

2300

PENNSYLVANIA AVENUE

SUITE #LL4 | WILMINGTON, DELAWARE 19806

Turn-Key Wellness & Medical Office Condominium

FOR SALE

\$229,900

± 1,150 SF



7 PRIVATE TREATMENT ROOMS

3 ROOMS CURRENTLY LEASED

100+ PARKING SPACES

ELEVATOR SERVED



EXCLUSIVELY LISTED BY

ALICIA FOX

302-419-5477 | alicia@dsmre.com

DSM COMMERCIAL REAL ESTATE SERVICES

3304 Old Capitol Trail, Wilmington, DE 19808

dsmre.com | 302-283-1800



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Executive Summary

Investment Summary

CITIWELL

TURN-KEY WELLNESS & MEDICAL OFFICE CONDO

OFFERING SUMMARY

ADDRESS	2300 Pennsylvania Avenue, Suite LL#4 Wilmington DE 19806
BUILDING SF	31,021 SF
NET RENTABLE AREA (SF)	1,150
YEAR BUILT	1970

FINANCIAL SUMMARY

PRICE	\$229,000
PRICE PSF	\$199.13

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,492	112,035	190,167
2026 Median HH Income	\$75,818	\$74,150	\$82,707
2026 Average HH Income	\$117,498	\$111,138	\$121,490



Property Overview

- Welcome to an exceptional opportunity at 2300 Pennsylvania Avenue in Wilmington, Delaware. This beautifully renovated commercial condominium is ideally positioned within one of the city's most desirable professional corridors, offering convenient access to downtown Wilmington, I-95, and surrounding neighborhoods.

Currently operating as a boutique wellness center, the ±1,150 SF suite has been thoughtfully redesigned to create a warm, calming, and professional environment. Clients enter through an inviting reception and waiting area, followed by seven private treatment rooms featuring modern lighting, spa-inspired finishes, and high-quality renovations throughout.

The property presents a rare opportunity for a wellness or healthcare professional to establish or expand a practice while benefiting from immediate in-place rental income.

