

508-512 MAIN STREET

508-512 Main Street, Wilmington, DE 19804



PROPERTY DESCRIPTION

Three combined parcels totaling 0.66 AC. There are Deldot rightways at each end of the 508 & 512 properties. Income producing (owner occupies 508-510 Main) accounting firm (3,840 SF) and liquor store/food mart + 1 apartment (4,160 SF). Outstanding visibility at the intersection of Route 7 (Limestone Road) & Route 4 with traffic counts upwards of 56,000 +/- vehicles per day.

PROPERTY HIGHLIGHTS

- Outstanding visibility at the intersection of Route 7 (Limestone Road) & Route 4 with traffic counts upwards of 56,000 +/- vehicles per day.
- Full movement with access from both Eastbound & Westbound Route 7.
- Income producing (owner occupies 508-510 Main) accounting firm (3,840 SF) and liquor store/food mart + 1 apartment (4,160 SF).

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	0.66 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,650	22,495	72,629
Total Population	9,247	56,154	187,191
Average HH Income	\$67,186	\$71,130	\$74,323

JOSEPH LATINA
Principal
302.530.1233
jlatina@lmtcre.com

TYLER FORESTA
Agent
302.584.8615
tforesta@lmtcre.com



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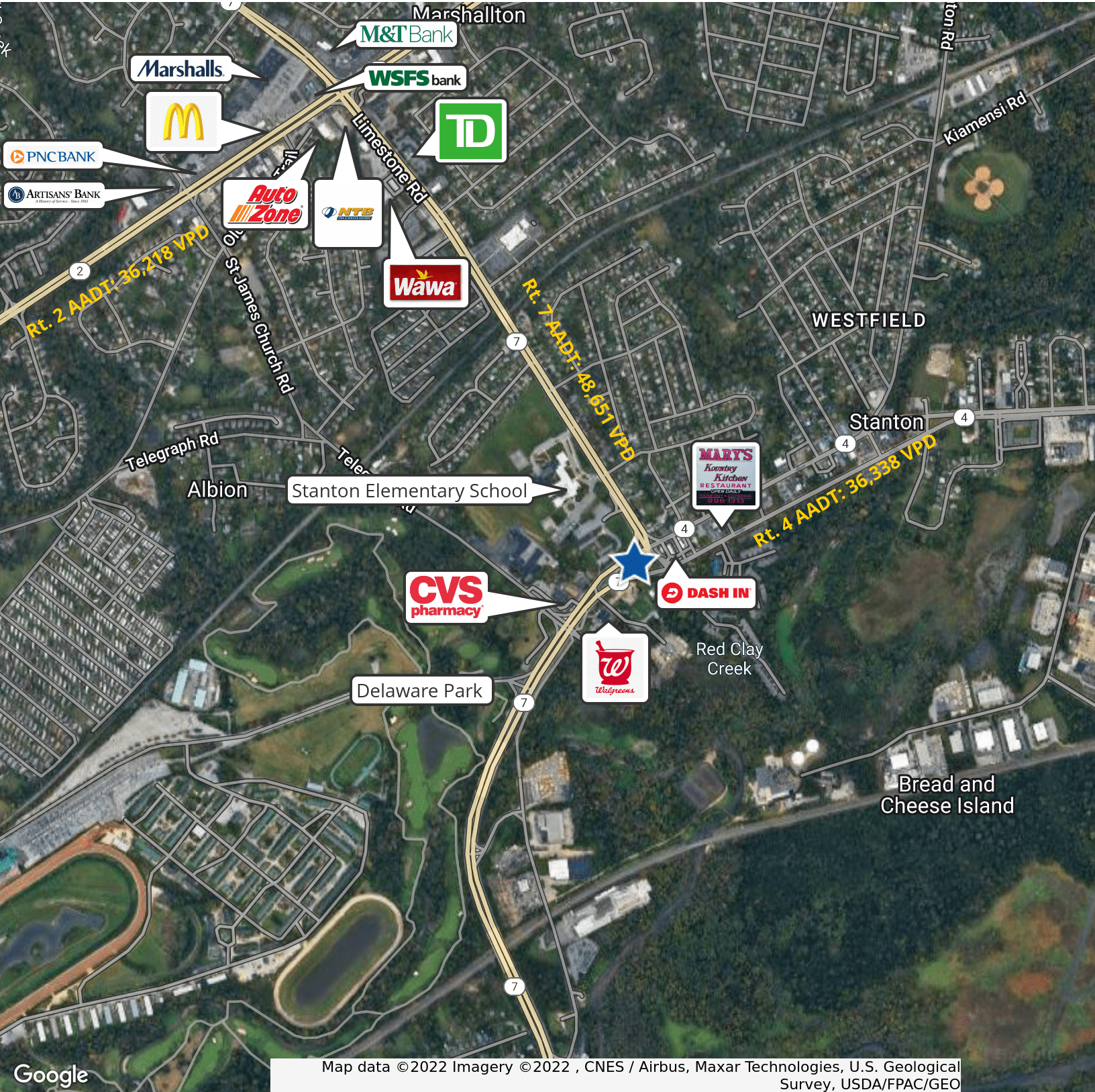
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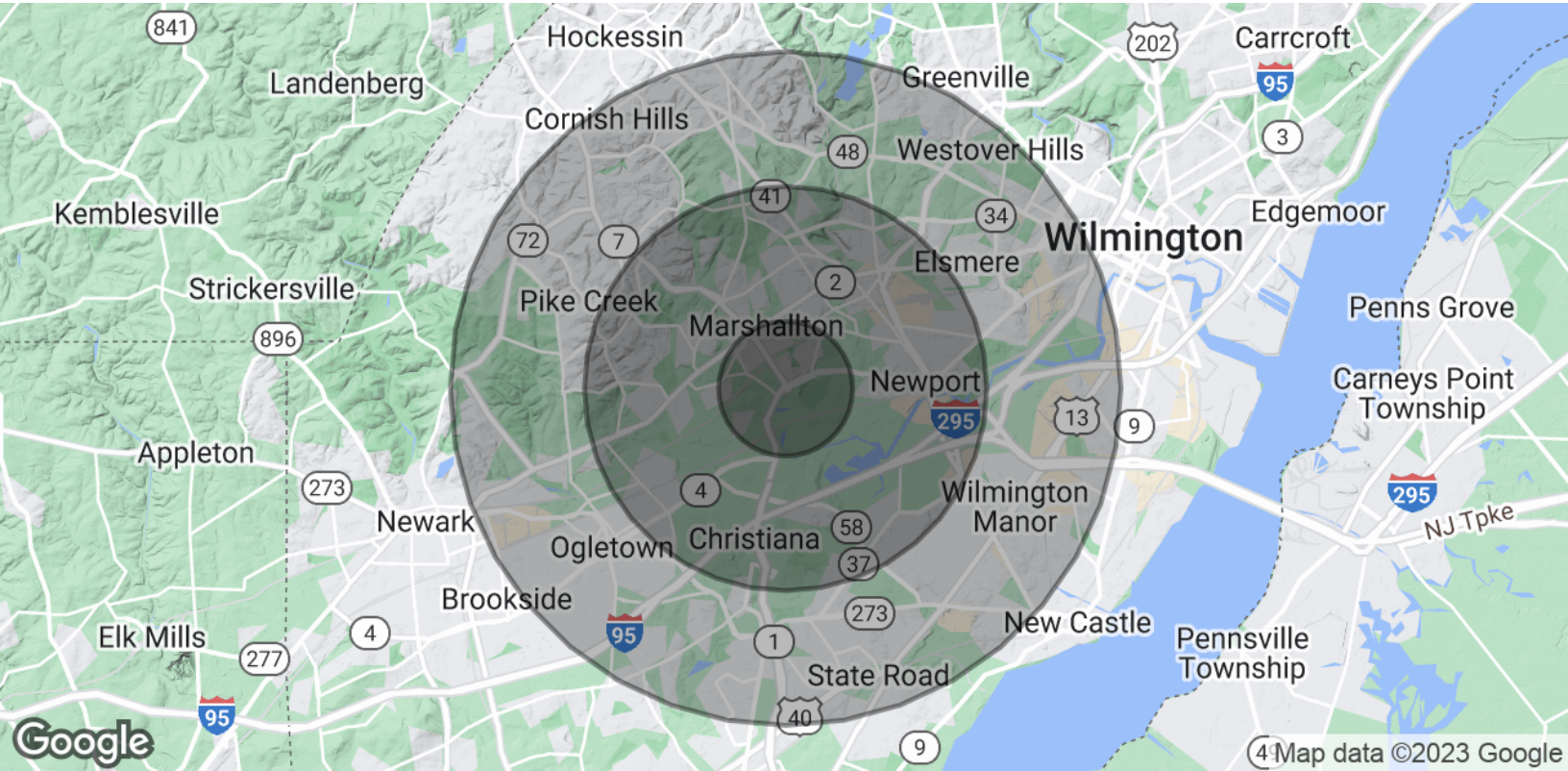
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,247	56,154	187,191
Average Age	37.8	40.5	36.9
Average Age (Male)	37.5	38.9	35.3
Average Age (Female)	39.5	42.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,650	22,495	72,629
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$67,186	\$71,130	\$74,323
Average House Value	\$221,597	\$259,140	\$260,586

* Demographic data derived from 2020 ACS - US Census

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