

INDUSTRIAL PROPERTY FOR SALE

501 GARASCHESS LANE

Wilmington, DE 19801

CHRIS MOORE, CCIM
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**6.06 +/- ACRES INDUSTRIAL
LAND AVAILABLE FOR SALE**

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501 GARASCHES LN
Wilmington, DE 19801



PROPERTY DESCRIPTION

6.06 +/- acres available at 501 Garasches Lane in Wilmington, DE, offering a rare redevelopment or industrial opportunity within the City of Wilmington. Zoned M-1 (Light Manufacturing), the property provides flexibility for a variety of commercial, industrial, and development uses. The site has completed the DNREC Brownfields process, and an updated wetlands delineation was completed in 2026.

Surrounded by new development activity and expanding area amenities, the property also benefits from direct connectivity to the Wetlands Park and walking trails, creating a unique setting with both industrial utility and nearby recreational access. Conveniently located with easy access to I-95, I-495, Route 13, and other major roadways, the site offers strong regional connectivity throughout New Castle County.

PROPERTY HIGHLIGHTS

- Zoned M-1 (Light Manufacturing)
- DNREC Brownfields process completed and updated wetlands delineation completed in 2026
- Located within the City of Wilmington
- Easy access to I-95, I-495, Route 13, and major regional roadways
- Flexible opportunity for industrial, commercial, or redevelopment uses

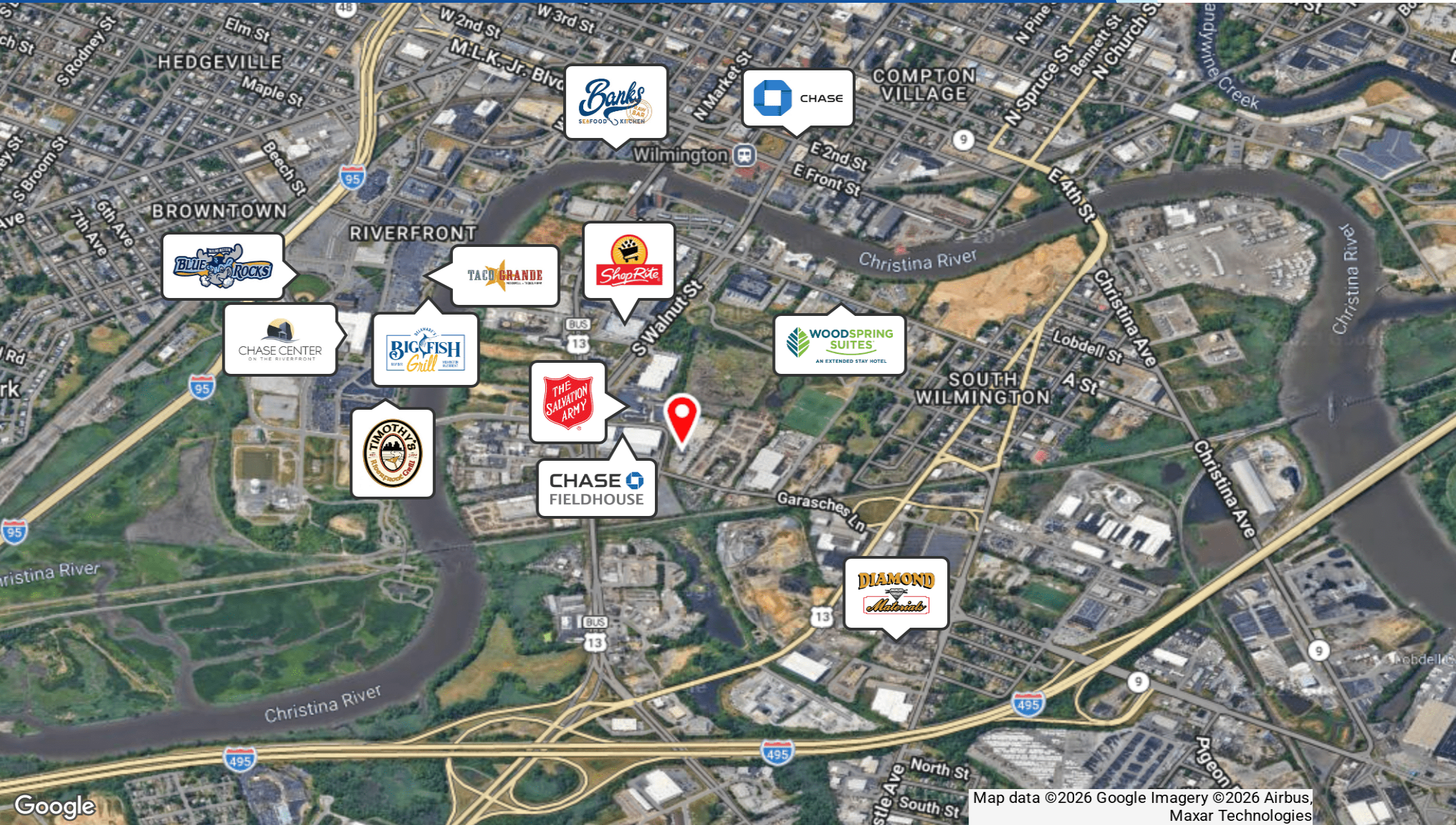
OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	6.06 +/- Acres
Building Size:	12,468 +/- SF

