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RETAIL PROPERTY FOR LEASE

THE CANNERY

3301 Lancaster Pike
Wilmington, DE 19805

TYLER FORESTA
Sales & Leasing
O: 302-414-1000 | C: 302-584-8615
tforesta@LMTCRE.com



Overview:

Join Wagner's Hardware, Omka Sushi, Doggie Style Hotdogs, Concentra, and Children's Dental Health Practice. This property has prime visibility, good traffic as well as abundant parking.

Project Description:

- Suburban Area center located on local thoroughfare Lancaster Pike (Rt. 48) AADT-15,900 VPD
- 2nd Generation Medical Space Available
- Close Proximity to Local High Schools-Wilmington Charter School, Tower Hill School

Offering Summary:

Lease Rate: \$16.50-18.00 SF/yr (NNN)

Number of Available Units: 3

Available SF: 1,200 - 12,750 SF

Zoning: CR- Commercial Regional (New Castle County)

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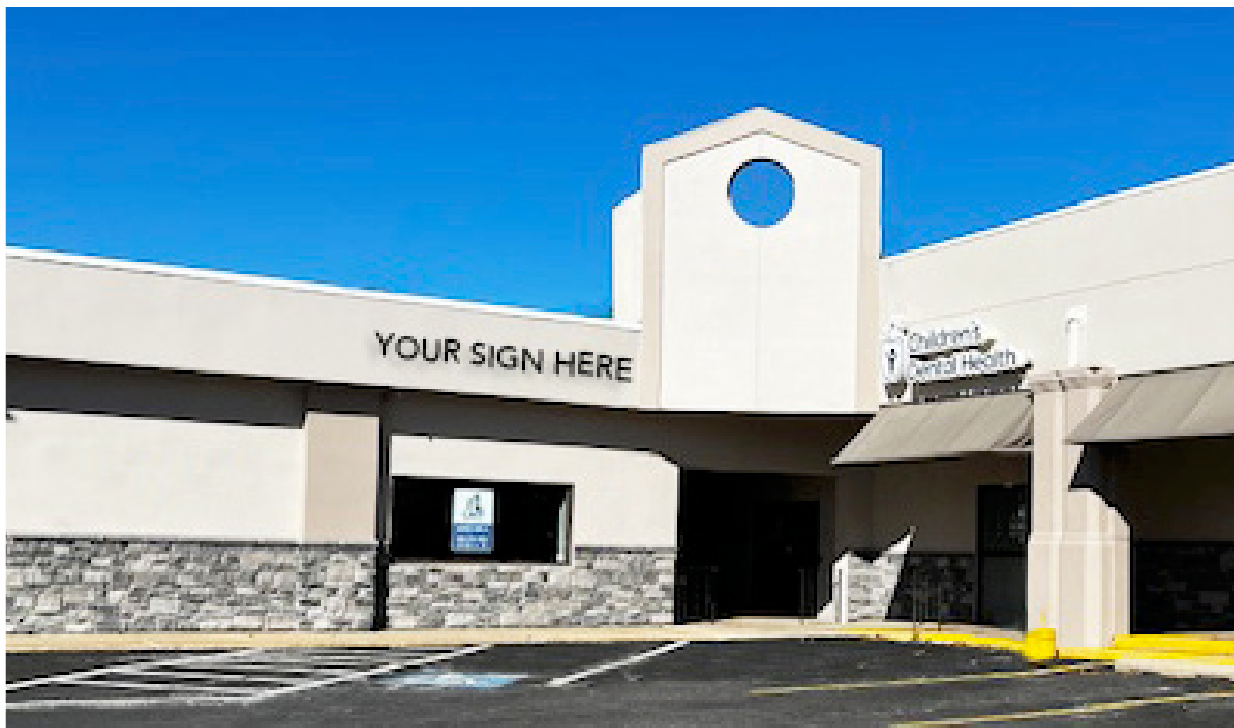
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SUITE: 2B-3C

SIZE: 12,750 +/- SF

LEASE TYPE: NNN

RATE: \$18.00 SF/yr

SUITE: 9

SIZE: 7,426 +/- SF

LEASE TYPE: NNN

RATE: \$16.50 SF/yr

SUITE: 1A

SIZE: 1,200 +/- SF

LEASE TYPE: NNN

RATE: \$18.00 SF/yr



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UNIT 2B-3C

12,750 +/- SF

2nd Generation Retail Space

Former "Walgreens"

Potential to Demise

Asking Rate:

\$18.00/SF NNN



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UNIT 2B-3C: Potential Day Care Use (Rendering)

