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Freestanding Retail Building for Lease

FORMER 7-ELEVEN | ±2,871 SF ON ±0.34 ACRES

DSM
COMMERCIAL

THE SPACE

Location	2701 Lancaster Avenue Wilmington, DE 19805
County	New Castle County
Available	2,871 SF
Lot Size	0.34 Acres
Lease Rate	Please Contact Listing Agent

HIGHLIGHTS

- Situated at a controlled, signalized intersection
- High daily traffic counts: 26,792 AADT
- Single-tenant building with dedicated parking
- Ample on-site parking with 15 spaces (5.22/1,000 SF)
- Strong branding opportunity with prominent signage
- Dense residential population supporting daily-use retail
- Nearby retailers include McDonald's, Advance Auto Parts, Enterprise Rent-A-Car, KFC, Checkers, and others



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,121	111,901	193,148

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,119	\$101,472	\$113,069

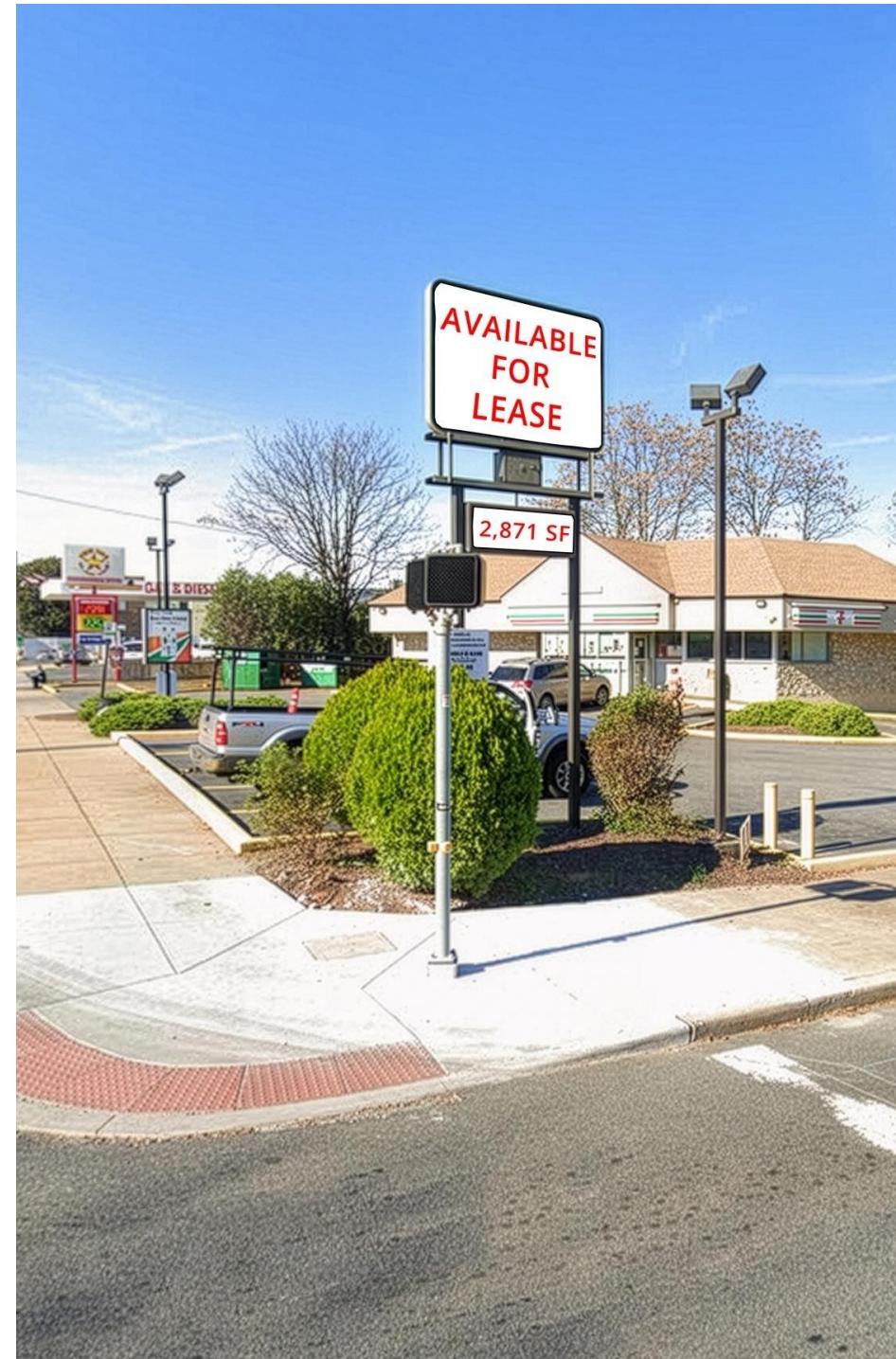
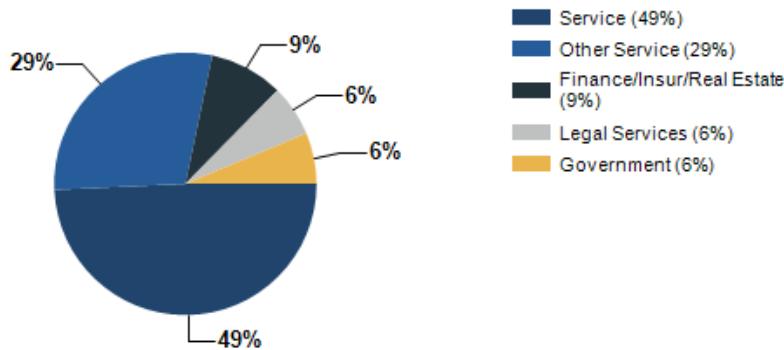
NUMBER OF HOUSEHOLDS