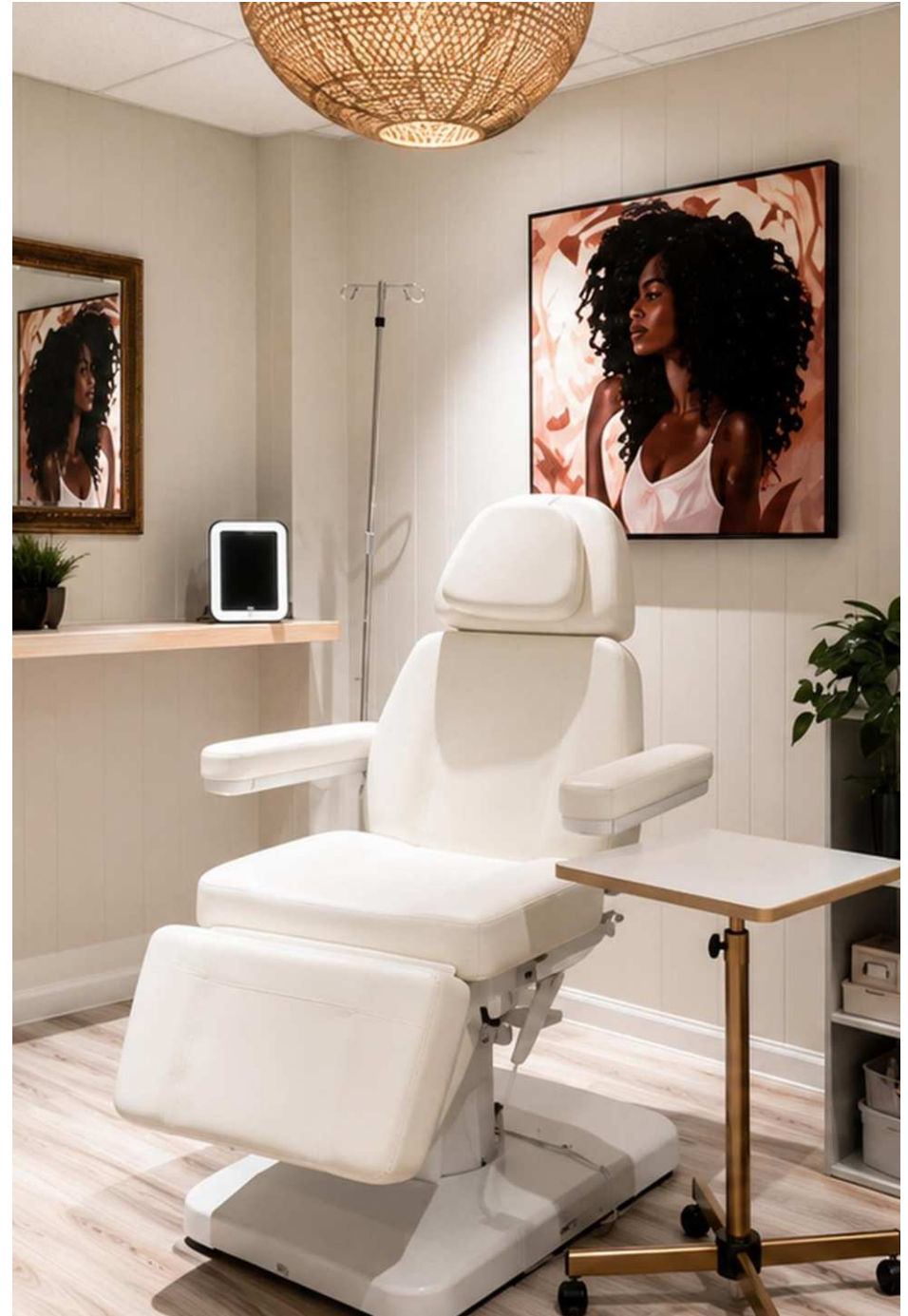
Investment Summary

- Rare opportunity to acquire a fully renovated, turnkey wellness/medical office condominium. The ±1,150 SF suite is configured with seven private treatment rooms, including three with plumbing, along with a reception and waiting area, dedicated wellness amenities, and premium finishes throughout.

Three treatment rooms are currently leased to established wellness professionals, providing immediate rental income, while four rooms remain available for an owner-user. This flexible owner-user/investment opportunity allows a purchaser to operate their own practice while offsetting occupancy costs, with additional income potential from the remaining treatment rooms.

All furniture, fixtures, and equipment owned by the seller are also available for purchase.

- Ideal for medical and healthcare practices, med spas, aesthetic and esthetician services, massage therapy, chiropractic care, physical therapy, mental health and counseling services, acupuncture, and other health, beauty, and wellness uses.





