

PROPERTY DESCRIPTION

Rare opportunity to own and operate your business in the heart of downtown Wilmington! This versatile 3,822 SF building features 2,478 SF of ground-floor retail space, perfect for a storefront, boutique, or service business. The second and third floors offer excellent potential for residential apartment renovation – ideal for a live/work setup or rental income. An additional 2,400 SF of lower-level space provides extra storage or expansion options.

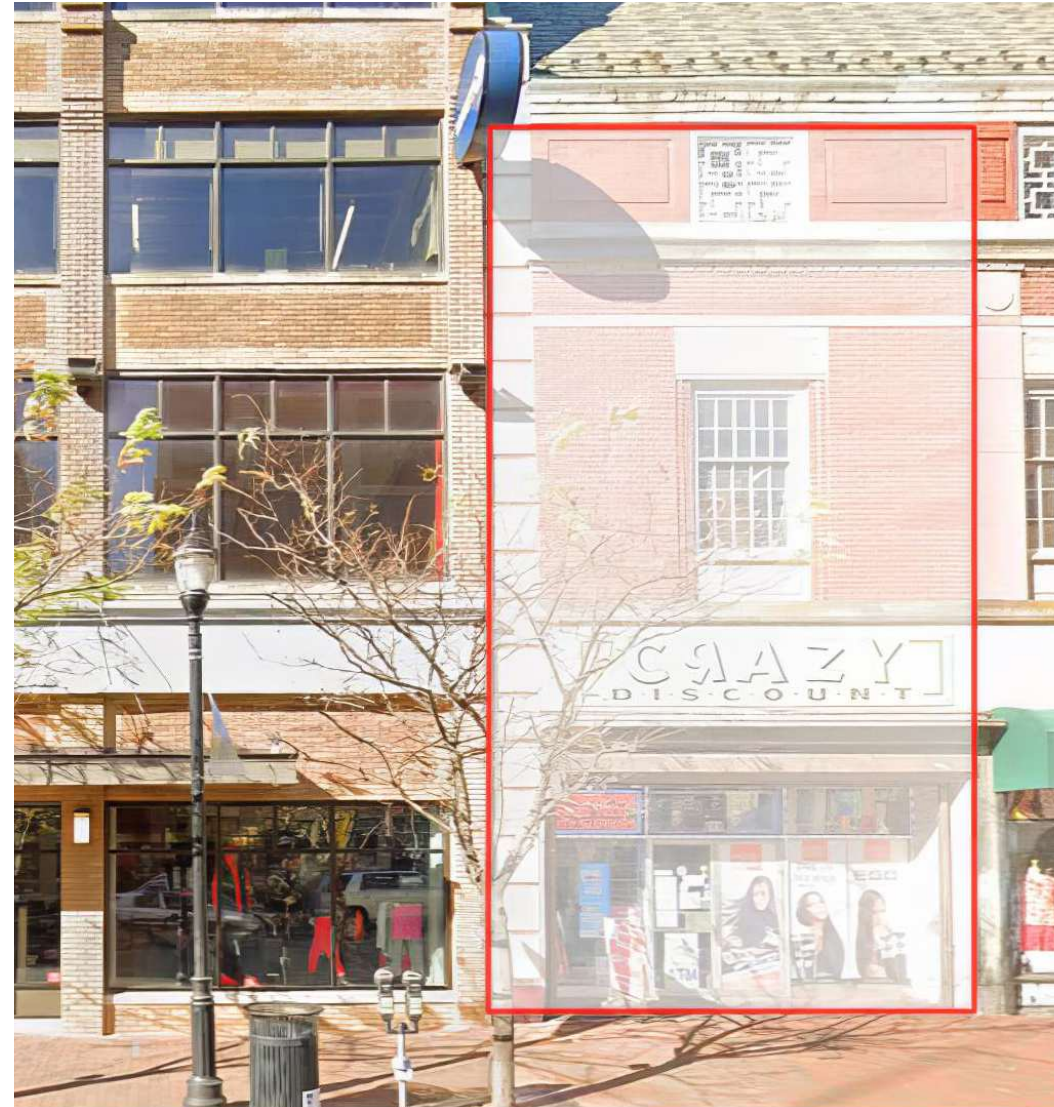
Located on vibrant Market Street, this property is surrounded by some of Wilmington's most popular destinations – The Grand Opera House, The Queen Theater, La Fia, Cocina Lolo, Merchant Bar, Cavanaugh's, Chelsea Tavern, and more – all within two blocks. Convenient access to DART public transit, a short walk to the Amtrak/SEPTA station, and close proximity to retailers, restaurants, hotels, and entertainment venues make this an ideal location for a business owner looking to invest in a dynamic, growing downtown community.