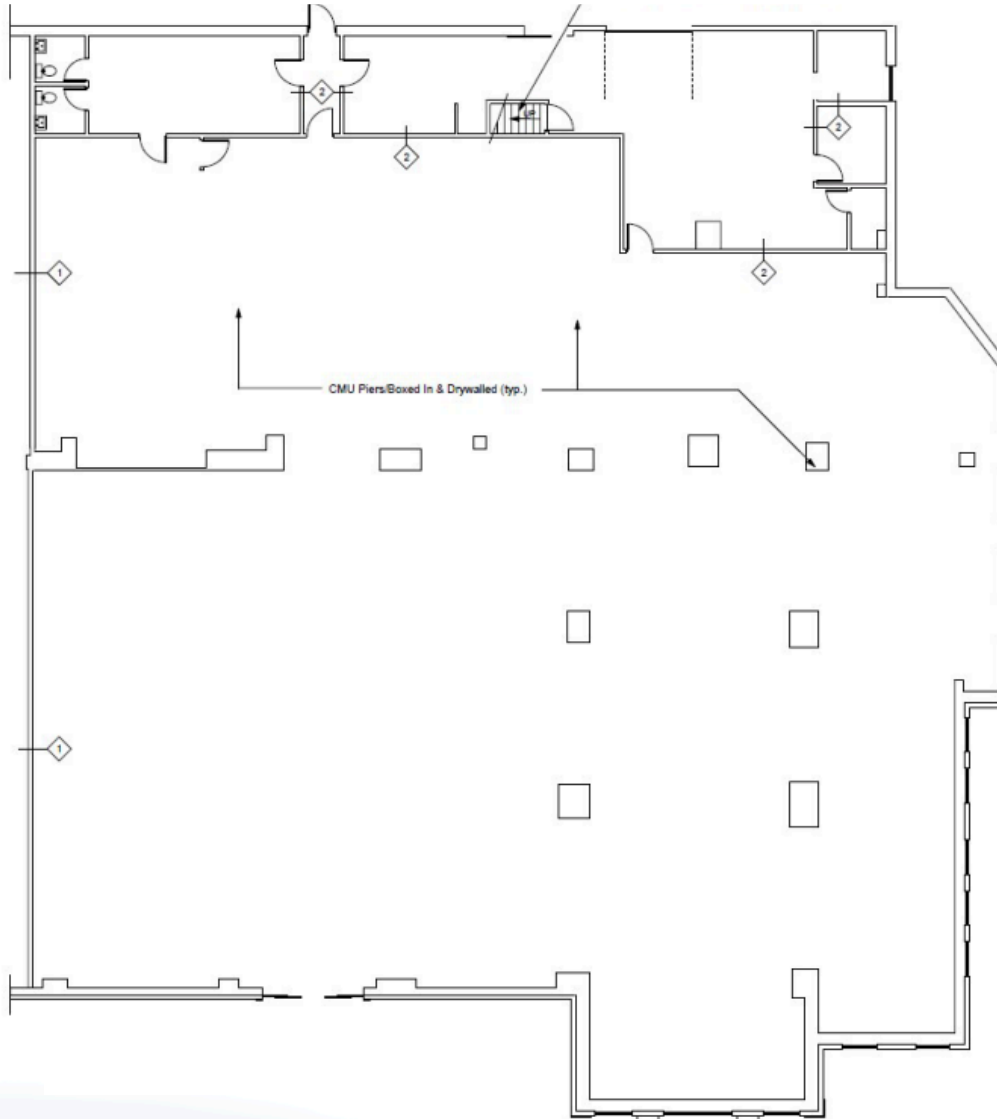
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UNIT 2B/3C

Existing Layout
(Not Draw to Scale)

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UNIT 9

7,426 +/- SF 2nd Gen Medical
20 Exam Rooms
4 ADA Restrooms
10 Private Offices, Storage

