392	168,959	93,534
	Historical Annual Growth 2010 to 2020	-0.1%	0.4%	0.3%	0.4%
	Estimated Annual Growth 2020 to 2024	-0.5%	0.0%	0.1%	0.0%
	Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.3%	-0.4%
Households	Current Estimated Households	3,872	35,742	74,072	41,425
	2020 Census Households	3,894	35,283	72,268	40,791
	2010 Census Households	4,038	33,609	69,133	38,864
	Historical Annual Growth 2010 to 2020	-0.4%	0.5%	0.4%	0.5%
	Estimated Annual Growth 2020 to 2024	-0.1%	0.3%	0.6%	0.4%
	Projected Annual Growth 2024 to 2029	-0.2%	0.1%	0.2%	0.1%
Population per Household		2.5	2.3	2.3	2.3
Race	White	80.7%	66.6%	56.6%	60.3%
	Black or African American	6.9%	16.6%	28.1%	23.8%
	American Indian	0.2%	0.3%	0.3%	0.3%
	Asian	5.1%	8.1%	6.0%	7.0%
	Pacific Islander	0.1%	0.0%	0.0%	0.0%
	2 or More Races	6.1%	6.2%	6.3%	6.3%
	Other Races	0.9%	2.2%	2.7%	2.3%
	Hispanic Origin	3.9%	5.7%	6.8%	5.9%



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