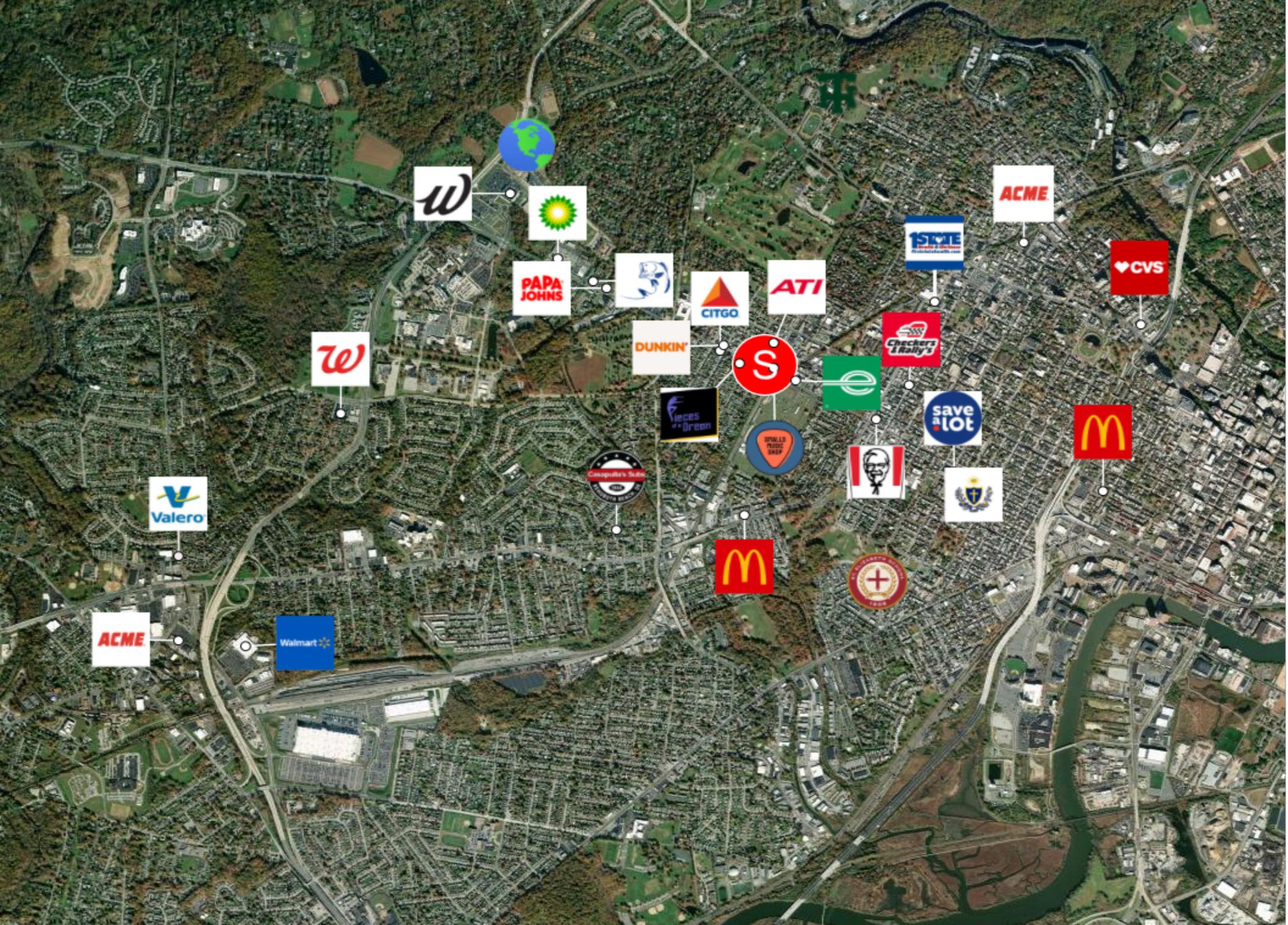
1.00 MILE	3.00 MILE	5.00 MILE
9,702	48,031	80,850

