



RETAIL CONDO FOR SALE

1401 PENNSYLVANIA AVENUE

Wilmington, DE 19806

MITCH BERKOWITZ

Sales & Leasing

O: 302.740.7070 | C: 302.414.1000

mitchb@LMTCRE.com

RETAIL CONDO FOR SALE

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Wilmington, DE 19806



PROPERTY DESCRIPTION

Position your business or investment portfolio with this former hair salon condo available for sale at 1401 Pennsylvania Avenue in Wilmington, Delaware. The space offers a functional layout that can support a variety of professional, personal service, office, or medical-related uses. Previously configured as a salon, the property offers a practical layout and existing plumbing that can accommodate a variety of service-oriented businesses. Located within a mixed-use building with residential condominiums above, the property benefits from a built-in residential presence while remaining easily accessible to the surrounding community. This opportunity is well-suited for owner-users or investors seeking a versatile commercial property.

PROPERTY HIGHLIGHTS

- Located within a mixed-use building with residential condominiums above
- Prominent Pennsylvania Avenue location with convenient access to Downtown Wilmington
- Ideal for owner-users or investors
- Existing plumbing and functional layout suitable for a variety of service-oriented uses

OFFERING SUMMARY

Sale Price:	\$135,000
Building Size:	750 +/- SF

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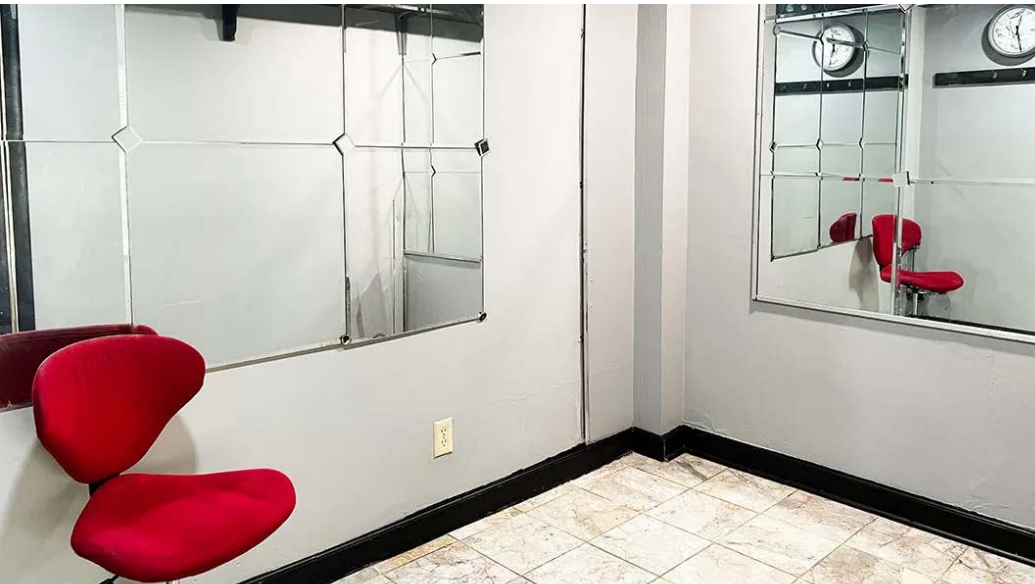
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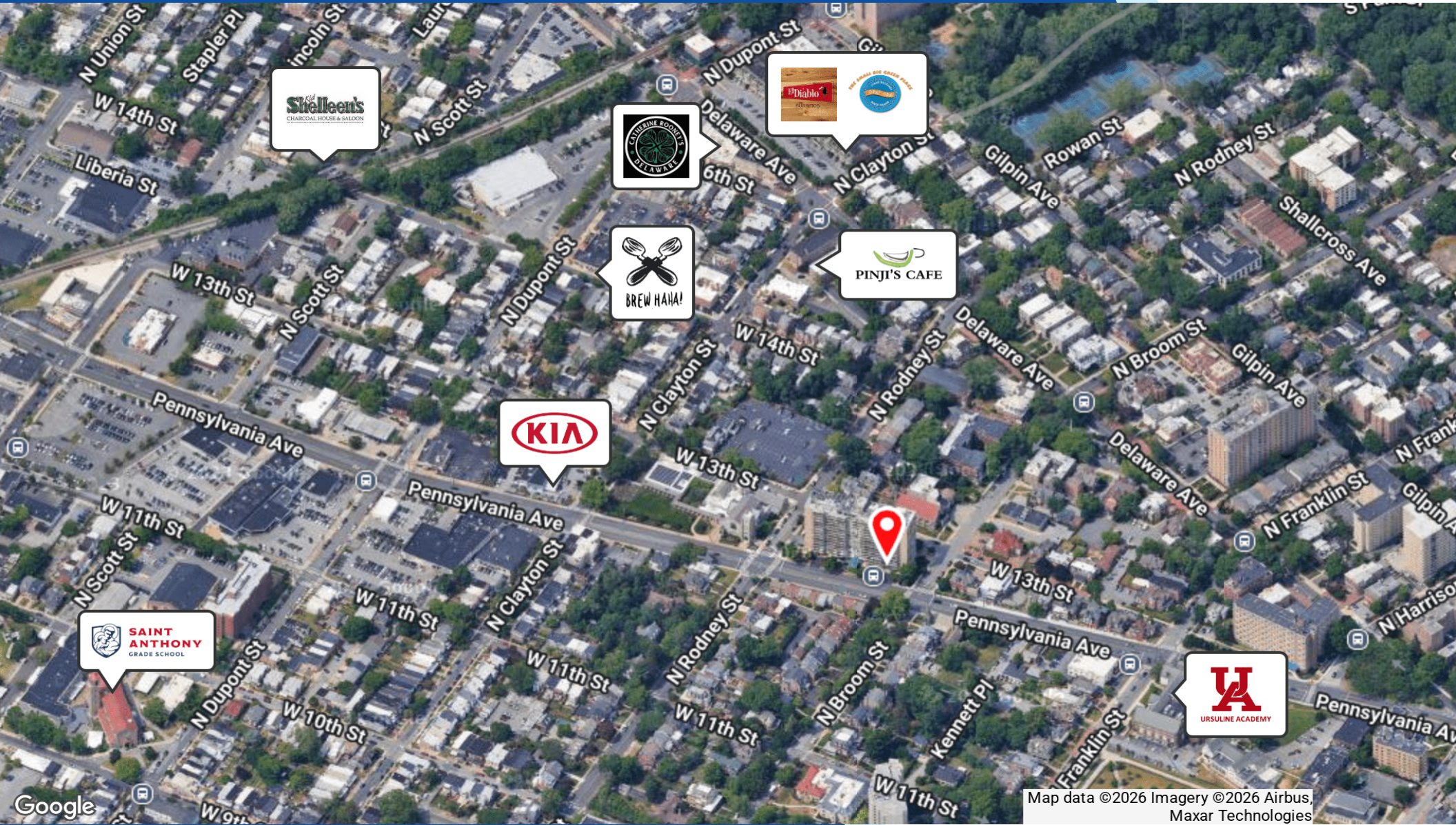
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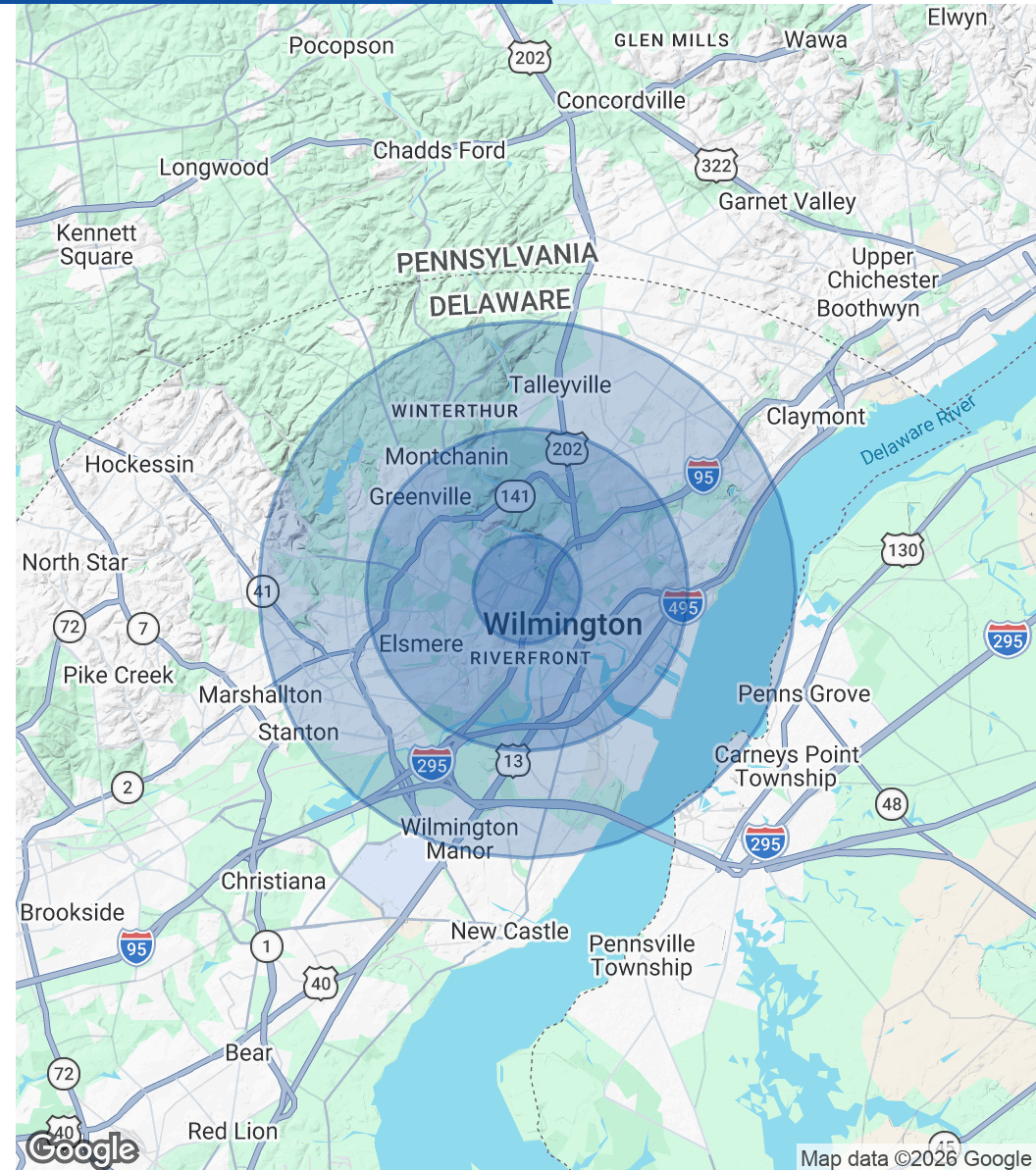
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,301	110,122	187,828
Average Age	41.1	39.7	41.0
Average Age (Male)	39.9	37.1	39.0
Average Age (Female)	41.3	41.8	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,973	48,200	78,867
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$88,305	\$96,933	\$109,204
Average House Value	\$296,485	\$305,704	\$333,317

2023 American Community Survey (ACS)



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