PROPERTY DETAILS

- **Total SF:** 3,822 SF
- **Sale Price:** \$549,000
- **Taxes:** \$6,817 (school, county & city)

PROPERTY HIGHLIGHTS

- **Located in Wilmington's downtown core** – high visibility and foot traffic
- **Just steps from Rodney Square**, the city's central plaza and transportation hub
- **Two blocks from parking garages** and ample nearby street parking
- **Zoned for mixed-use** – ideal for retail, creative space, or live/work concept
- **Lower-level space** (2,400 SF) offers excellent storage, office, or expansion use
- **Eligible for city/state incentive programs including tax abatements and Downtown Development District rebates**
- **Potential to expand the second floor to full footprint to gain additional apartment units.**



For More Information, Contact:

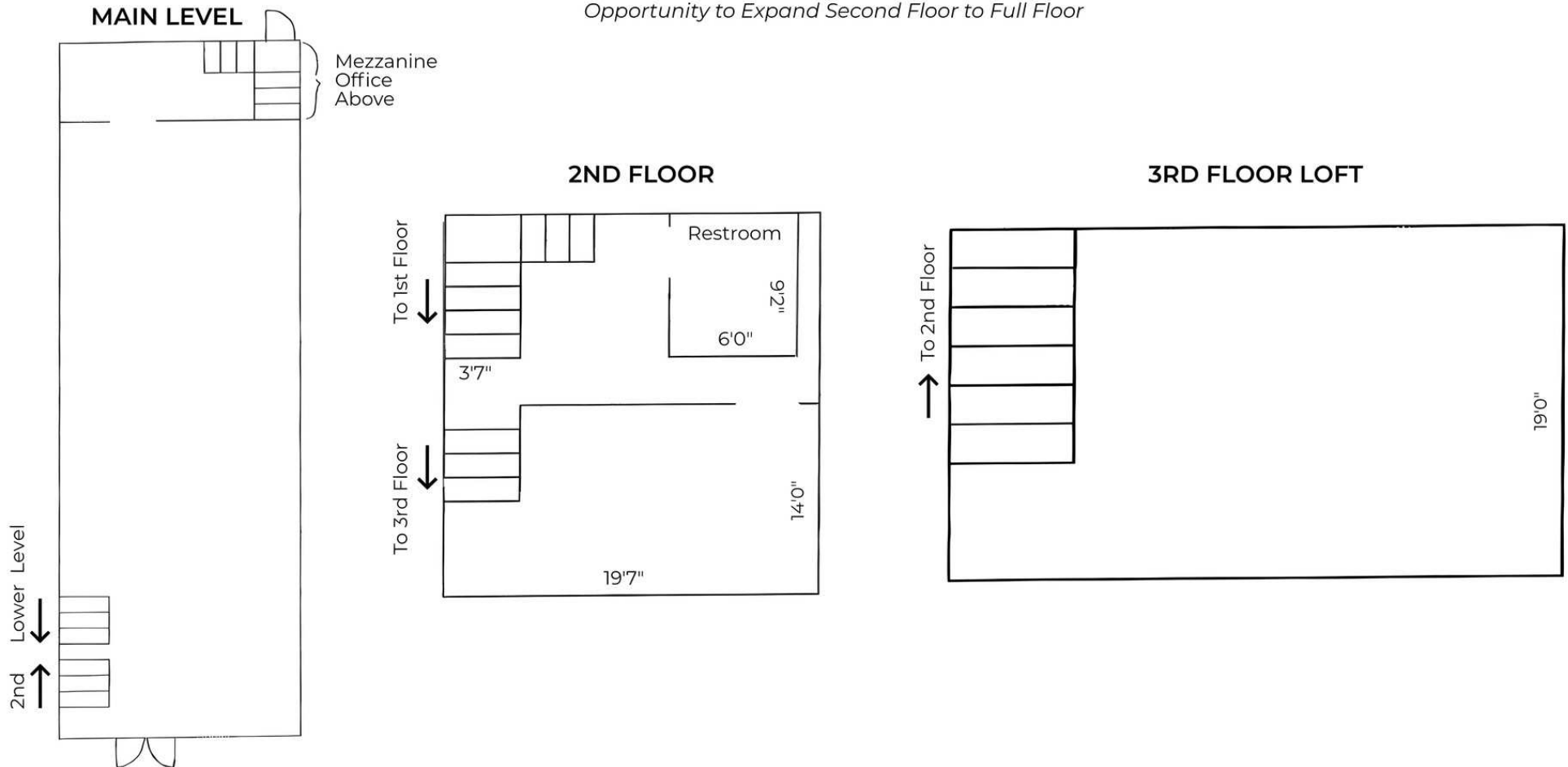
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3304 Old Capitol Trail
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PROPERTY FLOOR PLANS

