

PROPERTY DESCRIPTION

Prime 2,750 SF Former Bank with Drive-Thru Lanes on Highly Sought-After Concord Pike! Welcome to 5107 Concord Pike, a rare opportunity in Wilmington's most vibrant retail corridor. Situated directly on Concord Pike (Route 202), this property offers unparalleled visibility with over 60,000 vehicles passing by daily. This premier location features two drive-thru lanes, ample parking, a flexible layout, and modern amenities to bring your vision to life.

The property is just minutes from renowned landmarks like the Brandywine River Museum of Art, Hagley Museum, and Alapocas Run State Park. Surrounded by high-end retailers such as Nordstrom Rack, Whole Foods Market, and Sephora, and dining destinations like The Cheesecake Factory, Taverna Rustic Italian, and Capers & Lemons, this location is a hub of activity. Nearby amenities, including Concord Mall, Costco, and boutique fitness studios, add to the thriving business environment. With its unbeatable location, high traffic count, and standout drive-thru feature, this property won't be available for long.

PROPERTY DETAILS

- **Available:** 2,750 SF
- **Lease Rate:** Please contact listing agent
- **Lot Frontage:** 243' (Concord Pike)
- **Zoning:** CR (Commercial Regional)
- **Parking:** 23 total parking spaces

KEY FEATURES

- Two drive-thru lanes, a coveted feature for maximizing customer convenience.
- 4-way traffic light access ensuring seamless customer entry and exit.
- High-income area with household income exceeding \$169,000 within 3 miles.
- High-visibility frontage for signage and branding opportunities.
- Concord Pike remains one of the most competitive and high-demand commercial corridors in the region.



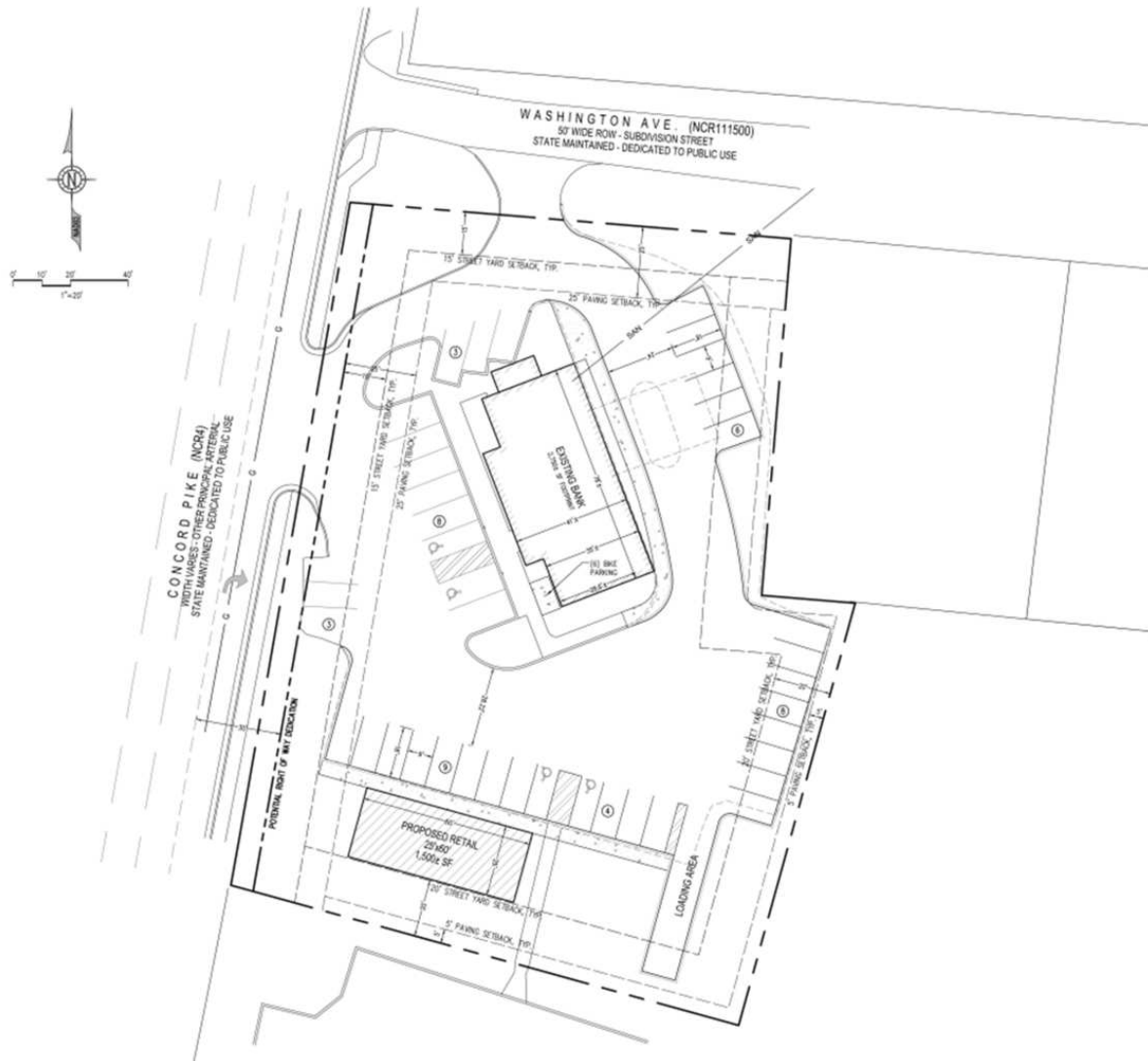
For More Information, Contact:

Trevor Cooney
tcooney@dsmre.com
302.283.1800 Office
302.842.2446 Cell

Robert Wittig, Jr
rwittigjr@dsmre.com
302.283.1800 Office
302.530.1422 Cell

Andy Fox
afox@dsmre.com
302.283.1800 Office
302.229.1304 Cell

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



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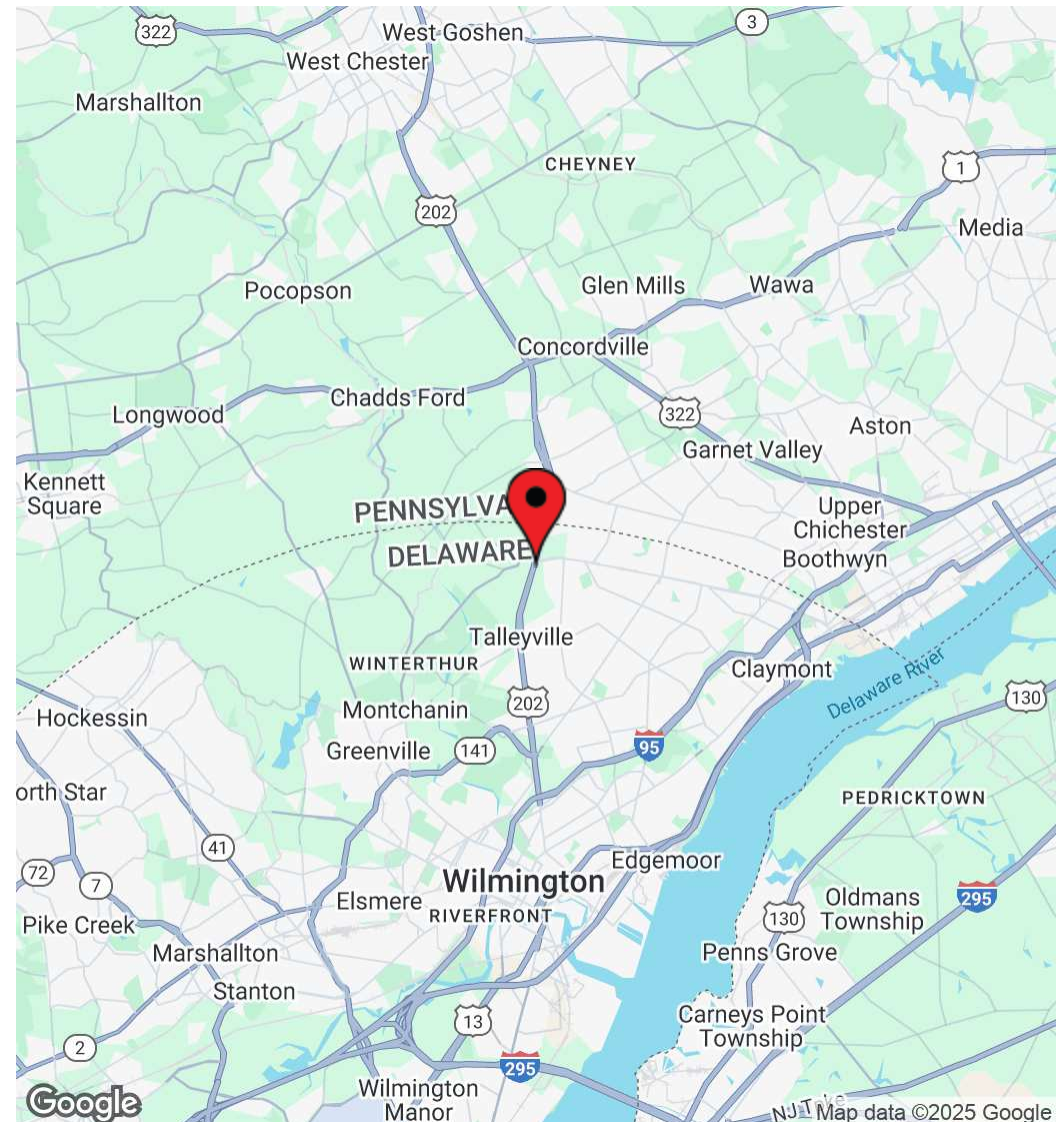
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DSM Commercial
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Wilmington, DE 19808
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5107 Concord Pike
Wilmington, DE 19803

