

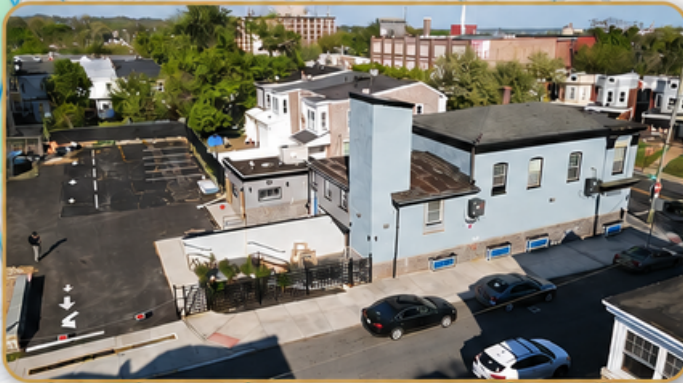
Landmark Property! Nostalgia Firehouse!
2501 & 2521 North Market ST
Wilmington, DE 19802

Mixed Use
For Sale or Lease



2501 & 2521
N MARKET ST
WILMINGTON, DELAWARE

-  PRIME LOCATION
-  HIGH VISIBILITY
-  GREAT ACCESS
-  INVESTMENT OPPORTUNITY



2501 & 2521
N MARKET ST

EXCEPTIONAL PROPERTY
IN A GROWING MARKET

Located in a thriving area of Wilmington, this property offers excellent visibility, accessibility, and potential for a variety of commercial uses.



STRATEGIC
LOCATION

Near major roadways and local amenities



VERSATILE
SPACE

Ideal for retail, office, or mixed-use development



STRONG
INVESTMENT

Be part of Wilmington's continued growth

CONTACT US TODAY!

HABASH COMMERCIAL REALTY

 302-544-9144

 www.habashcommercial.com

EXPERIENCE. INTEGRITY. RESULTS.

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For More Information Please Contact:

Yasmin Bowman
302-438-8667 (mobile)
Yasmin@BowmanRealEstateLLC.com

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205 Philadelphia Pike

Wilmington, DE 19809

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Historic Charm With Modern Conveniences!

Former Landmark Fire House.



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ARCHITECTURAL RENDERING

Proposed two-story building expansion elevated above a covered parking area within the rear lot.





**Full Building For Lease or Sale.
Divisible for lease.**

**Available for
Immediate Occupancy**

Property Overview

This offering includes assemblage of two parcels adjoining at the rear of the fire house.

FIRE HOUSE PARCEL – 2501 N. MARKET STREET, WILMINGTON, DE 19802-4233

- The fire house building sits on 2501 N. Market Street – a corner parcel.
 - Tax parcel ID: 26-022.40-002
 - Zoning: 26C-1 100%
 - Lot: Frontage 50' Depth: 160' Acres: 0.18
 - Square feet: 7,841. Buyer should verify accuracy of size.
 - Total property tax 2025: \$6,165. Buyer should verify the accuracy of taxes.
- All measurements are approximations**

PARKING LOT PARCEL 2521 NORTH MARKET STREET, WILMINGTON, DE 19802

- Tax parcel ID: 26-022.40-001
 - A gated parking lot with 20 existing parking spaces. Potential to add five more spaces.
 - Zoning: 26C-1 100%.
 - Total property tax 2025: \$468. Buyer should verify the accuracy of this size.
- Width: 75' x Depth: 79' Acres: .14. Total: 6,098 SF. Buyer should verify accuracy of size.**
- All measurements are approximations**

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Property Overview

- Landmark property with nostalgia and charm. Mixed-use building. Formerly a two bay fire house!
- The entire building extensively renovated with a new Certificate of Occupancy - ready for the new user.
- Lease purchase or other purchase options available.
- Fire resistant. New fire sprinkler and alarm system recently installed throughout the entire building including the apartments on the upper level and the lower level (below grade) and is fully up to code. Knox box is mounted on exterior front of the building for fire department emergency access.
- Built in 1910. Nostalgic charm with extensive new modern retro-fittings.
- Concrete “drivable” main floor. Approximately 6” thick concrete floors in the main hall to support load of fire trucks.
- New 1,100 + SF street-level concrete block addition was added to the north side of the original fire house by the present owner for ease of utility and overflow space.
- Finished below-grade level with 9' ceilings and separate business space. Lower level spans the full footprint of the building and has two sets of stairs: Walkout stairs with access to / from the parking lot and interior access stairs to / from the main hall as well.
- Two newly renovated apartments on the top floor. Both are on an abbreviated lease and are expected to vacate mid-September 2026. Separate mechanicals allocated to each apartment.

