

### PROPERTY DESCRIPTION

#### Prime Commercial Opportunity in Wilmington's Thriving Riverfront District

Welcome to 601 A Street, a standout commercial property ideally situated in the heart of Wilmington's dynamic Riverfront corridor. This high-visibility location offers exceptional access and exposure, making it the perfect setting for office, retail, flex, or mixed-use development.

Positioned just steps from the Christina River and surrounded by restaurants, entertainment, residential growth, and major employers, this property is a rare opportunity to own or lease within one of the city's most vibrant and rapidly evolving neighborhoods. The site benefits from excellent accessibility to I-95, Amtrak/SEPTA rail service, and downtown Wilmington—just minutes away.

### PROPERTY DETAILS

- **Sale Price:** \$1,850,000
- **Site Area:** 1.55 Acres
- **Zoning Classification:** W-4
- **Current Building Size:** 3,410 SF

### DEMOGRAPHICS AT A GLANCE

	3 MILE	5 MILES	10 MILES
Total Population	107,801	190,262	442,861
Total Households	45,168	78,432	179,438
Average HH Income	\$76,117	\$88,288	\$109,592
Average Age	39	41	42



For More Information, Contact:

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



## KEY MARKET INSIGHTS

601 A Street, Wilmington, DE 19801

### Location, Growth and Opportunity

601 A Street is located in the heart of Wilmington's Riverfront district, just steps from the Christina River and surrounded by dining, entertainment, and residential development. The property benefits from exceptional visibility and is easily accessible from I-95, Amtrak/SEPTA, and downtown Wilmington. Zoned W-4, this 1.55-acre site offers flexibility for a variety of commercial uses, including retail, office, and mixed-use.

### Strong Urban Demographics

With over 190,000 residents and 78,000 households within five miles, the area offers a strong built-in customer and employee base. The average household income exceeds \$88,000, making it an attractive market for businesses targeting professionals, residents, and service users.

### Riverfront Momentum = Leasing Advantage

New developments, upscale apartments, and major employers are rapidly filling Wilmington's Riverfront, fueling increased foot traffic and demand. 601 A Street is positioned to benefit from this momentum, with a prime location near high-density housing and local lifestyle amenities.

### Development-Ready Framework

This 3,410 SF building sits on a spacious 1.55-acre lot with ample room for on-site parking, expansion, or vertical redevelopment. With flexible W-4 zoning and a clear path to repositioning, the site is ready for a wide range of commercial or mixed-use opportunities.



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## W-4 Zoning Overview - Wilmington, DE

The W-4 (Waterfront residential/commercial) zoning district in Wilmington, DE is intended to foster medium-to-high density mixed-use development along the downtown Riverfront. This includes residential, office and retail uses near the Central Business District.

### PERMITTED USES

- By right: Residential: Medium to high density housing (apartment, townhouses)
- Office, retail, restaurants, banks (no drive-thru windows)
- Printing plants: (sheet-fed presses only, <=5,000 SF)
- Conditional (zoning board approval): Light manufacturing (>=5,000 SF; no high-hazard uses)
- Wholesale Storage (must be indoors):
- Trades businesses (e.g. carpenters, electricians) up to 5,000 SF; outdoor storage and auto repair prohibited

### DESIGN & DEVELOPMENT STANDARDS

- Drive-thru facilities are prohibited
- New parking lots or expansions must include landscaping per city code



### BULK & DIMENSIONAL CONTROLS

Bulk and dimensional standards such as height limits, floor-area ratio (FAR), and setbacks are defined in Chapter 48, Section 48-339 of the Wilmington Code.

### MEDIUM TO HIGH DENSITY DEFINITION

- Medium to high-density housing typically includes apartments:
- Medium density: Duplexes, triplexes, townhouses, low rise apartments or condos (5+ stories)
- W-4 zoning permits apartments as part of its core residential uses.