Asking Rate:
\$16.50/SF NNN



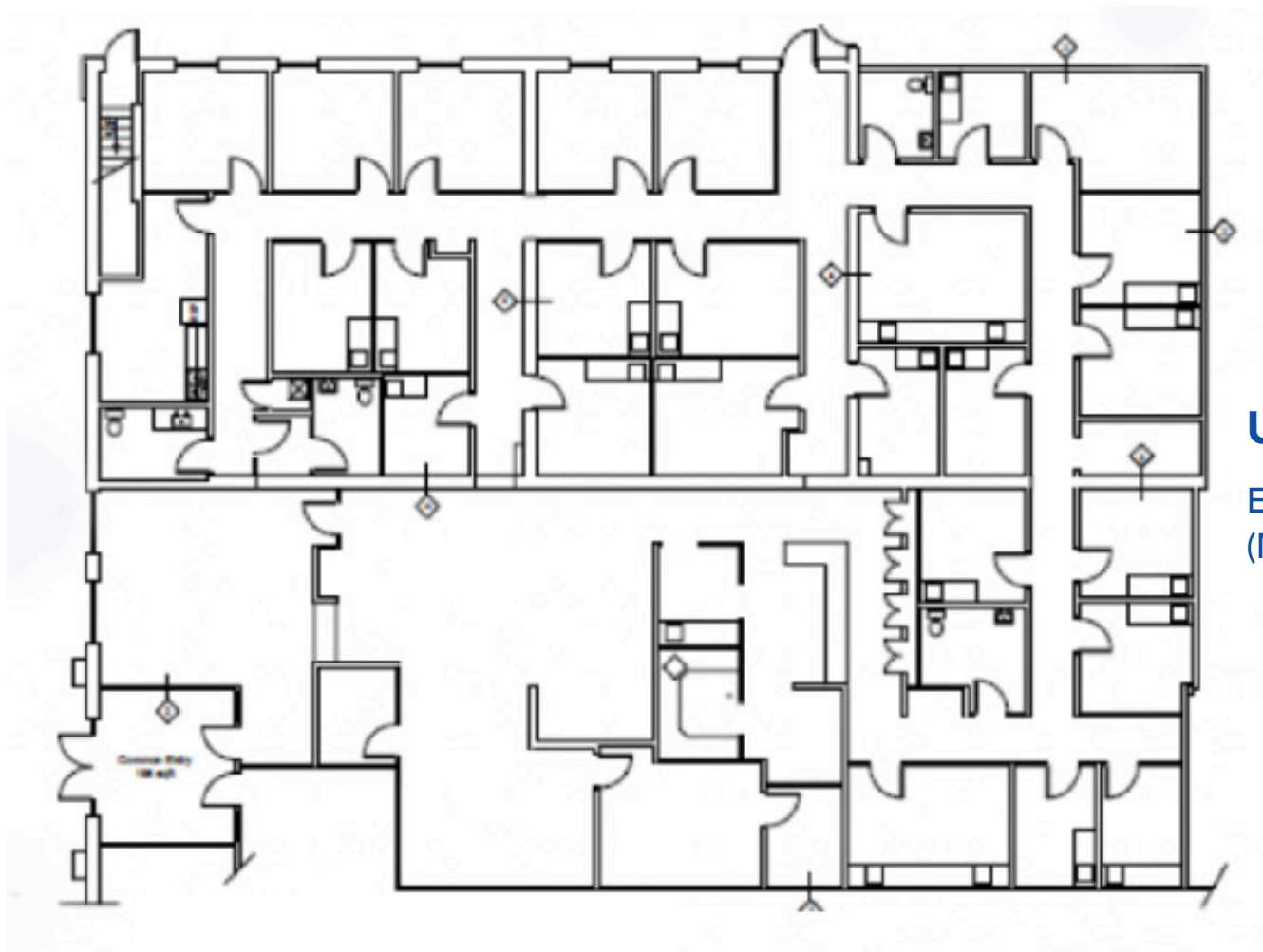
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UNIT 9

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UNIT 1A

1,200 +/- SF

Former "Minute Loan Center"

Potential to add 200 +/- SF



Asking Rate:

\$18.00/SF NNN

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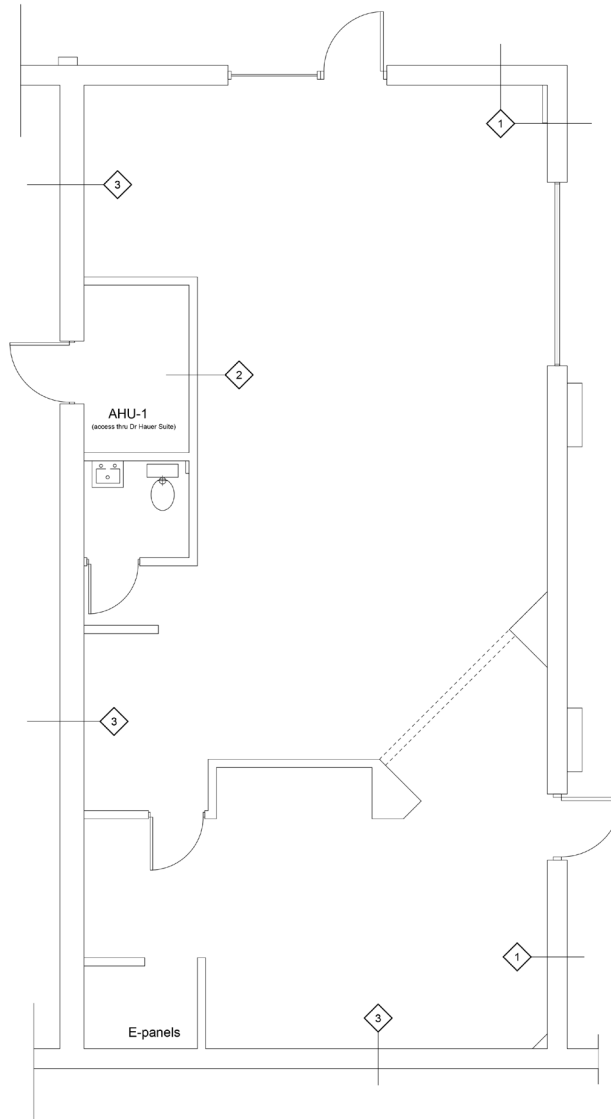
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UNIT 1A