Continued next page

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Property Overview, continued

- The two fire truck access doors facing Market Street were sealed up but can be re-opened if necessary.
- 10' - 12' ceiling clearance. Bright open flow main hall.
- Roughed-in areas for a restroom, kitchenette and janitorial room on street and lower level spaces. Both street level spaces are handicap-accessible.
- Handicapped accessible entrance in the front of building with capability to add handicapped access at the rear of building as well.
- Two handicapped accessible restrooms on the main level.
- Dedicated direct access to the gated parking lot from each of the main hall, lower level and apartments.

Parking Lot

- Off-street gated parking lot with 20 existing parking spaces and garden. Potential to add five more parking spaces for a total of 25 - a critical consideration for customer-facing users, employee parking, and a premium feature for a city property where parking is limited.
- Development opportunity to build another building across the parking lot while preserving the parking spaces. See the rendering of a proposed building posted inside the property or ask the listing agent for a copy.

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Overview of Property Updates

- All new electrical system.
- All new plumbing supply and drain lines.
- New EPDM roof over the main building. Roof over apartments not new but repaired.
- Brand new HVAC system – forced air – gas fired heat.
- Brand new central air conditioning system.
- Two new water heaters (one in service and one auxiliary).
- Certificate of occupancy recently issued.

Main Hall

- Ten-to-twelve-foot ceiling clearance.
- Thick 6” concrete floors that were built to withstand a load of two fire trucks.

Additon

- 1,300 SF addition new fire alarm / sprinkler system throughout the building.
- 9’6” ceiling clearance.
- Handicap accessible restroom.
- Direct access to the parking lot, front entrance on Market Street and adjoins the main hall through two common doors.

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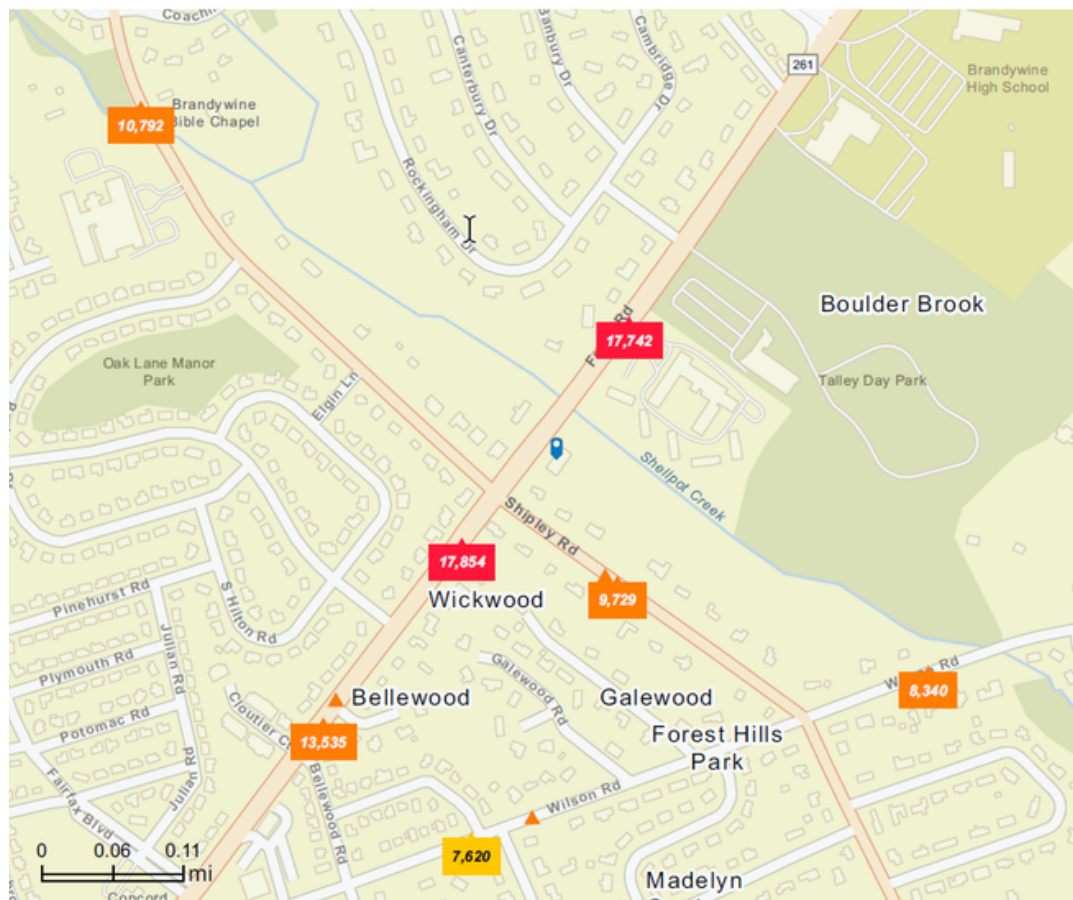
Traffic Count Map - Close Up

1202 Foulk Rd, Wilmington, Delaware, 19803

Rings: 1, 3, 5 mile radii



Average Daily Traffic +/- 17,742



Address

2501 & 2521 North
Market St, Wilmington,
DE 19802

Asking Price

Negotiable.