Opportunity to Expand Second Floor to Full Floor



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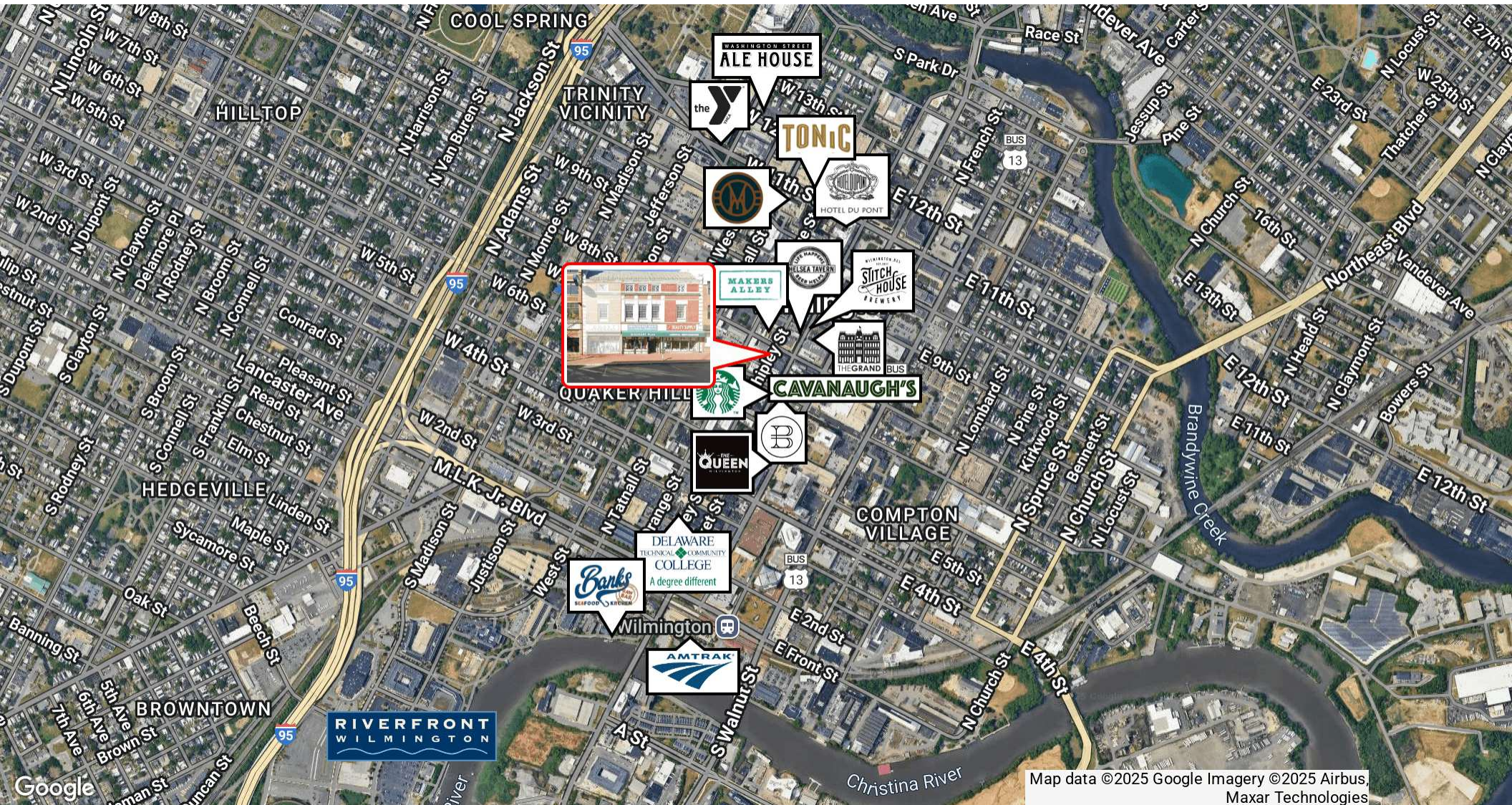
LOCATION OVERVIEW