LOCATION HIGHLIGHTS

- This property is strategically positioned along Wilmington's established retail corridor, providing direct connectivity to major thoroughfares and quick access to downtown Wilmington and the greater New Castle County market. The property's central location serves both local traffic and commuters traveling between residential neighborhoods and regional roadways, supporting a broad draw of daily consumers.
- 147' Frontage along Lancaster Avenue (DE Route 48) — a primary east-west arterial through Wilmington connecting to Downtown and regional connectors.
- Convenient access to Interstate I-95 via downtown Wilmington (~2 miles east) — major north-south interstate linking Philadelphia, Baltimore, and New York markets.
- Easy proximity to U.S. Route 13 and U.S. Route 202 corridors serving commuter and commercial traffic throughout New Castle County.
- Situated within an established retail and service node with strong linkage to surrounding residential neighborhoods and business districts.

Major Industries by Employee Count

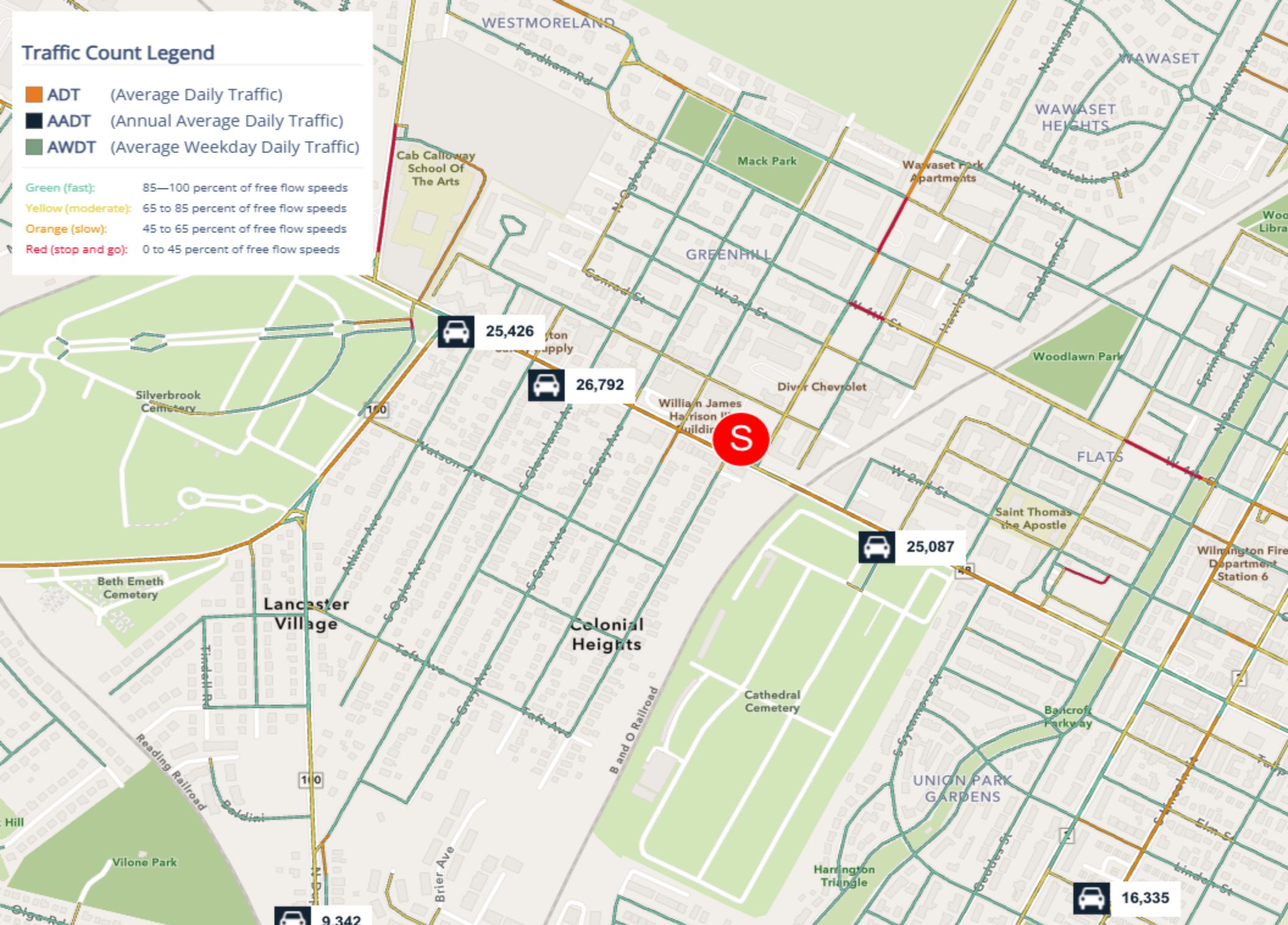




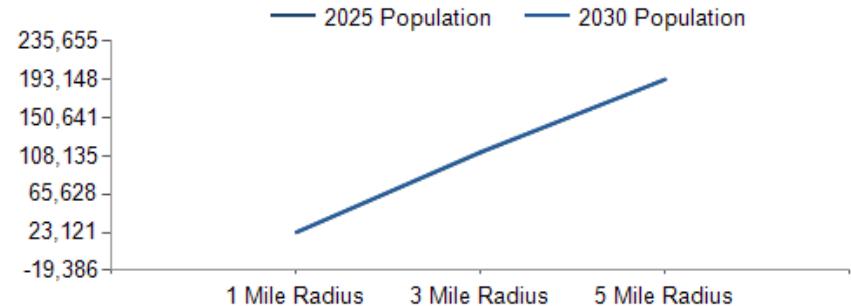
Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

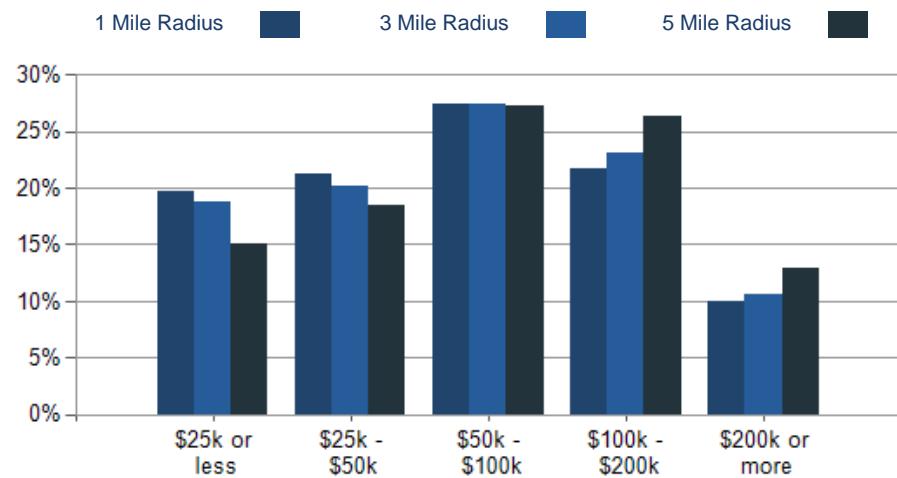
Green (fast): 85—100 percent of free flow speeds
 Yellow (moderate): 65 to 85 percent of free flow speeds
 Orange (slow): 45 to 65 percent of free flow speeds
 Red (stop and go): 0 to 45 percent of free flow speeds



