

OFFICE SUITES FOR LEASE

4708 KIRKWOOD HIGHWAY

Wilmington, DE 19808

George Frankel
Sales & Leasing

O: 302.414.1000 | C: 302-593-8526

Gfrankel@LMTCRE.Com

TYLER FORESTA

Sales & Leasing

O: 302.414.1000 | C: 302.584.8615

tforesta@LMTCRE.com



PROPERTY DESCRIPTION

Boasting a prominent location on Kirkwood Highway, this high-profile building offers two available office suites for lease. With easy access to Rt. 1, I-95, and all corners of New Castle County, each space lends itself to diverse applications. The first floor is 2,200 +/- SF and currently being use as a mortgage company, ready for immediate occupancy. The fourth floor is 800 +/- SF and is perfect for a family office or start up.

PROPERTY HIGHLIGHTS

- 1st Floor: 2,200 +/- SF
- 4th Floor: 800 +/- SF
- Tenants pay internet and janitorial services
- Great Location on Kirkwood Highway across from Midway Plaza Shopping Center
- All Available Suites are Full Service Gross net of In-Suite Janitorial Services and Internet

CONTACT INFORMATION

Please call George Frankel at 302-593-8526 for more information.

OFFERING SUMMARY

1st Floor Available Square Footage:	2,200 +/- SF
1st Floor Lease Rate:	\$4,400 a Month (FSG)
4th Floor Available Square Footage:	800 +/- SF
4th Floor Lease Rate:	\$1,000 a Month (FSG)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,628	28,770	72,355
Total Population	11,145	69,072	180,423
Average HH Income	\$93,748	\$105,409	\$105,363

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1st Floor Lobby



1st Floor Reception Area

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4th Floor Open Area



4th Floor Entrance

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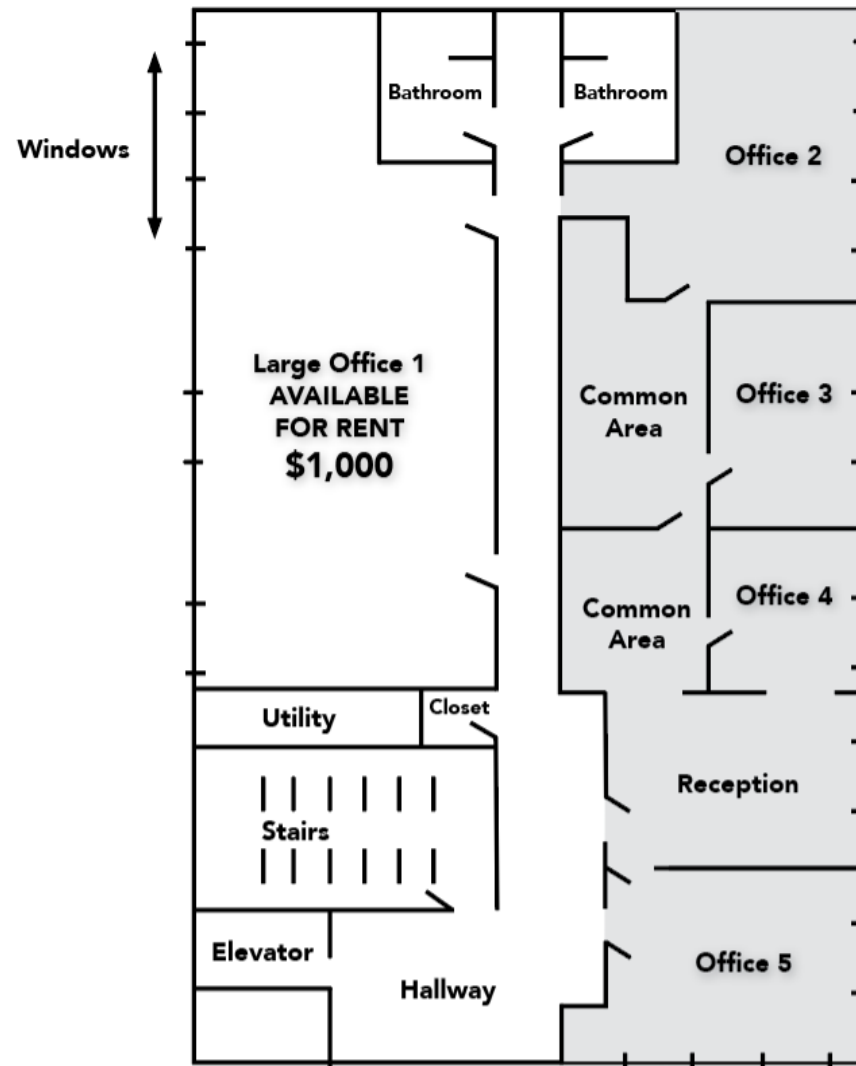
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4708 Kirkwood Highway - 4th Floor