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Property Description

Property Features
Floor Plan
Property Images

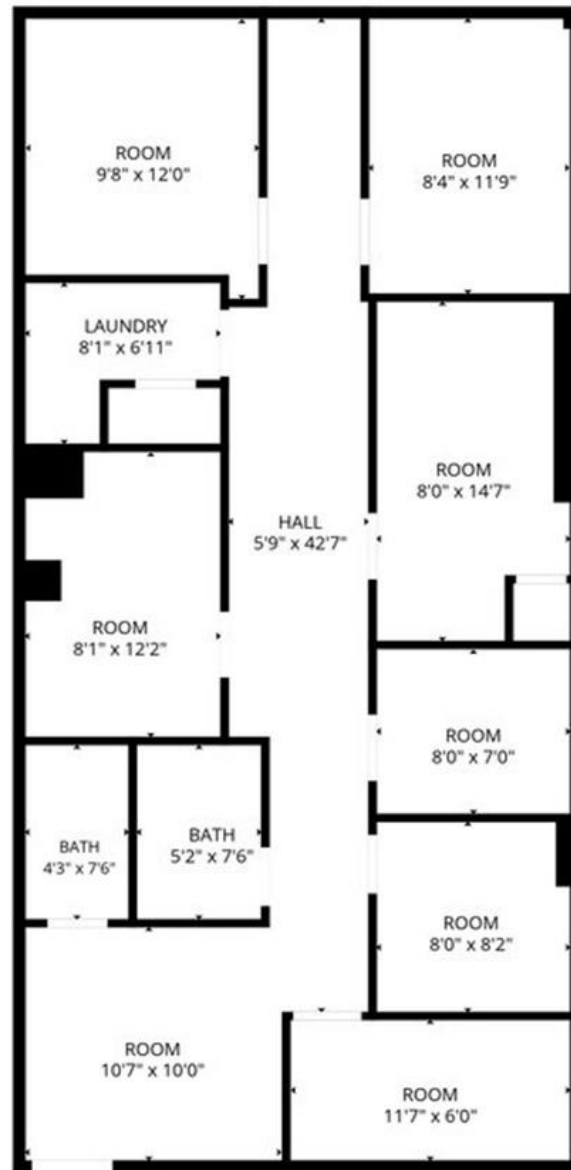
PROPERTY FEATURES

BUILDING SF	31,021
NET RENTABLE AREA (SF)	1,150
YEAR BUILT	1970
ZONING TYPE	26R-5B
BUILDING CLASS	B
NUMBER OF STORIES	6
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	100+
PARKING RATIO	3.22/1,000 SF
TYPICAL FLOOR SF	5,170
TRAFFIC COUNTS	17,309 AADT
ELEVATOR	Yes

TENANT INFORMATION

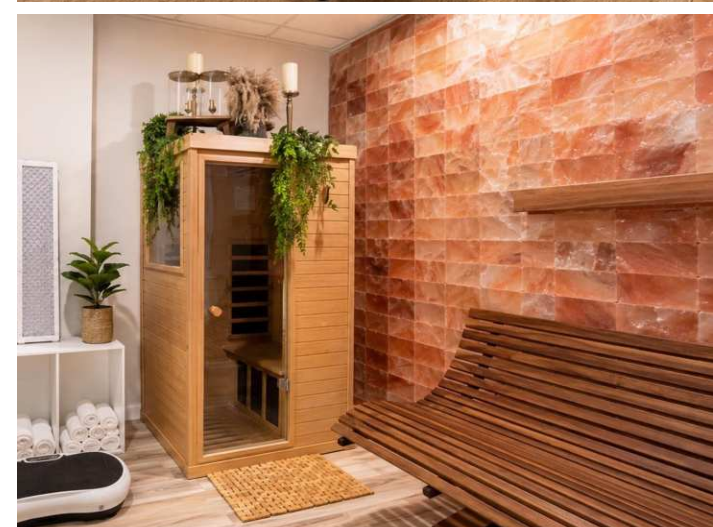
WALK SCORE	60 (Moderately Friendly)
TRANSIT SCORE	30 (Somewhat Friendly)





Total GLA: 1175 sq. ft | Total: 1175 sq. ft
1st floor: 1175 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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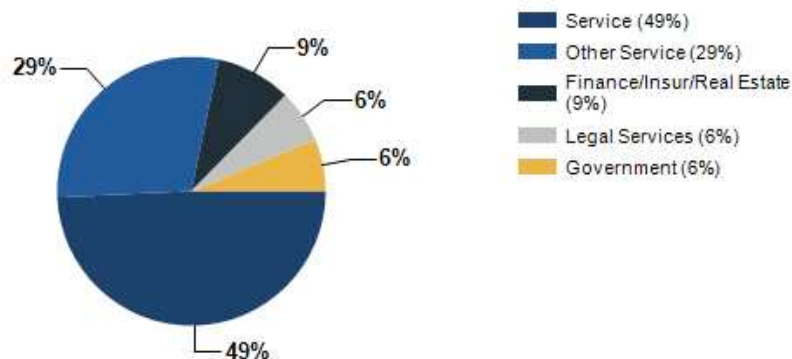
Location