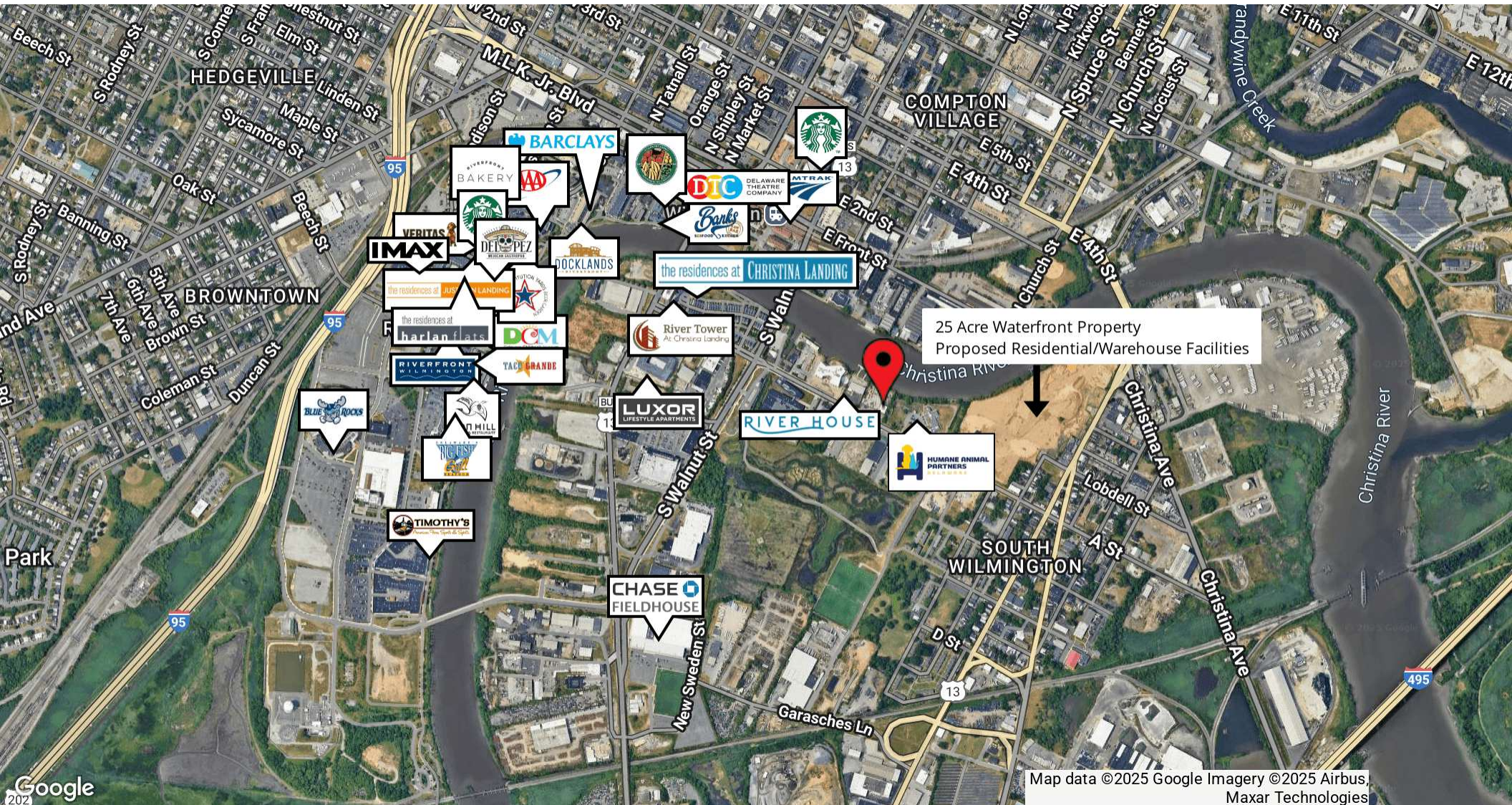
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25 Acre Waterfront Property  
Proposed Residential/Warehouse Facilities