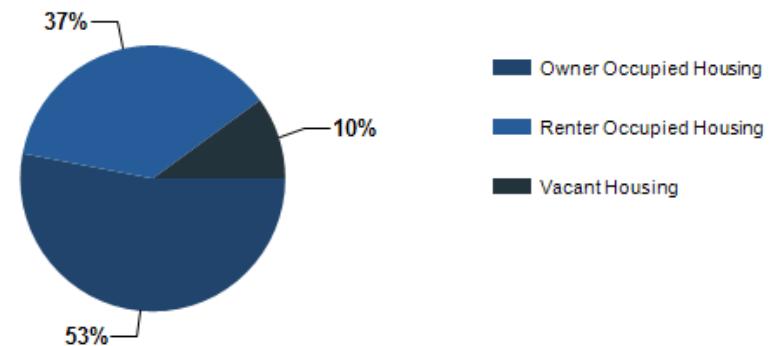
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,676	109,136	190,127
2010 Population	22,817	108,433	188,228
2025 Population	23,121	111,901	193,148
2030 Population	23,392	112,736	193,051
2025 African American	7,640	45,223	62,509
2025 American Indian	148	563	992
2025 Asian	332	2,394	5,397
2025 Hispanic	5,867	20,468	32,391
2025 Other Race	2,893	9,802	15,173
2025 White	9,772	43,797	91,630
2025 Multiracial	2,319	10,076	17,376
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,047	5,617	7,402
\$15,000-\$24,999	858	3,379	4,793
\$25,000-\$34,999	816	3,651	5,514
\$35,000-\$49,999	1,251	6,005	9,393
\$50,000-\$74,999	1,556	7,845	12,641
\$75,000-\$99,999	1,096	5,348	9,385
\$100,000-\$149,999	1,315	7,083	13,115
\$150,000-\$199,999	793	4,033	8,133
\$200,000 or greater	970	5,068	10,473
Median HH Income	\$62,010	\$65,638	\$76,405
Average HH Income	\$96,119	\$101,472	\$113,069



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,714	8,788	13,913
2025 Population Age 35-39	1,771	8,104	13,404
2025 Population Age 40-44	1,718	7,419	12,616
2025 Population Age 45-49	1,422	6,419	11,252
2025 Population Age 50-54	1,299	6,357	11,289
2025 Population Age 55-59	1,351	6,534	11,747
2025 Population Age 60-64	1,312	6,909	12,654
2025 Population Age 65-69	1,219	6,447	11,825
2025 Population Age 70-74	988	4,903	9,451
2025 Population Age 75-79	707	3,653	7,117
2025 Population Age 80-84	399	2,332	4,749
2025 Population Age 85+	412	2,135	4,585
2025 Population Age 18+	17,986	88,326	153,757
2025 Median Age	38	38	40
2030 Median Age	40	39	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,292	\$73,806	\$80,594
Average Household Income 25-34	\$97,347	\$99,984	\$107,855
Median Household Income 35-44	\$75,819	\$79,226	\$93,613
Average Household Income 35-44	\$106,576	\$114,833	\$128,629
Median Household Income 45-54	\$75,358	\$81,676	\$99,467
Average Household Income 45-54	\$113,925	\$118,143	\$135,953
Median Household Income 55-64	\$63,843	\$67,890	\$84,110
Average Household Income 55-64	\$107,728	\$111,745	\$125,725
Median Household Income 65-74	\$49,005	\$52,542	\$62,419
Average Household Income 65-74	\$84,806	\$91,817	\$101,405
Average Household Income 75+	\$63,927	\$74,160	\$80,890

Population By Age