Location Summary

Location Highlights

- Prime Pennsylvania Avenue location in Wilmington's desirable Trolley Square area, offering convenient access for clients, patients, and employees.
- Just off I-95 with easy connections to Route 202, downtown Wilmington, and surrounding New Castle County communities.
- Close to Trolley Square's restaurants, retail, neighborhood services, and established residential communities.
- Located within an established medical and professional building occupied by primary-care, dental, wellness, and specialty-service providers.
- Exceptionally drivable location with a 100/100 drive score, moderate walkability, and more than 100 on-site surface parking spaces.

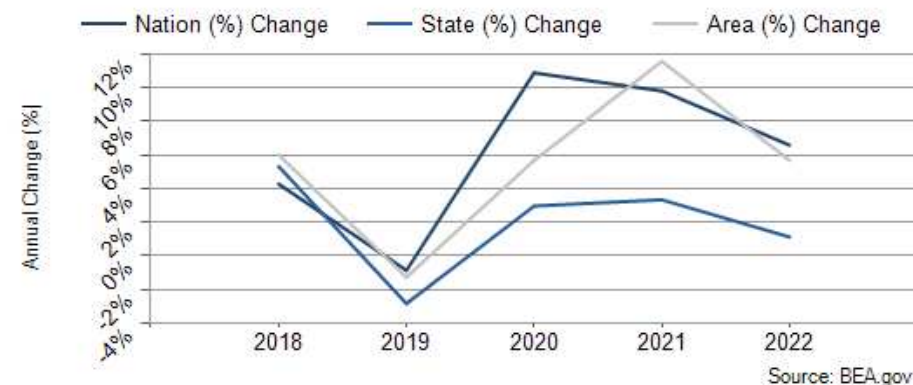
Major Industries by Employee Count



Largest Employers

State of Delaware	14,199
ChristianaCare	11,308
University of Delaware	4,493
Amazon	4,300
Nemours Children's Health	3,795
DuPont	3,500
AstraZeneca	2,500
YMCA of Delaware	2,469