RETAIL/OFFICE FOR LEASE



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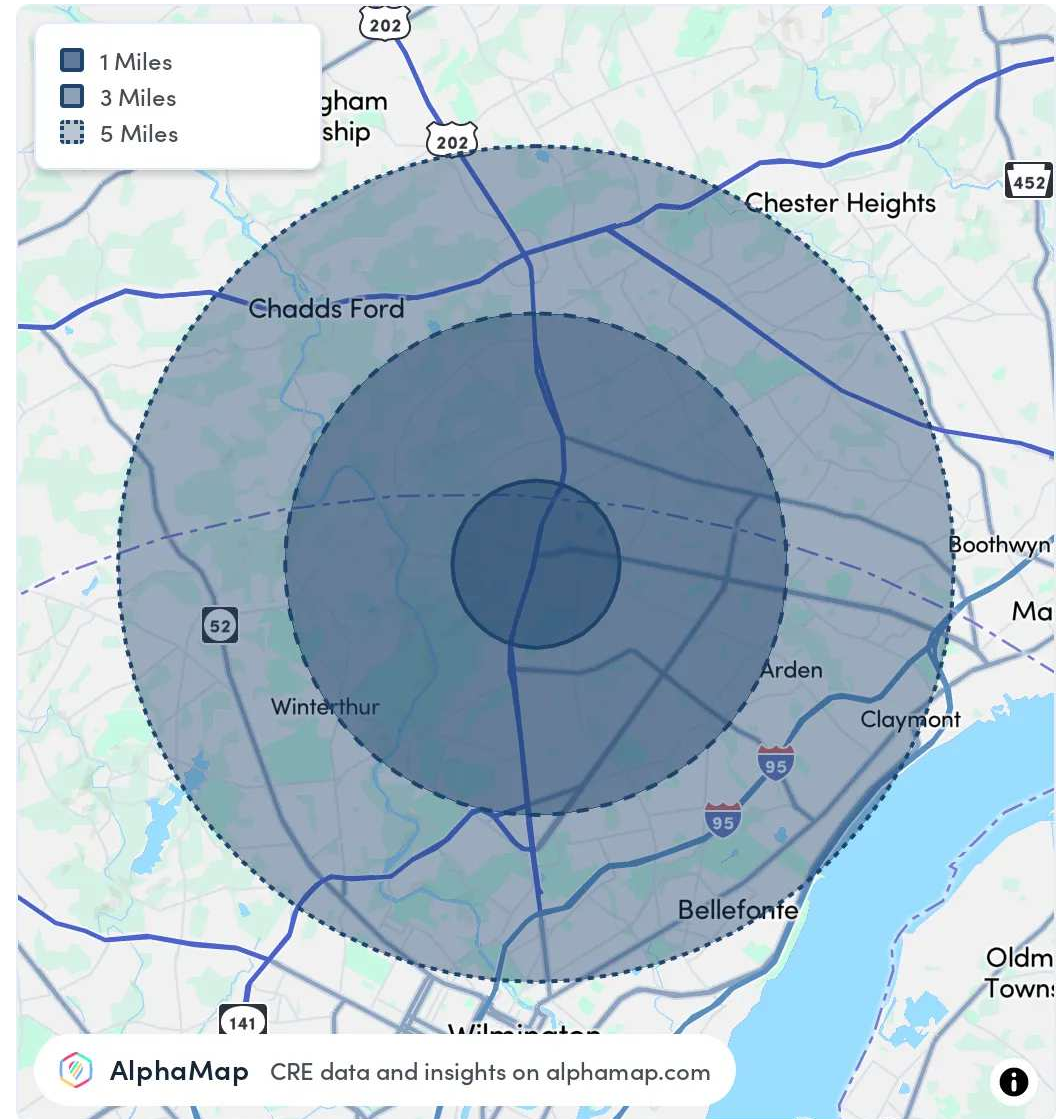
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,254	46,738	130,221
Average Age	44	45	45
Average Age (Male)	43	44	44
Average Age (Female)	45	47	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,065	18,379	53,626
Persons per HH	2.5	2.5	2.4
Average HH Income	\$154,760	\$168,939	\$150,084
Average House Value	\$488,730	\$536,175	\$510,910
Per Capita Income	\$61,904	\$67,575	\$62,535

RACE	1 MILE	3 MILES	5 MILES
Population White	3,782	36,983	93,039
Population Black	332	2,198	16,373
Population American Indian	12	130	320
Population Asian	811	4,330	10,571
Population Pacific Islander	-	15	39
Population Other	72	452	2,301



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