611 N Market Street is ideally located in the heart of Wilmington's Central Business District. Just minutes from I-95, I-495, and Route 13, the property offers convenient access to regional highways connecting to Philadelphia, Baltimore, and beyond. It's also a short walk to the Amtrak/SEPTA Wilmington Station, providing convenient rail service for commuters and travelers.

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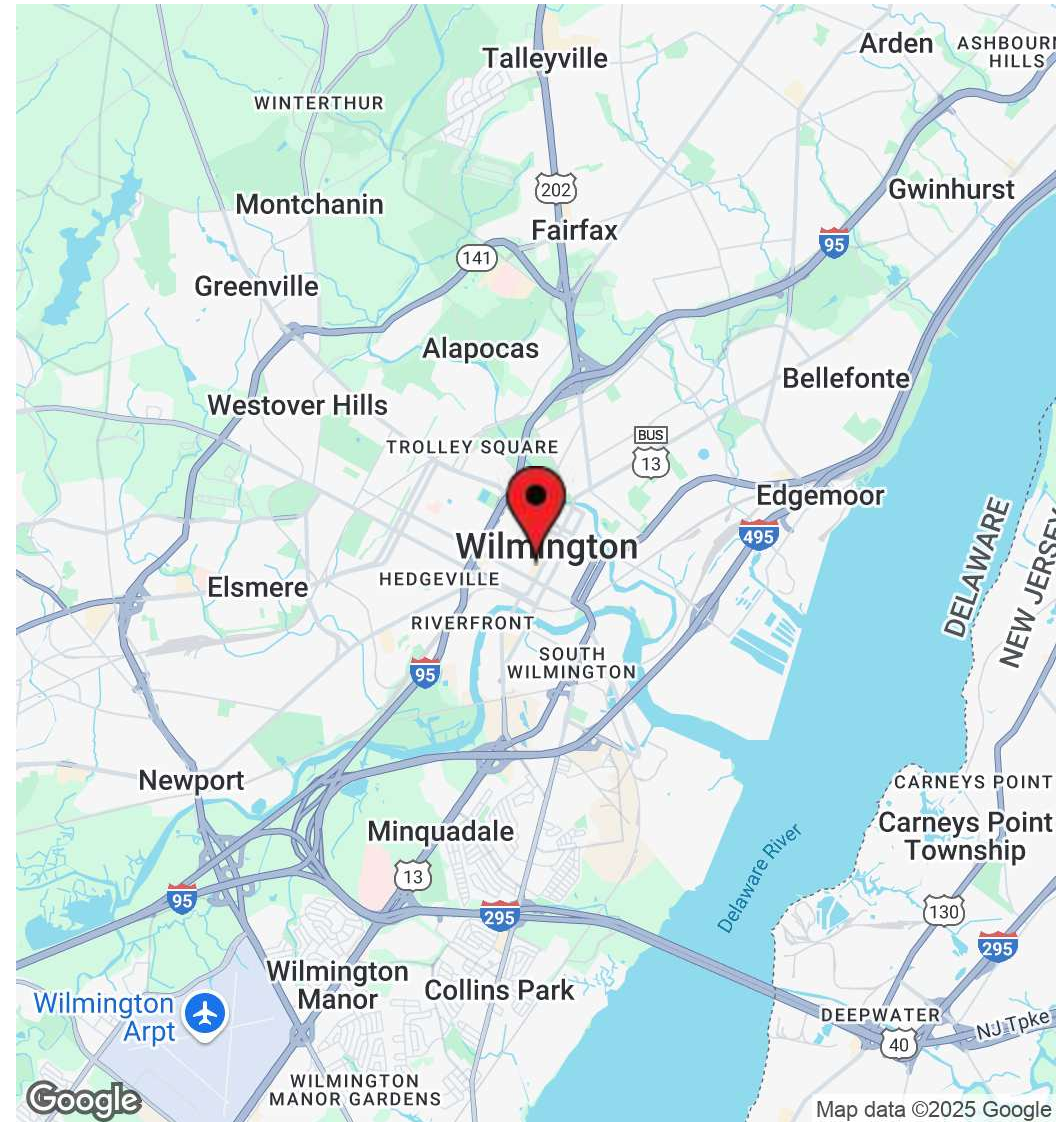
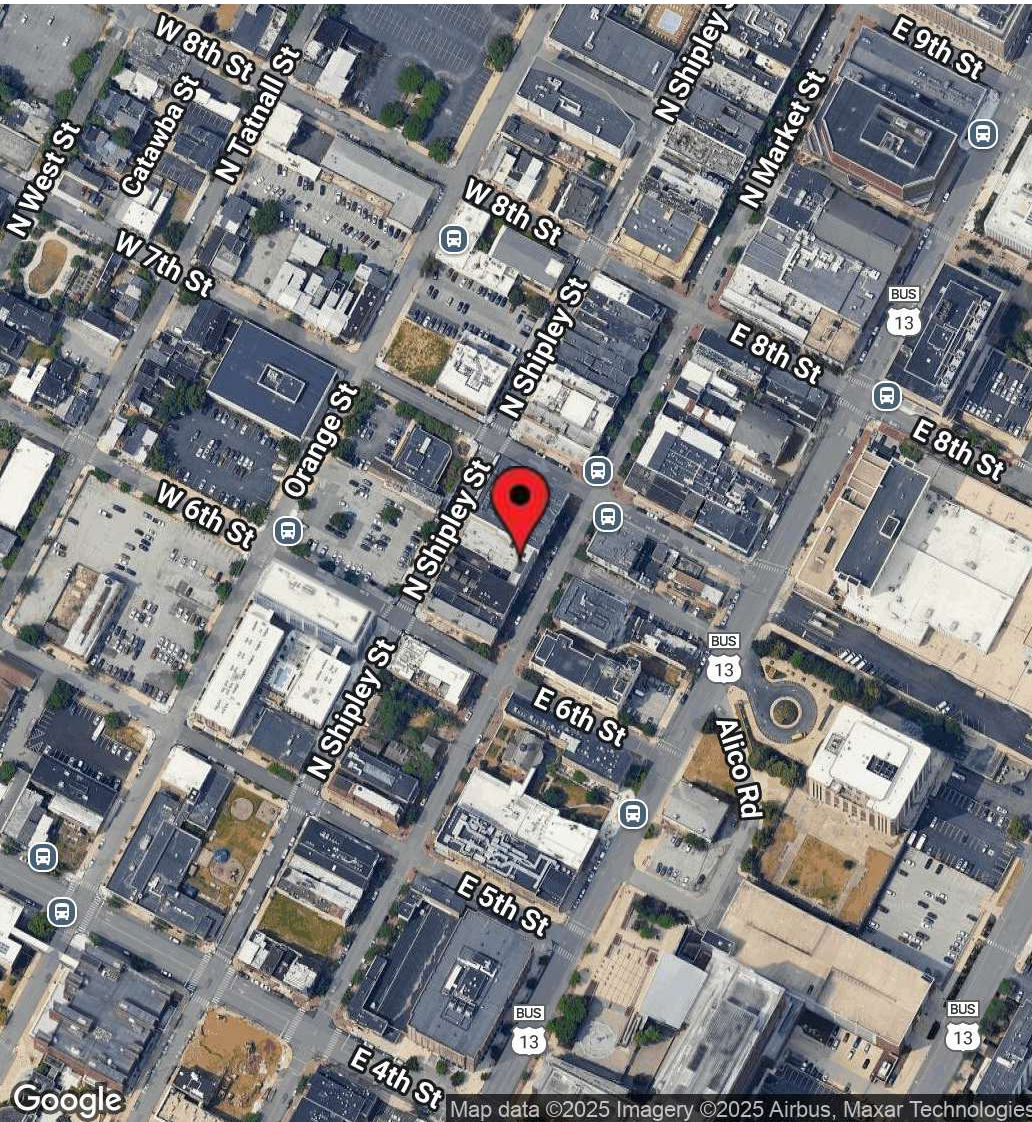
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611 N Market St
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MIXED-USE PROPERTY FOR SALE