New Castle County GDP Trend





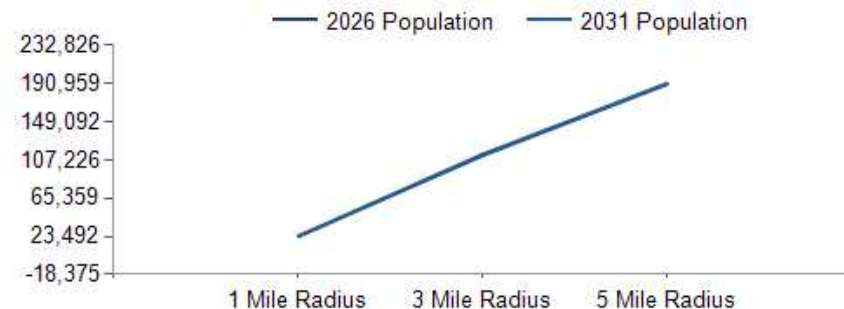
04

Demographics

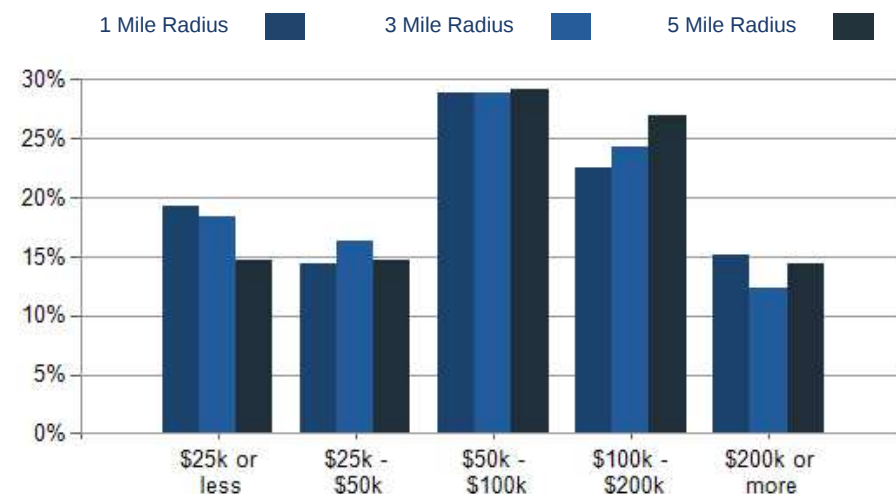
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,346	108,608	186,275
2010 Population	22,975	107,691	184,277
2026 Population	23,492	112,035	190,167
2031 Population	23,743	113,436	190,959
2026 African American	7,006	46,752	60,977
2026 American Indian	115	624	1,109
2026 Asian	441	2,581	6,254
2026 Hispanic	3,861	19,403	30,709
2026 Other Race	1,708	9,106	14,144
2026 White	12,156	43,164	90,736
2026 Multiracial	2,053	9,758	16,872
2026-2031: Population: Growth Rate	1.05%	1.25%	0.40%

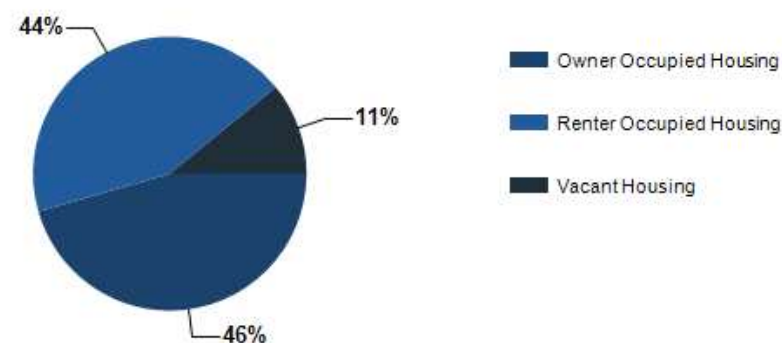
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,431	5,872	7,608
\$15,000-\$24,999	756	3,032	4,185
\$25,000-\$34,999	465	2,233	3,229
\$35,000-\$49,999	1,170	5,653	8,552
\$50,000-\$74,999	1,798	7,680	12,265
\$75,000-\$99,999	1,477	6,301	11,044
\$100,000-\$149,999	1,460	8,038	14,054
\$150,000-\$199,999	1,097	3,717	7,473
\$200,000 or greater	1,715	6,002	11,502
Median HH Income	\$75,818	\$74,150	\$82,707
Average HH Income	\$117,498	\$111,138	\$121,490