Map data ©2025 Google Imagery ©2025 Airbus,  
Maxar Technologies

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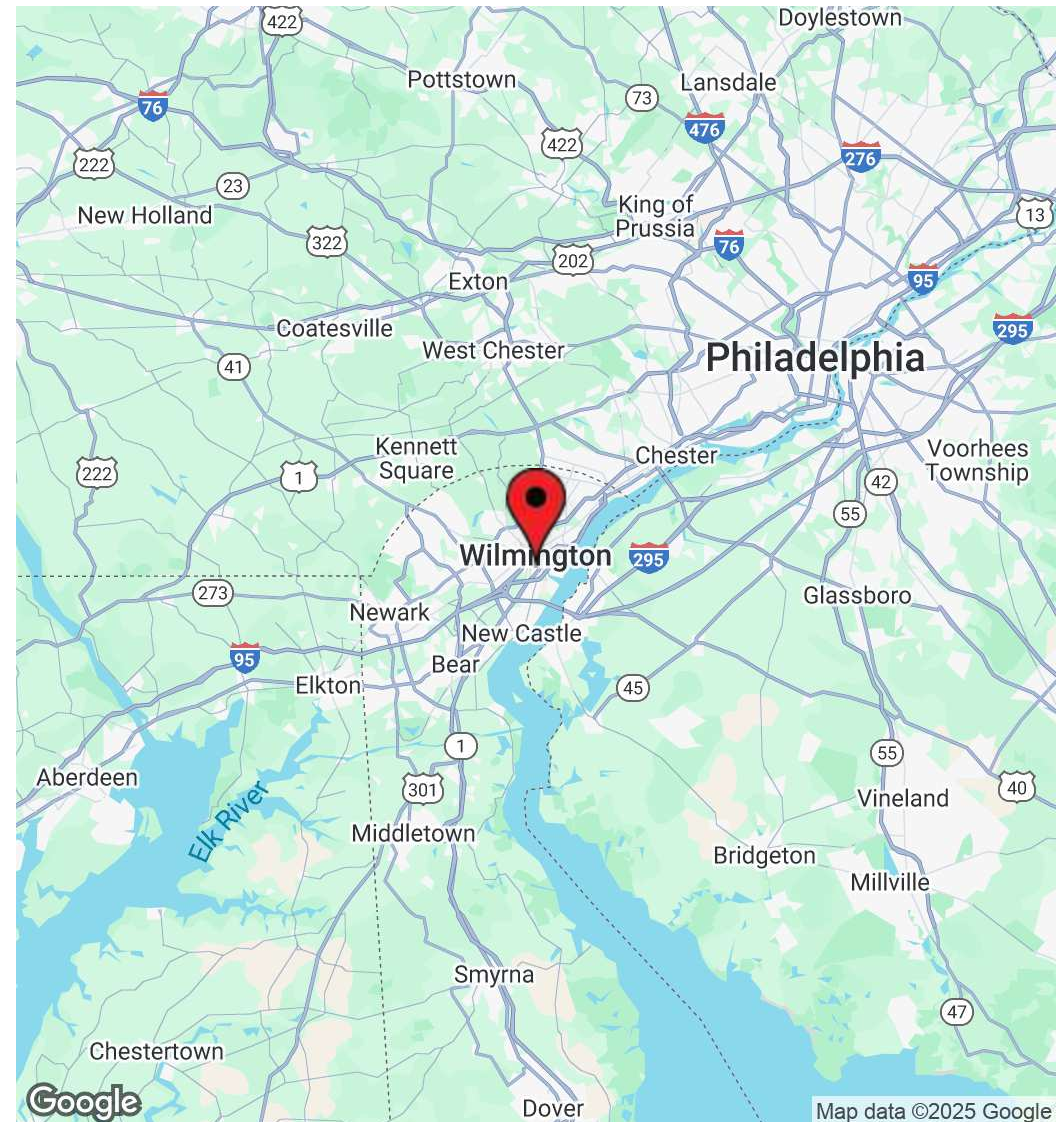
