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# 2038 TELEGRAPH RD

**WILMINGTON, DE 19808**

**FOR SALE | RETAIL & FLEX OPPORTUNITY**



3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM





## PROPERTY DESCRIPTION

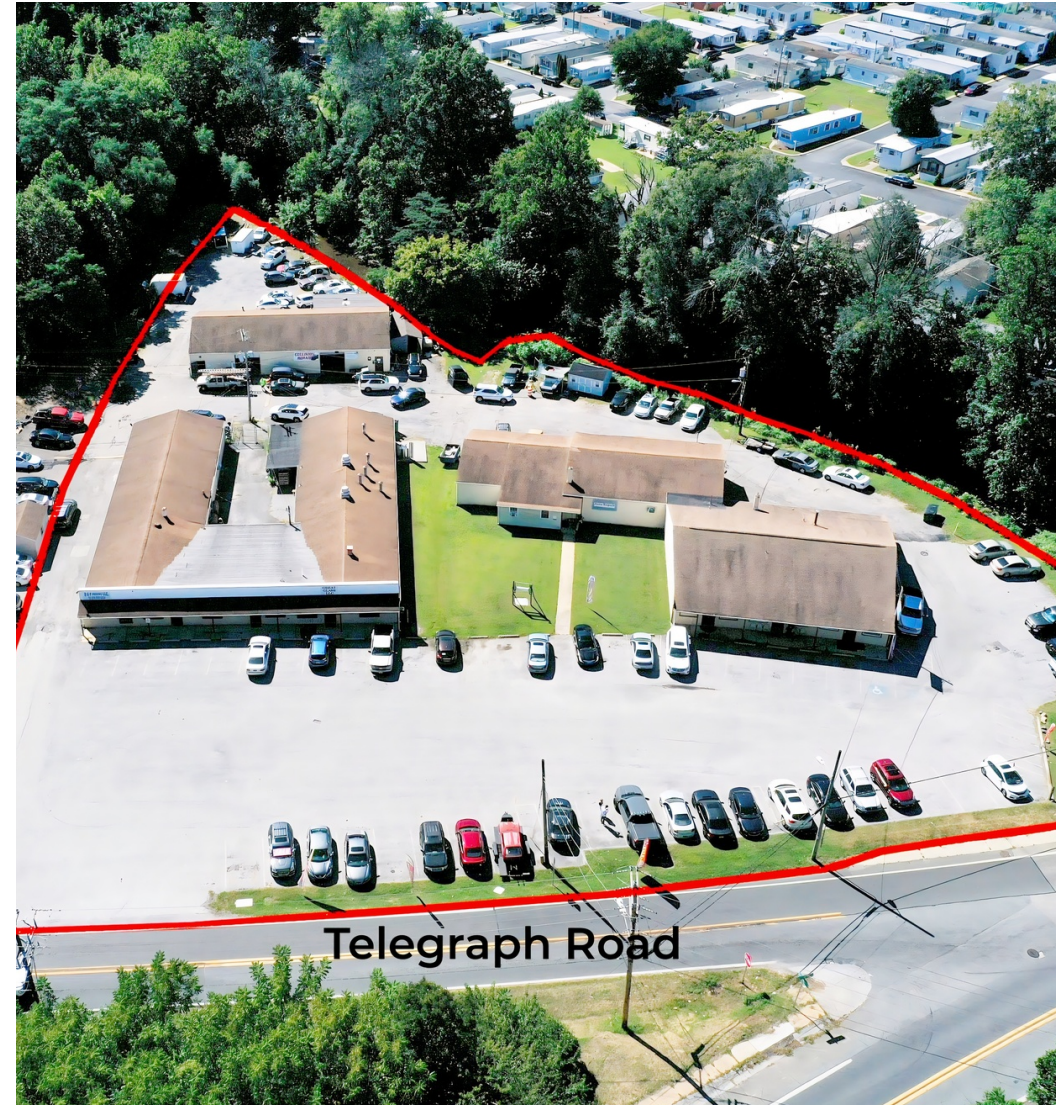
2038 Telegraph Road presents a premier investment opportunity with a 17,175 ± SF retail and flex property in a strong Wilmington location. The property is currently fully leased, generating stable income with excellent tenant retention. Its flexible design allows for a variety of uses, making it equally attractive to both investors seeking reliable cash flow and owner-users looking for future occupancy potential. With a well-maintained structure, convenient access, and strong surrounding demographics, this property offers both immediate returns and long-term upside.