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

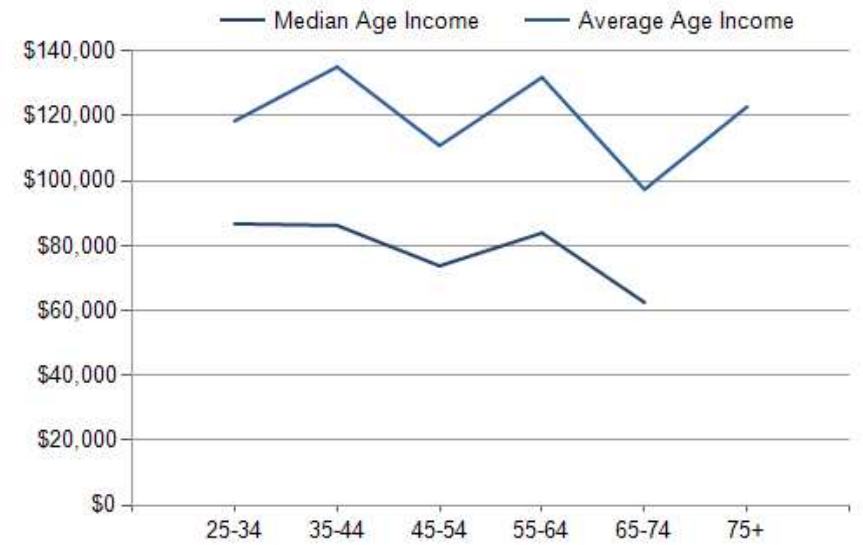
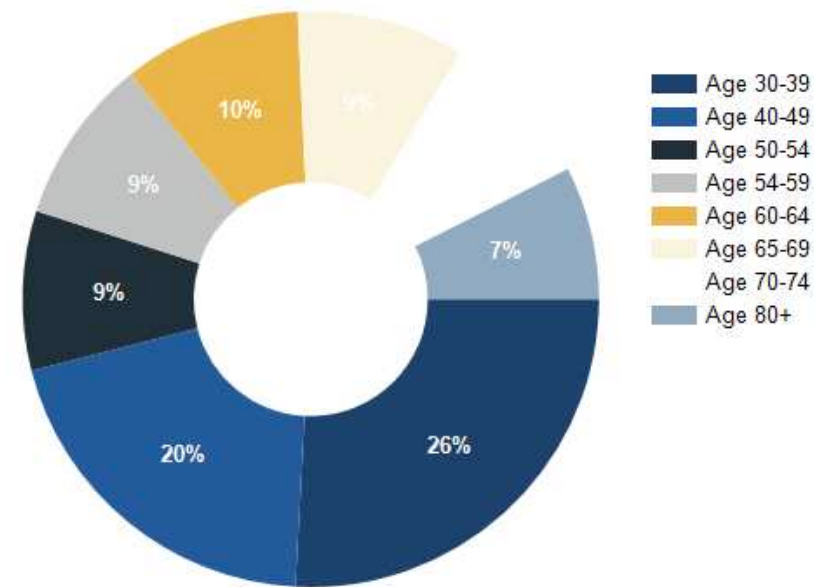


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,933	8,533	13,301
2026 Population Age 35-39	1,708	8,097	13,339
2026 Population Age 40-44	1,566	7,345	12,470
2026 Population Age 45-49	1,274	6,444	11,187
2026 Population Age 50-54	1,262	6,376	10,946
2026 Population Age 55-59	1,310	6,594	11,401
2026 Population Age 60-64	1,410	6,819	12,328
2026 Population Age 65-69	1,322	6,397	11,750
2026 Population Age 70-74	1,251	5,094	9,665
2026 Population Age 75-79	1,052	3,747	7,184
2026 Population Age 80-84	693	2,500	4,858
2026 Population Age 85+	659	2,194	4,682
2026 Population Age 18+	19,273	88,565	151,649
2026 Median Age	40	39	41
2031 Median Age	42	40	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,763	\$71,229	\$82,255
Average Household Income 25-34	\$118,442	\$102,906	\$112,008
Median Household Income 35-44	\$86,253	\$82,556	\$91,564
Average Household Income 35-44	\$135,141	\$121,151	\$135,118
Median Household Income 45-54	\$73,770	\$84,524	\$102,025
Average Household Income 45-54	\$110,865	\$117,694	\$140,170
Median Household Income 55-64	\$83,934	\$82,810	\$90,796
Average Household Income 55-64	\$131,895	\$122,322	\$130,364
Median Household Income 65-74	\$62,526	\$62,124	\$71,425
Average Household Income 65-74	\$97,337	\$100,242	\$106,580
Average Household Income 75+	\$122,850	\$114,163	\$113,075

Population By Age



Turn-Key Wellness & Medical Office Condo

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Exclusively Marketed by:

Alicia Fox
DSM Commercial
(302) 283-1800
alicia@dsmre.com



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