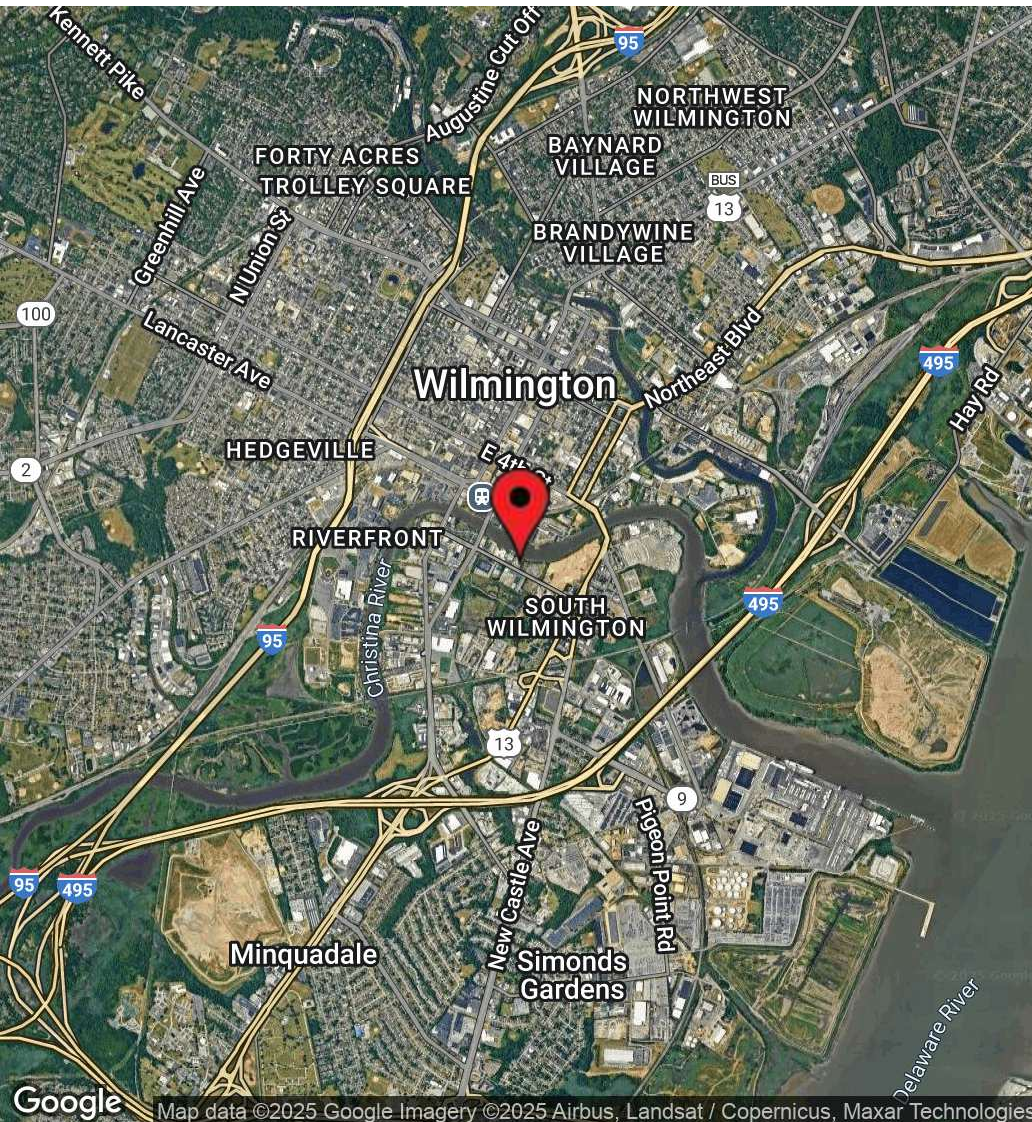
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601 A Street  
Wilmington, DE 19801

