

RETAIL PROPERTY
FOR LEASE

1A TROLLEY SQUARE, WILMINGTON, DE



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,900 - 8,100 SF
Lot Size:	1.5 Acres
Year Built:	1978
Renovated:	2000
Zoning:	26-C1 Neighborhood Shopping

PROPERTY OVERVIEW

Discover this exceptional leasing opportunity in the heart of Wilmington's lively Trolley Square neighborhood. Formerly a Walgreen's, the first floor retail space (6,200 SF) offers high visibility and is perfectly suited for retail, dining, or specialty concepts. Additionally, the second floor shell space (1,900 SF) provides flexible options for office or storage use. Trolley Square boasts a prime corner location on Delaware Avenue, drawing high foot traffic and featuring ample parking, professional on-site management, and a rich array of surrounding shops, restaurants, and services. This premier retail destination is ready to elevate your business presence.

PROPERTY HIGHLIGHTS

- High-visibility location with excellent exposure
- Versatile open floor plans for various business uses
- Abundant natural light throughout the space
- Strategic and sought-after business address
- Ideal for retail, dining, or specialty concepts
- Prime corner location at a vibrant commercial hub
- Flexible layout accommodating a wide range of businesses
- Ground floor retail space available for lease
- Spacious and adaptable shell space for office or storage use

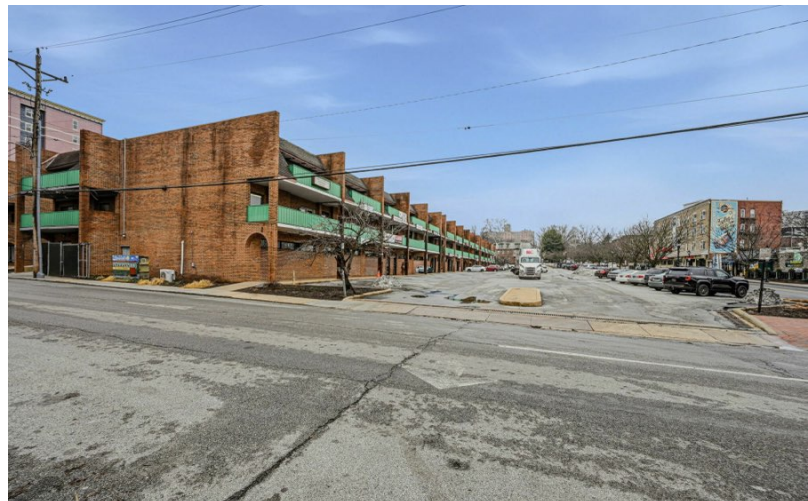
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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FIRST FLOOR SUITE 1A
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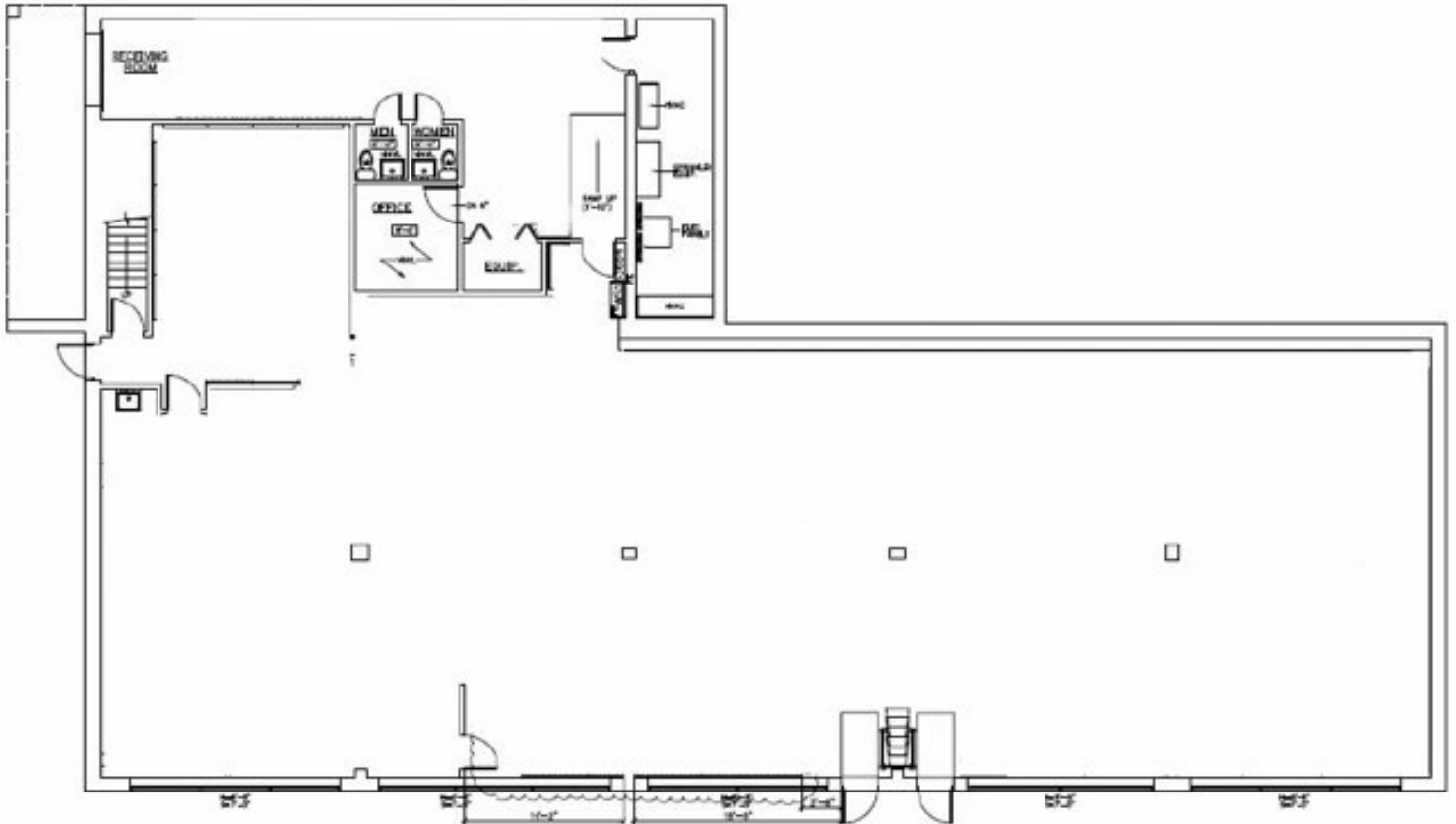
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1st Floor - Floor Plan