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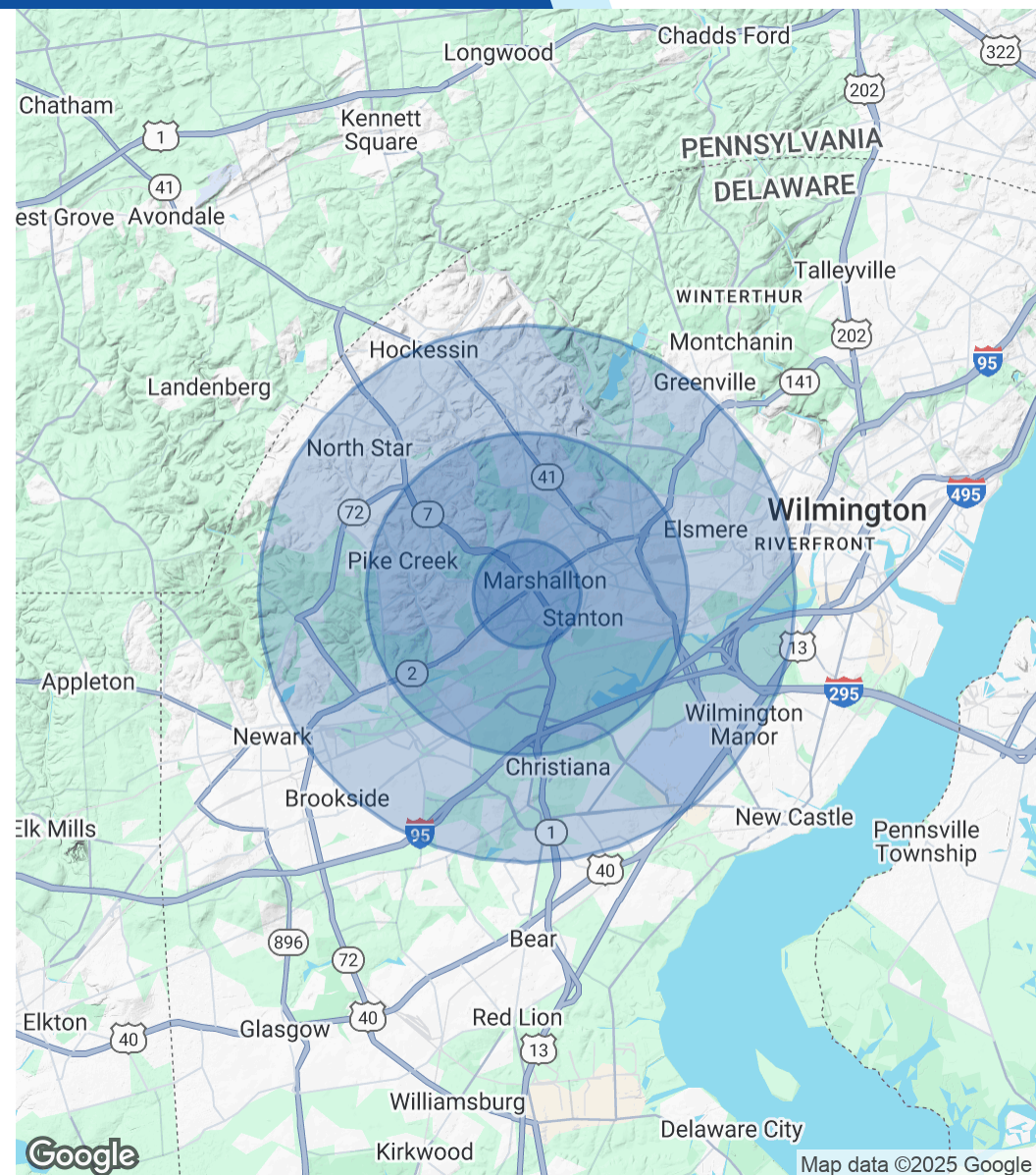
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,145	69,072	180,423
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,628	28,770	72,355
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,748	\$105,409	\$105,363
Average House Value	\$303,750	\$343,906	\$360,383

Demographics data derived from AlphaMap



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