



**PANTANO**  
REAL ESTATE

**INVESTMENT OPPORTUNITY**  
**4 SPACES AVAILABLE**  
Mixed Opportunity  
Office, Retail, Residential

**1719, 1721, 1723 Delaware Avenue 1625 N Scott Street (parking lot)**  
**Trolley Square/Forty Acres**  
**WITH OFF-STREET PARKING!!**



### Mixed Opportunity

- Excellent opportunity to diversify across multiple use types while securing a foothold in one of Wilmington's premier submarkets



### Strong income Opportunity

- A must-see for investors seeking quality, location, and long-term stability



### Rare Offering

- Includes three buildings, on-site parking, and additional off-site parking nearby, which is an exceptional advantage in this vibrant urban neighborhood.
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### Prime Location

- 1721 and 1732 offer long-standing retail tenancy, salon use, and a residential dwelling unit, creating a diversified and resilient income stream
- Newer structure (1719) is a purpose-built office building featuring four levels of well-designed workspace (including a lower level).