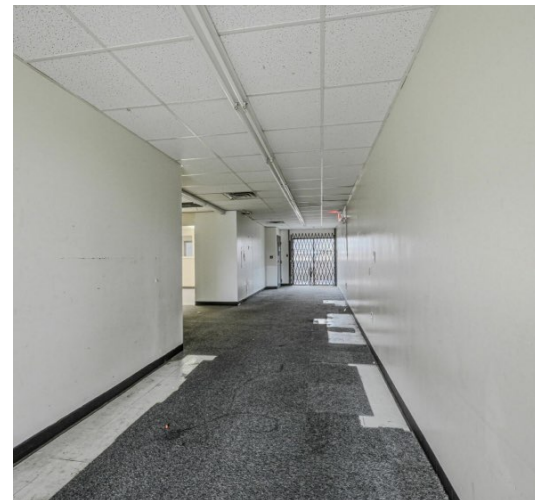
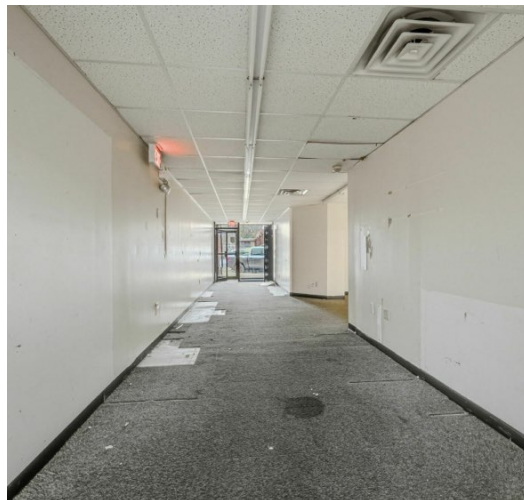
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SECOND FLOOR
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1 & 2B TROLLEY SQUARE, WILMINGTON, DE