## REDEVELOPMENT OPPORTUNITY FOR SALE



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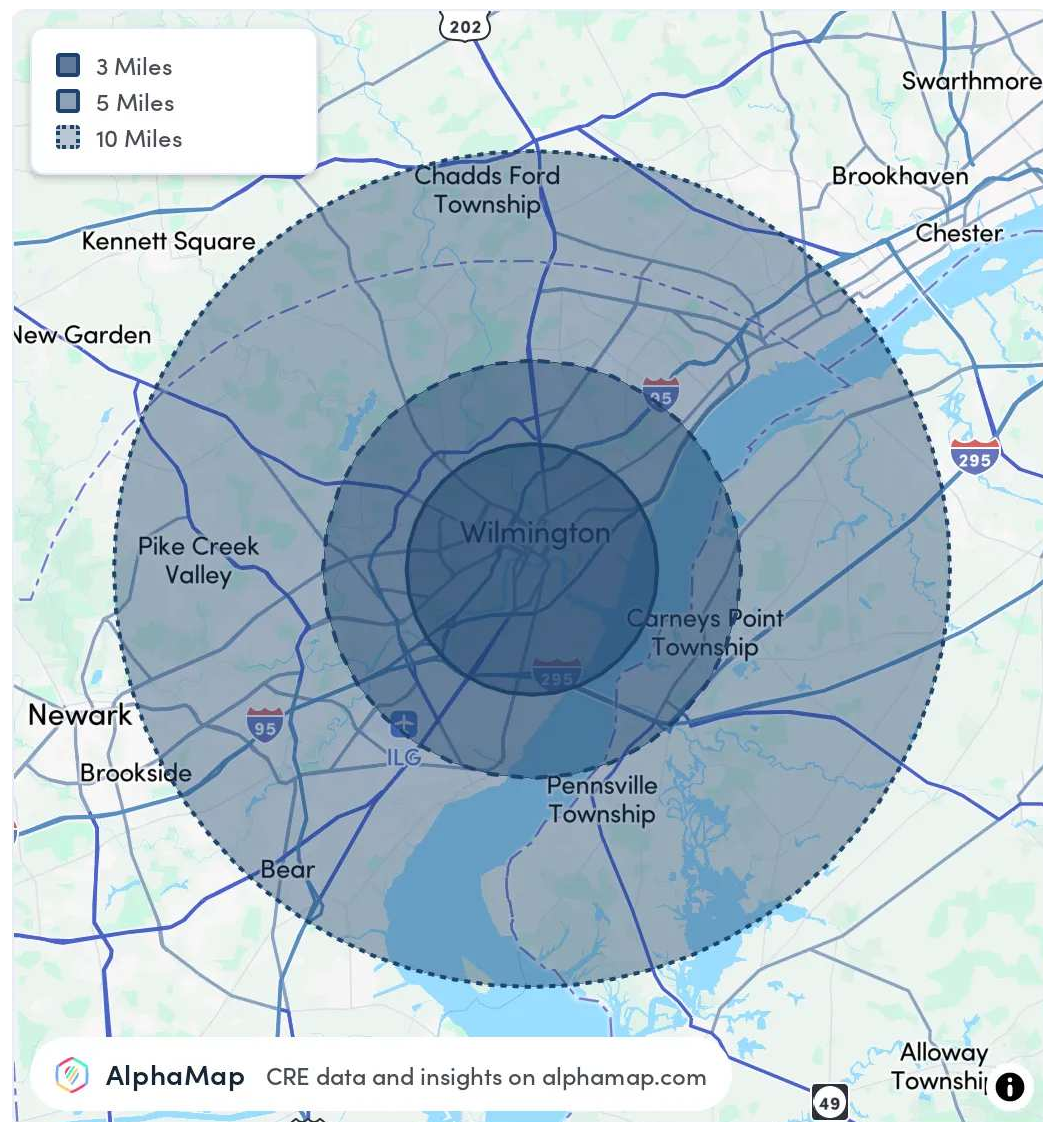


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	107,801	190,262	442,861
Average Age	39	41	42
Average Age (Male)	38	39	41
Average Age (Female)	41	42	43

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	45,168	78,432	179,438
Persons per HH	2.4	2.4	2.5
Average HH Income	\$76,117	\$88,288	\$109,592
Average House Value	\$271,259	\$312,964	\$363,208
Per Capita Income	\$31,715	\$36,786	\$43,836

RACE	3 MILES	5 MILES	10 MILES
Population White	35,741	85,402	245,995
Population Black	51,485	66,451	107,449
Population American Indian	588	1,118	1,982
Population Asian	1,506	4,332	24,942
Population Pacific Islander	49	79	157
Population Other	8,961	15,991	26,166

Map and demographics data derived from AlphaMap



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