



### PROPERTY DESCRIPTION

Jump start your business with 6 months of free rent — a limited-time leasing incentive for qualified tenants signing a 3-year lease!

Now available for lease, this ±1,100 SF office space offers a highly visible location on Milltown Road, just off Kirkwood Highway in Wilmington. Previously occupied by an insurance agency, the suite is well-suited for general office use and features a functional layout that includes a welcoming reception area, three private offices, a restroom, a sink with storage, and an additional large storage closet.

Positioned in a high-traffic area with excellent signage opportunities, the property provides easy access to major thoroughfares, including Route 2, Route 7, and Route 141, and is surrounded by established residential neighborhoods and popular retail centers. This is a great opportunity for a small business or professional service provider seeking an efficient office space in a prime suburban location.

### PROPERTY DETAILS & HIGHLIGHTS

- **Available:** +/- 1,100 SF
- **Lease Rate:** \$1,850/Month + utilities
- Strategic, high-traffic location
- Surrounded by a dense, established customer base
- Cost-effective, move-in ready space
- Strong signage opportunity
- Ideal for small businesses
- Proximity to amenities (Midway Plaza, Prices Corner)

### DEMOGRAPHICS AT A GLANCE

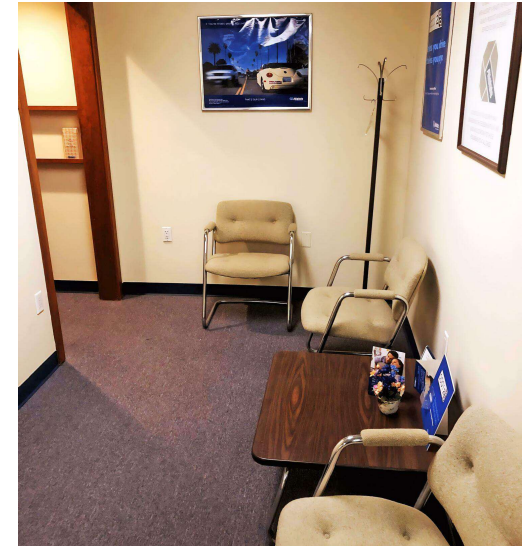
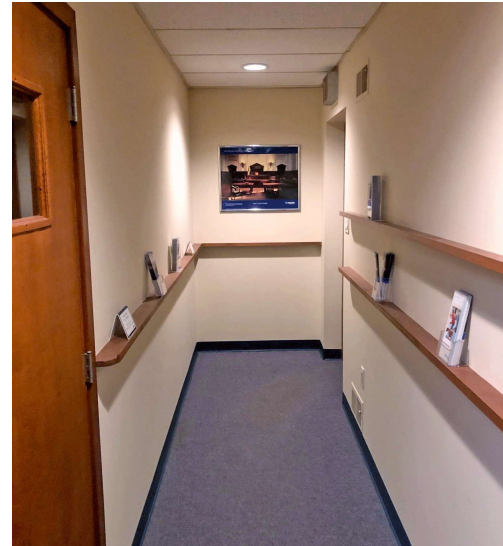
	1 MILE	3 MILES	5 MILES
Total Population	9,561	69,988	186,140
Total Households	3,724	28,155	77,620
Average HH Income	\$94,891	\$106,968	\$103,811
Average Age	44	43	42



For More Information, Contact:

Pat Lorenz  
patrickdlorenz@gmail.com  
302.283.1800 Office  
302.530.6384 Cell

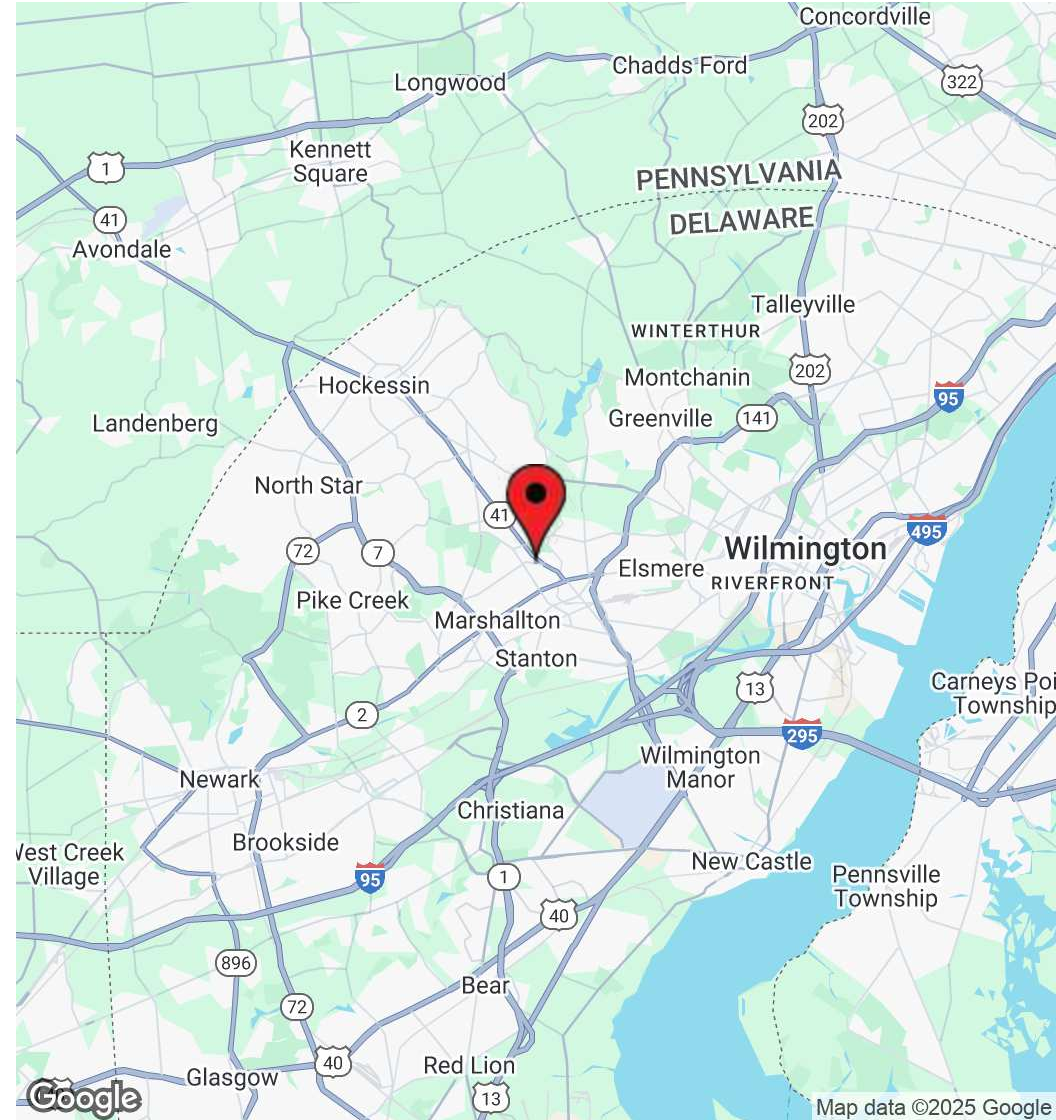