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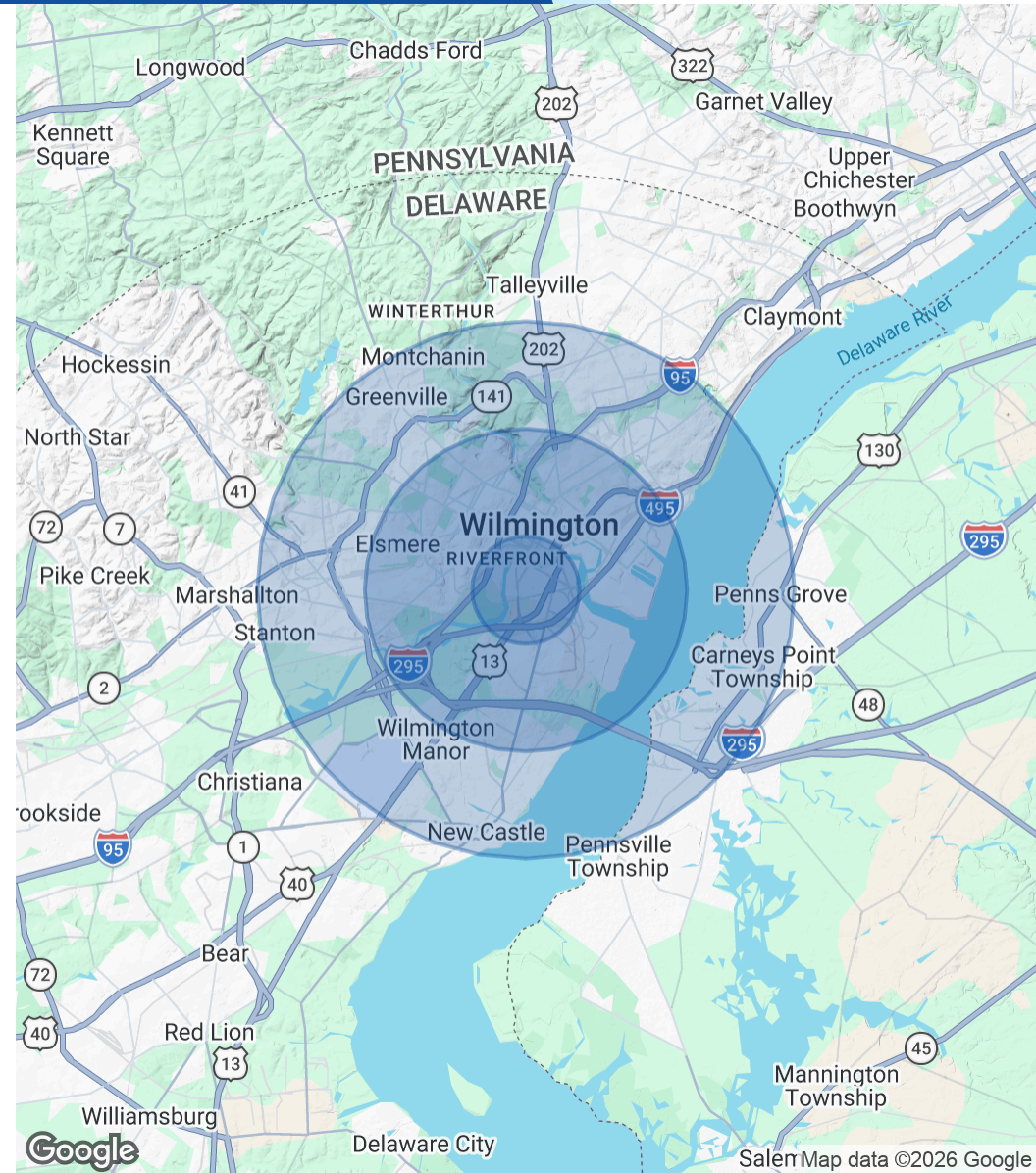
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,485	109,657	183,591
Average Age	34.2	38.6	40.2
Average Age (Male)	32.1	36.7	38.2
Average Age (Female)	36.9	40.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,055	46,957	77,410
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$78,667	\$85,722	\$99,121
Average House Value	\$195,938	\$244,415	\$294,071

2023 American Community Survey (ACS)



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