

OFFICE/RETAIL MIXED-USE
BUILDING FOR SALE

616-618 N UNION ST

Wilmington, DE 19805



JOSEPH LATINA, SIOR
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PROPERTY DESCRIPTION

Two-story, income-generating office/retail building located on North Union Street in Wilmington. This property sits on a 0.31 +/- acre lot and features a spacious parking lot, offering convenience for tenants and customers alike. Positioned in a bustling commercial corridor, the building benefits from excellent visibility, making it an ideal investment opportunity.

PROPERTY HIGHLIGHTS

- 1st Floor: Scheduled Income of \$5,813.79/month (3,391 +/- SF/Restaurant)
- 2nd Floor: Office/Studio Suites - 2 Units 1,965 +/- SF each (3,391 +/- SF Total)
- Large On-Site Parking Lot
- Zoned C-2 (City of Wilmington) - Flexible Zoning

OFFERING SUMMARY

Sale Price:	\$999,900.00
Lot Size:	(91' X 174') 0.31 +/- AC
Building Size:	(Two-Story) 7,862 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,992	47,153	76,496
Total Population	33,533	111,690	185,081
Average HH Income	\$78,867	\$83,268	\$93,490

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Map data ©2024

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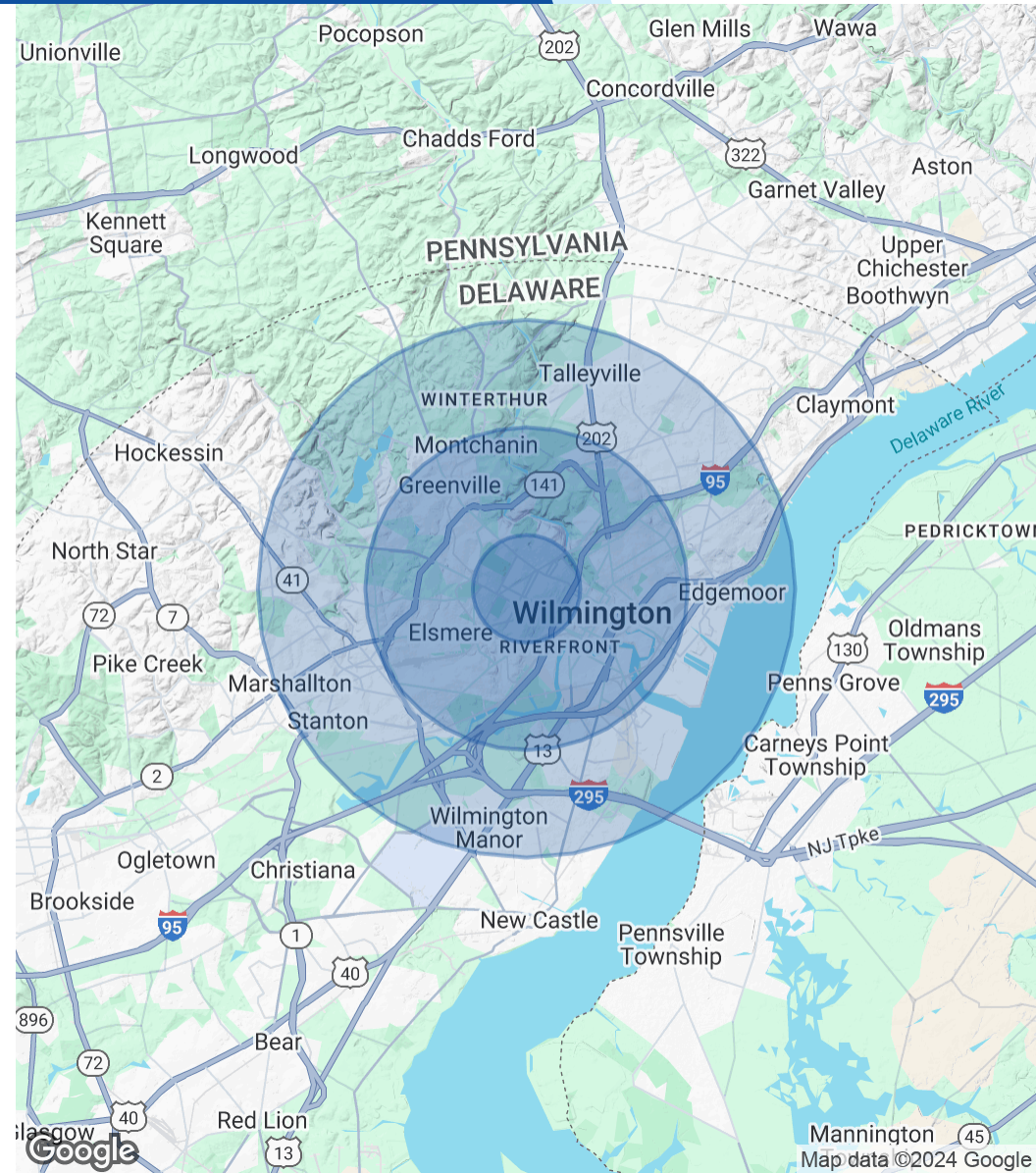
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,533	111,690	185,081
Average Age	40	40	41
Average Age (Male)	38	38	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,992	47,153	76,496
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$78,867	\$83,268	\$93,490
Average House Value	\$298,648	\$313,846	\$338,738

Demographics data derived from AlphaMap



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