Space Available

Approximately 7,841
square feet. Buyer to
verify during the due
diligence period.

Lease Type and Terms

Negotiable.

Available

Immediately

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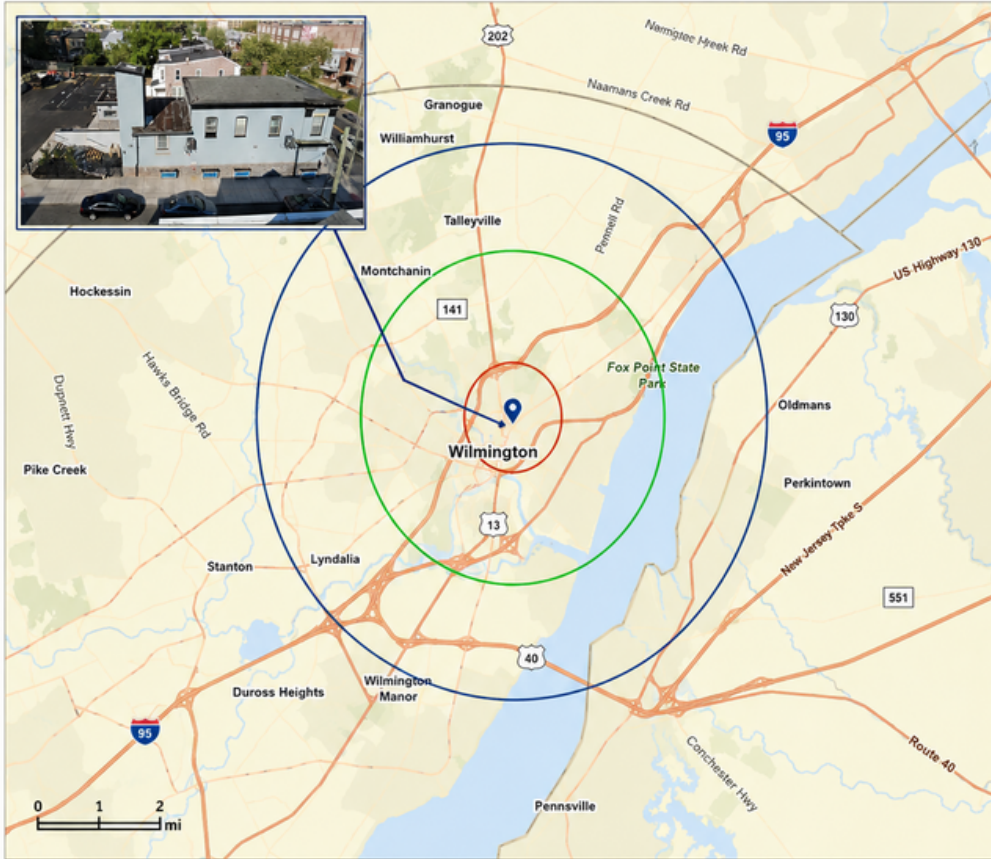
Wilmington, DE 19809

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Site Details Map

2501 N Market St, Wilmington, Delaware, 19802

Rings: 1, 3, 5 mile radii



This site is located in:

City: Wilmington

County: New Castle County

State: Delaware

ZIP Code: 19802

Census Tract: 10003000500

Census Block Group: 100030005002

CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area



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Traffic Count Map - Close Up

2501 N Market St, Wilmington, Delaware, 19802

Rings: 1, 3, 5 mile radii



**Average daily traffic
counts +/-10,614**

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DEMOGRAPHICS

2025



Radius	1-Mile	3-Mile	5-Mile
Population (2025)	28,552	104,708	195,966
Median Age	36.9	38.8	40.1
Households	11,623	46,078	82,133
Median House Hold	\$55,045	\$66,525	\$77,366
Avg. House Hold Income	\$79,342	\$102,471	\$114,478
Per Capita Income	\$32,811	\$45,157	\$48,188
Owner-Occupied	51.00%	54.00%	63.00%
Total Housing	13,181	50,953	\$89,163

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**For more information and to schedule a showing, contact
Yasmin Bowman, Listing Agent.**



- Local market knowledge and expertise
- Global reach
- Marketing expertise
- Technology leverage
- Solid network of local professional relationships
- Licensed full-time Realtor since 2004.
- Full-time, full-service real estate services.
- **EXPERIENCE MATTERS!**
- **DILIGENCE MATTERS!**
- Results oriented

Yasmin Bowman, Associate Broker, Realtor

Tel: 302-438-8667 (mobile)

Email: Yasmin@BowmanRealEstateLLC.com



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