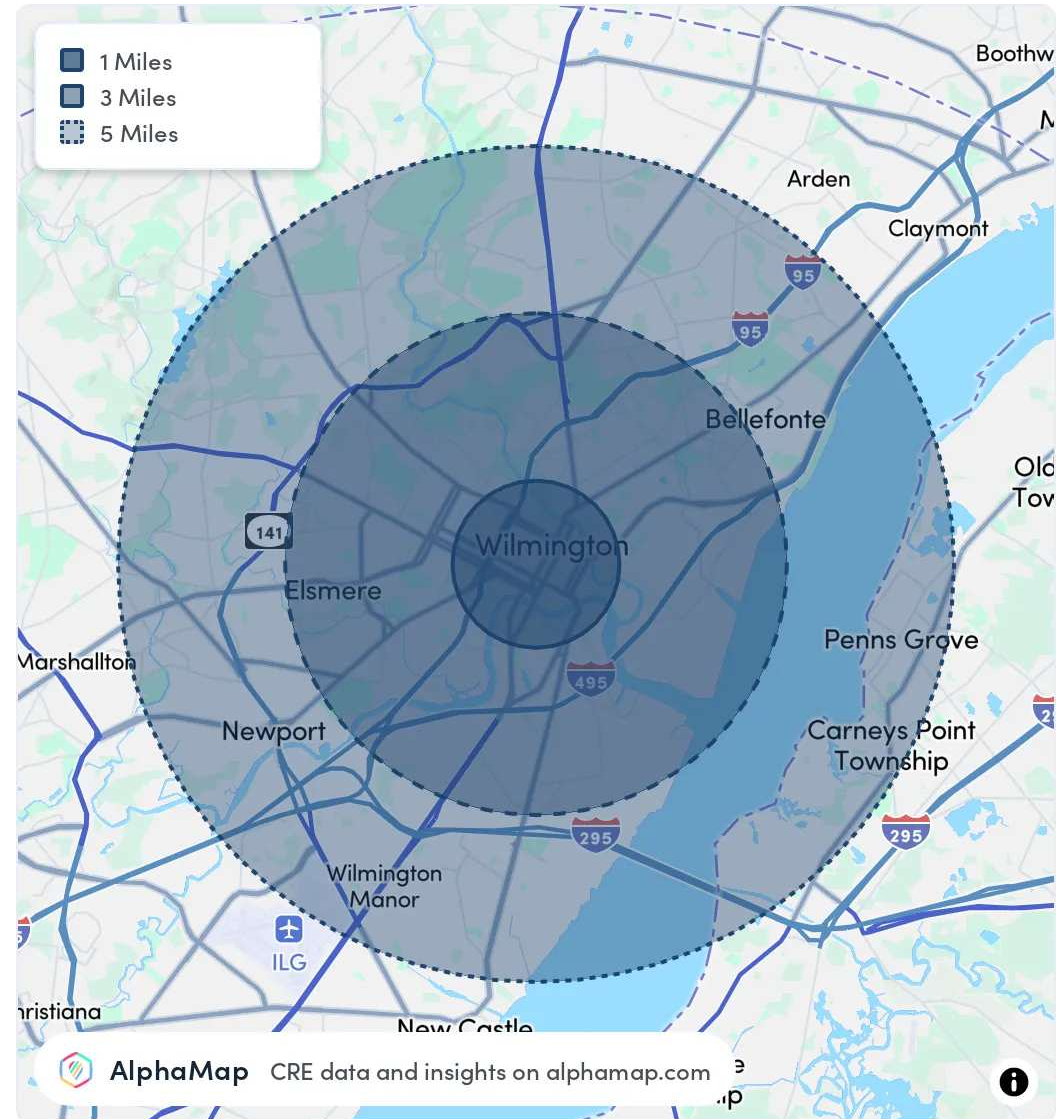
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,556	111,310	191,643
Average Age	38	40	41
Average Age (Male)	36	38	40
Average Age (Female)	39	41	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,128	46,927	78,893
Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,469	\$78,420	\$93,434
Average House Value	\$215,639	\$288,813	\$331,558
Per Capita Income	\$27,595	\$32,675	\$38,930
RACE	1 MILE	3 MILES	5 MILES
Population White	7,252	38,841	89,917
Population Black	19,538	51,540	64,342
Population American Indian	146	566	1,060
Population Asian	530	1,784	4,835
Population Pacific Islander	11	44	82
Population Other	2,509	8,916	14,822

Map and demographics data derived from AlphaMap



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