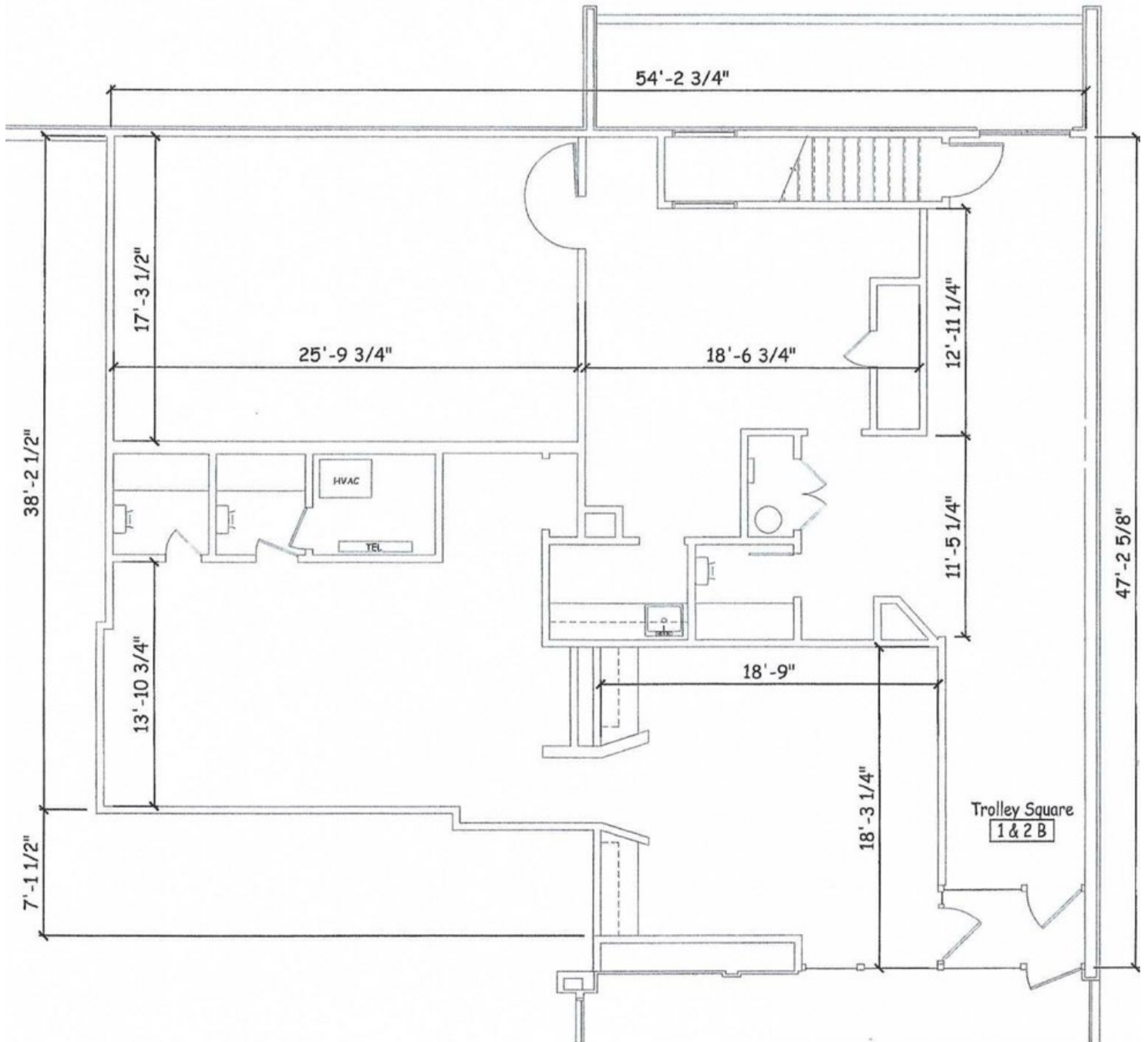
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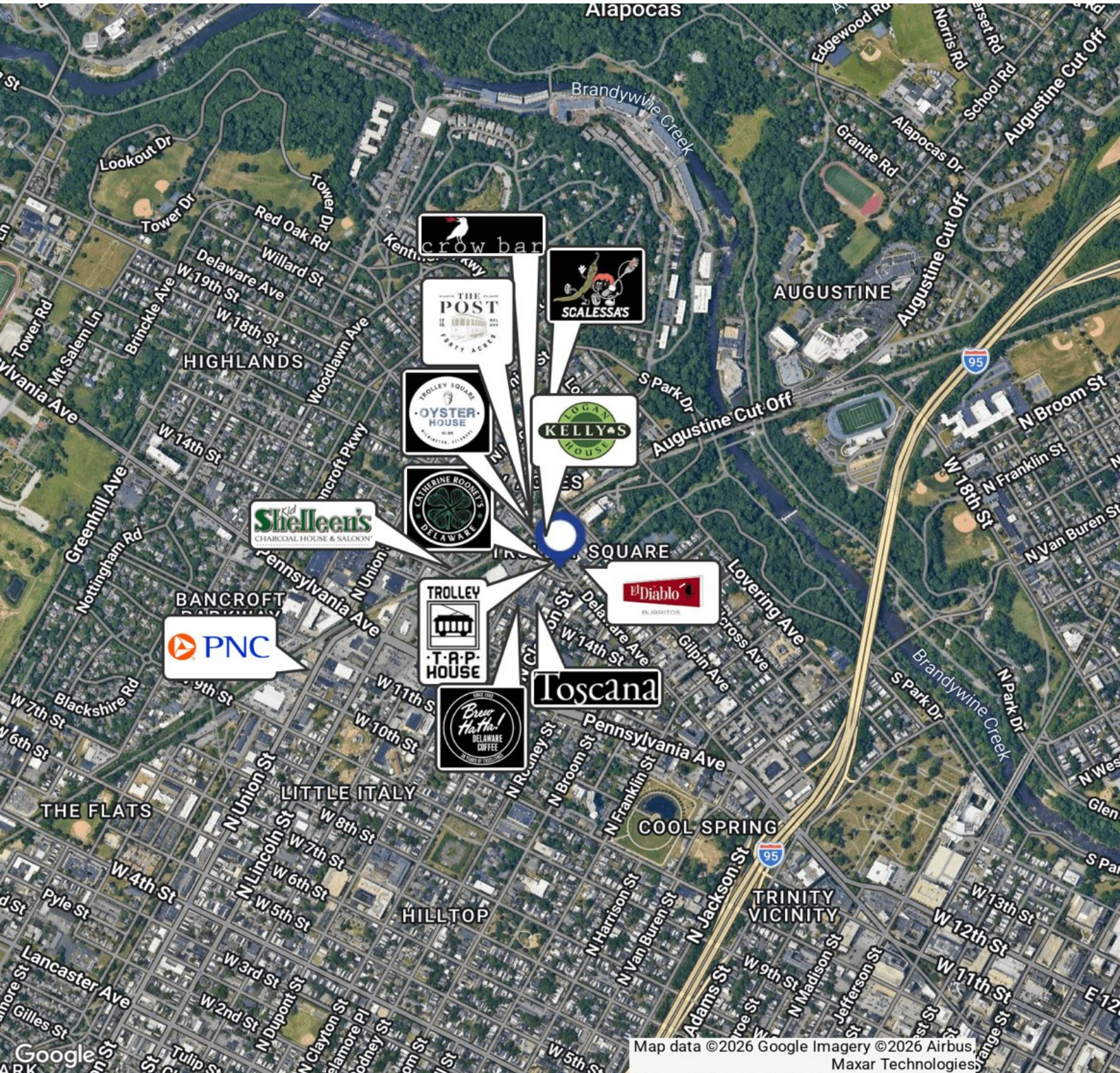
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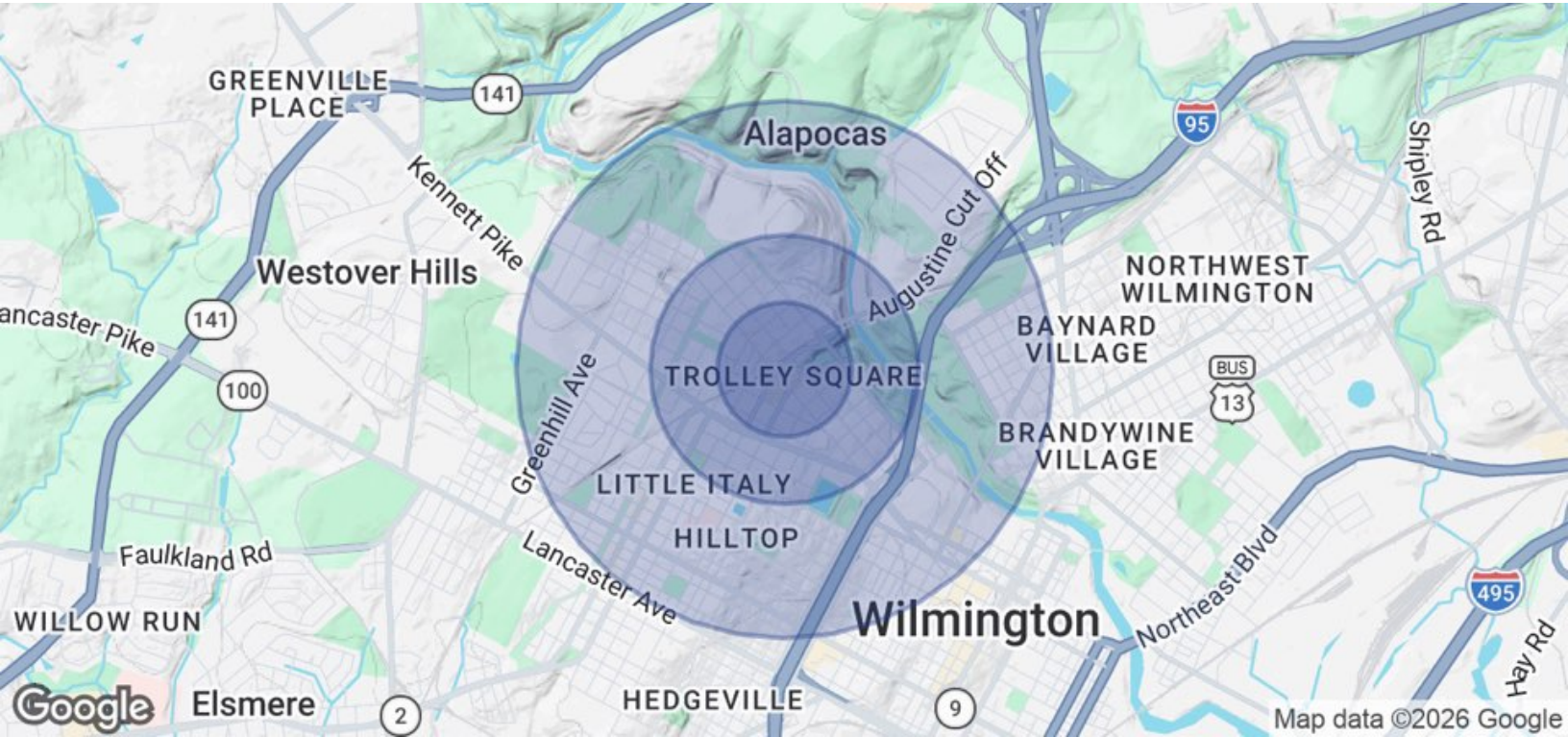
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,414	7,113	25,329
Average Age	38.3	44.5	42.3
Average Age (Male)	38.5	44.1	41.6
Average Age (Female)	37.8	44.7	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,586	4,539	12,860
# of Persons per HH	1.5	1.6	2.0
Average HH Income	\$105,300	\$116,697	\$100,366
Average House Value	\$310,606	\$394,986	\$347,109

2023 American Community Survey (ACS)

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