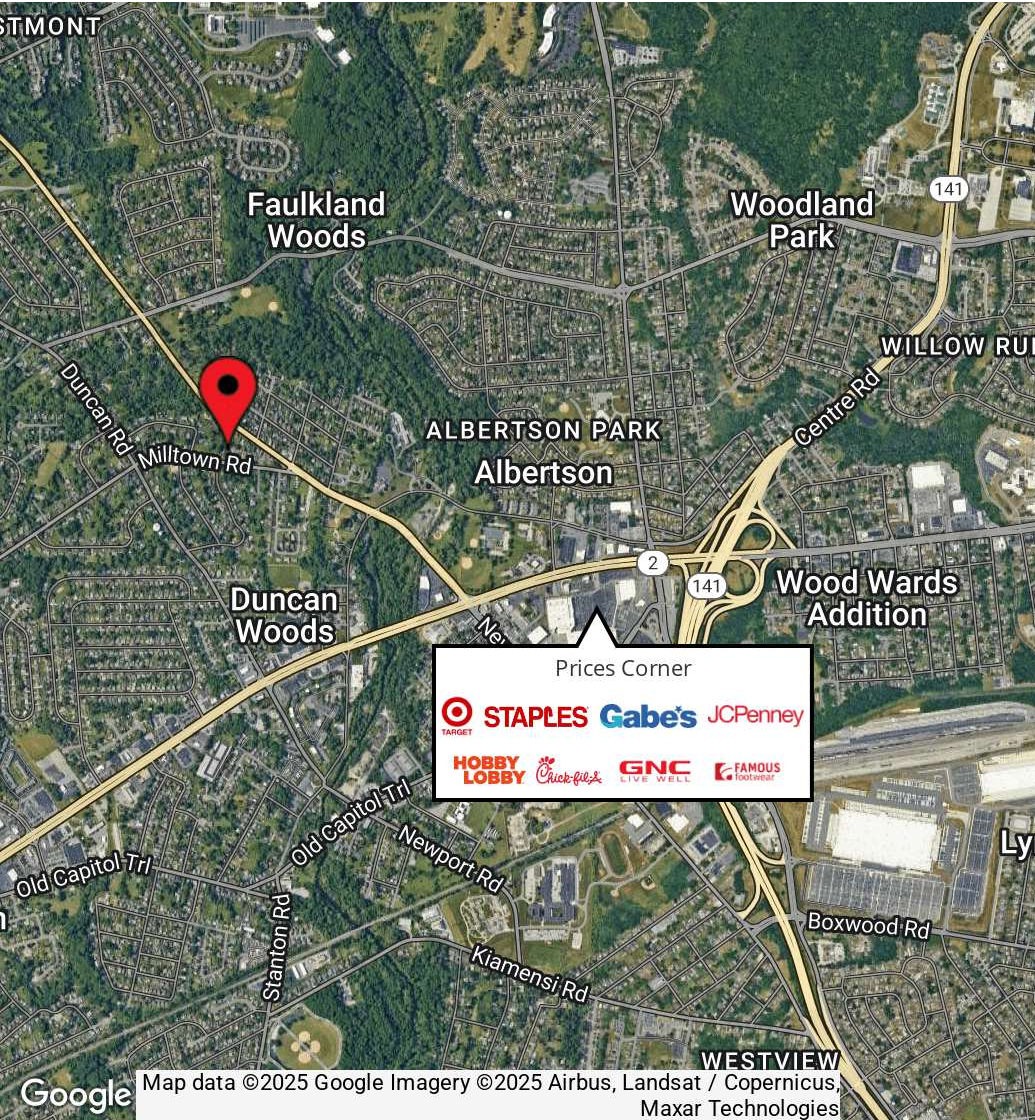
**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