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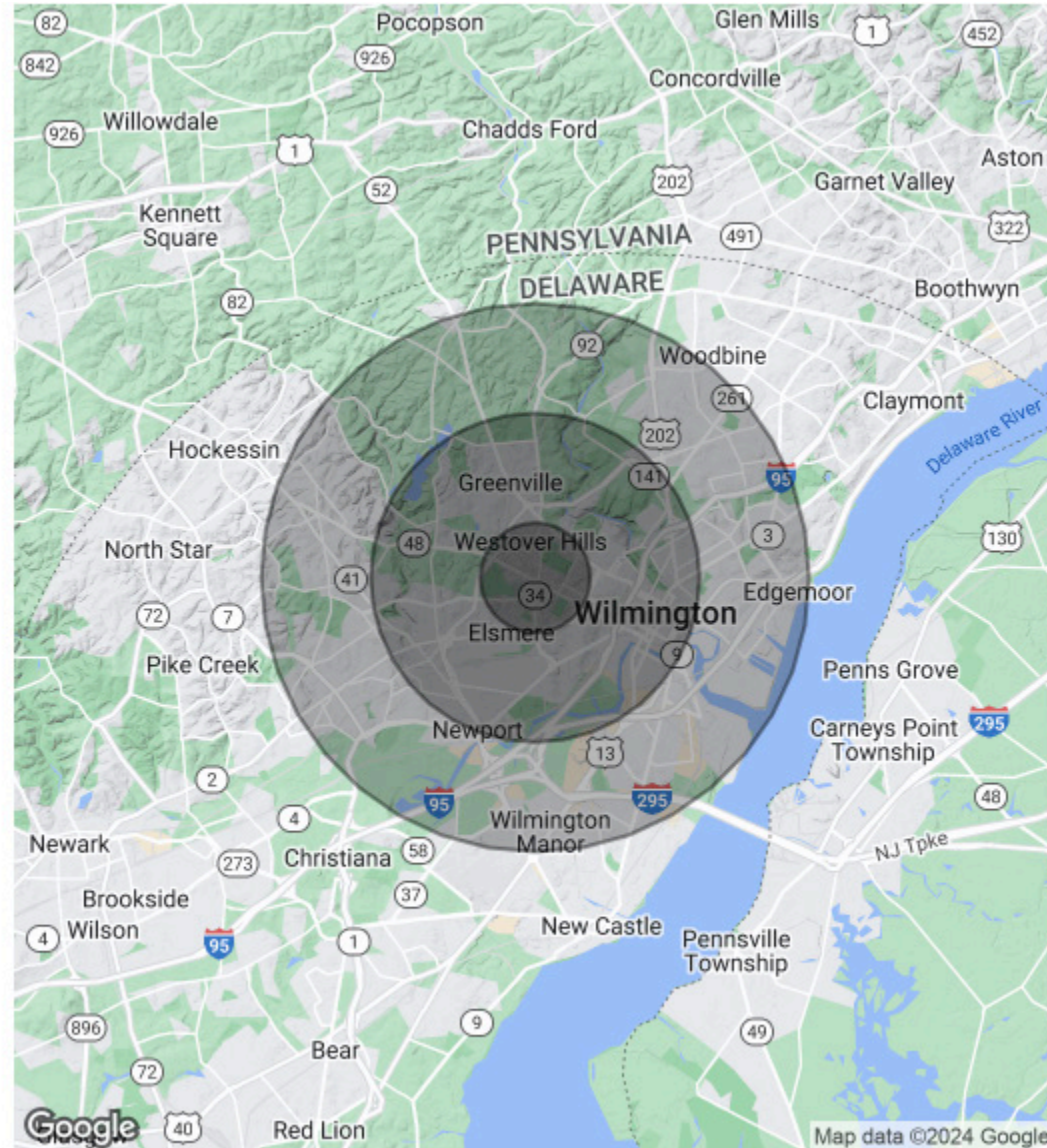
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,929	99,876	188,108
Average Age	40.7	39.2	39.9
Average Age (Male)	39.8	38.0	38.7
Average Age (Female)	42.2	40.8	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,806	47,478	82,339
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$81,670	\$70,748	\$82,469
Average House Value	\$312,334	\$239,368	\$255,694

* Demographic data derived from 2020 ACS - US Census



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