



## 1809 Marsh Road

Wilmington, Delaware 19810

### Property Information

A rare infill commercial redevelopment site in the heart of North Wilmington's Brandywine corridor, 1809 Marsh Road offers ~0.47 acres of CN-zoned land with a 2,000 +/- SF building. The site sits directly across from Branmar Plaza (anchored by ACME, Walgreen's, & M&T Bank), and benefits from a brand-new Chase Bank and LIDL opening nearby, making it part of a high-visibility, high traffic retail/service area.

### Property Highlights

- Excellent visibility and frontage on Marsh Road, with high traffic counts exceeding 18,000+ VPD
- Ideal for small-scale, high margin users such as medical, dental, financial services, technology, specialty office or a redeveloper.
- Built-in demand and cross-traffic with Branmar Plaza
- In close proximity to I-95

### Offering Summary

<b>Sale Price</b>	<del>\$895,000</del> <b>Price Reduced! Now \$845,000</b>
<b>Lot Size:</b>	0.47 +/- AC
<b>Building Size:</b>	2,000 +/- SF
<b>Zoning</b>	CN
<b>Parcel</b>	<a href="#">0606800121</a>

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,605	83,740	166,662
<b>Households</b>	3,843	34,635	70,027