For More Information, Contact:

Pat Lorenz  
patrickdlorenz@gmail.com  
302.283.1800 Office  
302.530.6384 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



For More Information, Contact:

Pat Lorenz  
patrickdlorenz@gmail.com  
302.283.1800 Office  
302.530.6384 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com

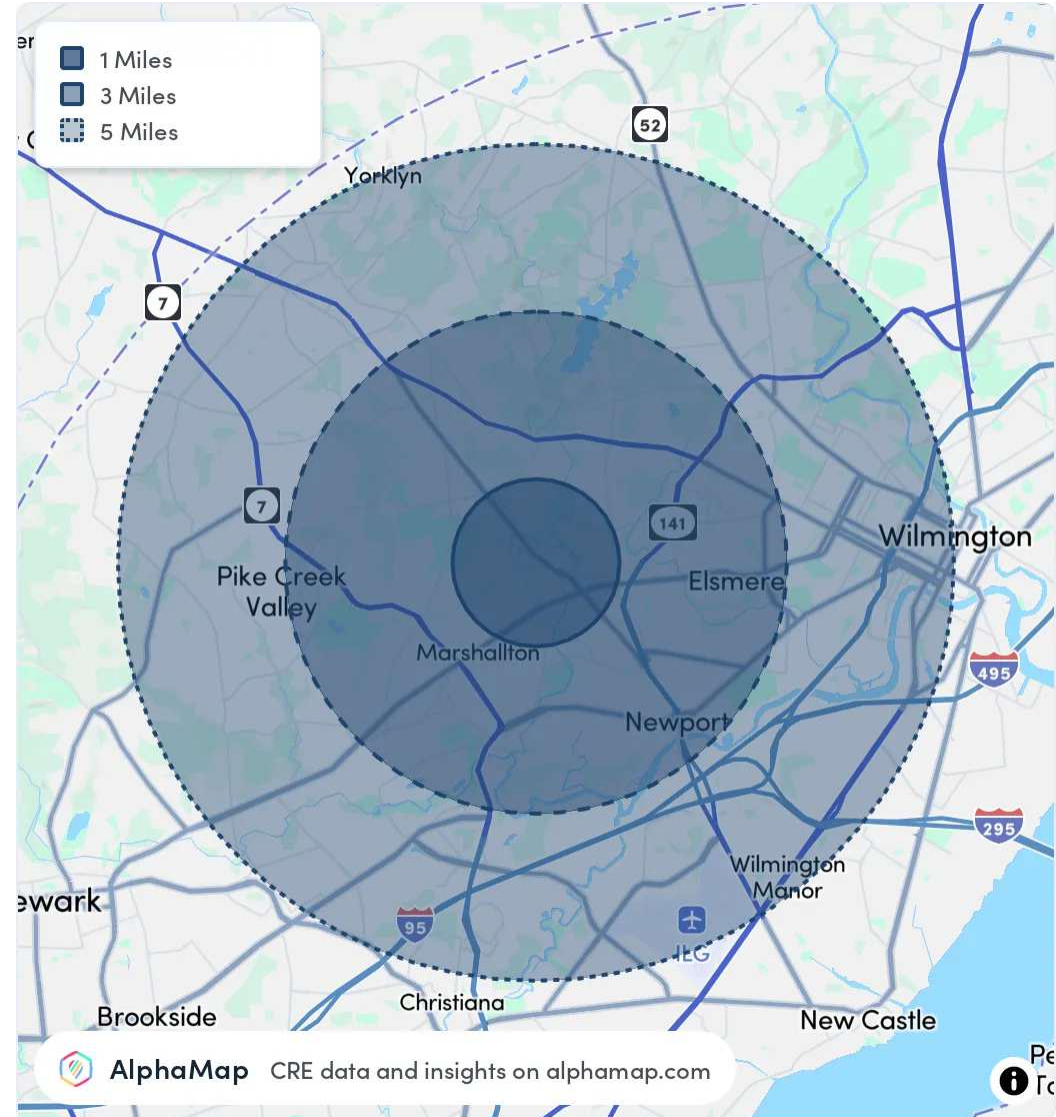


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,561	69,988	186,140
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	44	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,724	28,155	77,620
Persons per HH	2.6	2.5	2.4
Average HH Income	\$94,891	\$106,968	\$103,811
Average House Value	\$378,710	\$372,617	\$363,772
Per Capita Income	\$36,496	\$42,787	\$43,254

RACE	1 MILE	3 MILES	5 MILES
Population White	6,378	45,997	101,892
Population Black	751	6,875	42,000
Population American Indian	58	446	918
Population Asian	549	3,099	10,006
Population Pacific Islander	2	26	73
Population Other	711	6,198	14,182

Map and demographics data derived from AlphaMap



For More Information, Contact:

Pat Lorenz  
patrickdlorenz@gmail.com  
302.283.1800 Office  
302.530.6384 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com