## PROPERTY HIGHLIGHTS

- **Available:** 17,175 ± SF retail & flex building
- **Asking Price:** \$1,550,000 (8.17% CAP)
- **NOI:** \$126,635/year
- Fully leased
- Income-producing asset with stable tenancy
- Flexible layout suitable for multiple uses

## DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	10,189	66,703	184,163
Total Households	4,296	27,804	73,132
Average HH Income	\$93,736	\$101,410	\$103,989
Average Age	43	42	41



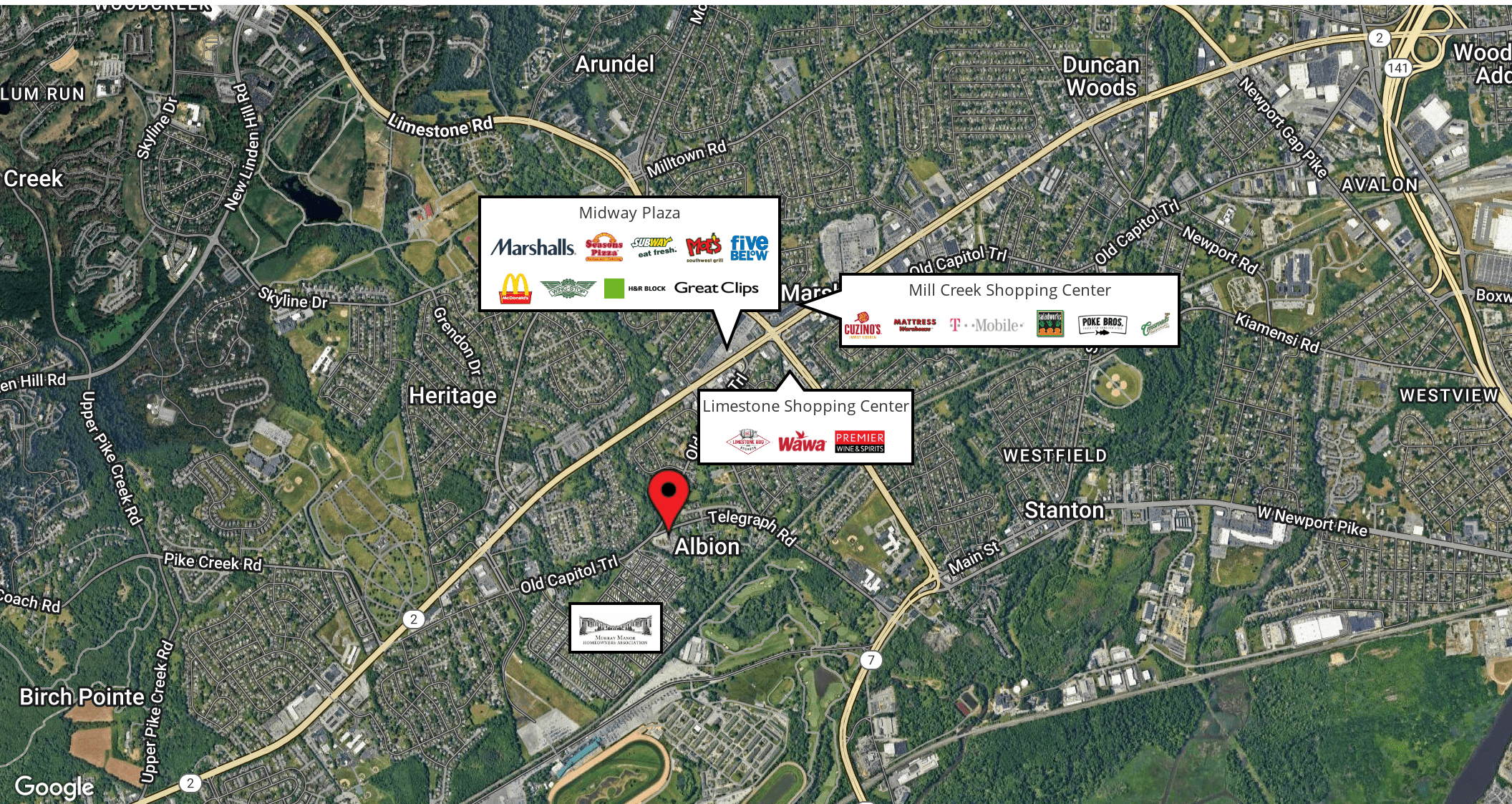
For More Information, Contact:

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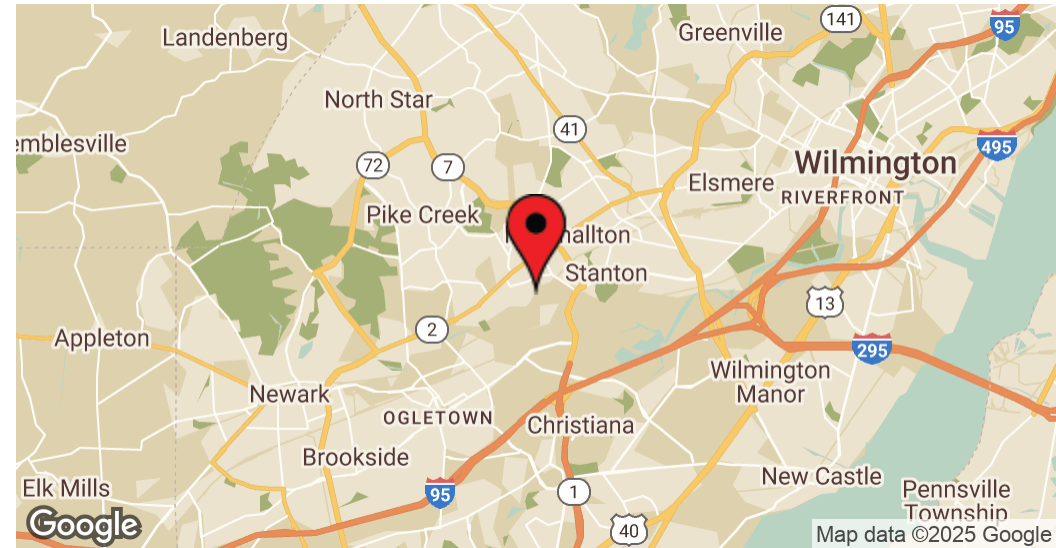
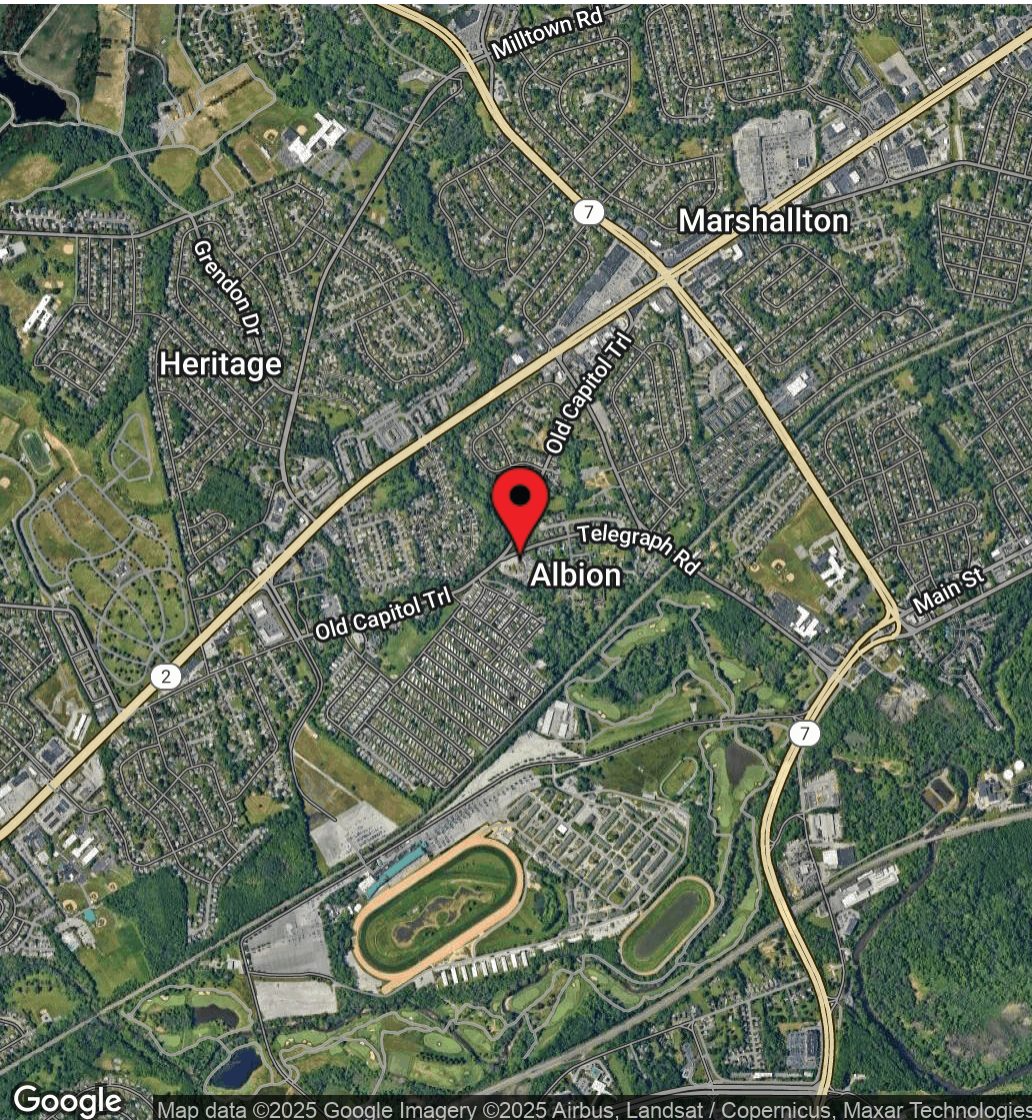
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#### LOCATION OVERVIEW

2038 Telegraph Road is ideally located just off Kirkwood Highway (DE-2) at the intersection of Telegraph Road, placing it at the heart of a well-established Wilmington community. The property is surrounded by dense residential neighborhoods that provide a strong built-in customer base and steady traffic for retail and service-oriented businesses. In addition to its neighborhood setting, the site offers quick access to the shopping, dining, and daily conveniences along Kirkwood Highway, one of New Castle County's most active commercial corridors. This combination of strong local demographics, neighborhood integration, and proximity to Kirkwood Highway enhances both the stability and long-term appeal of the property.

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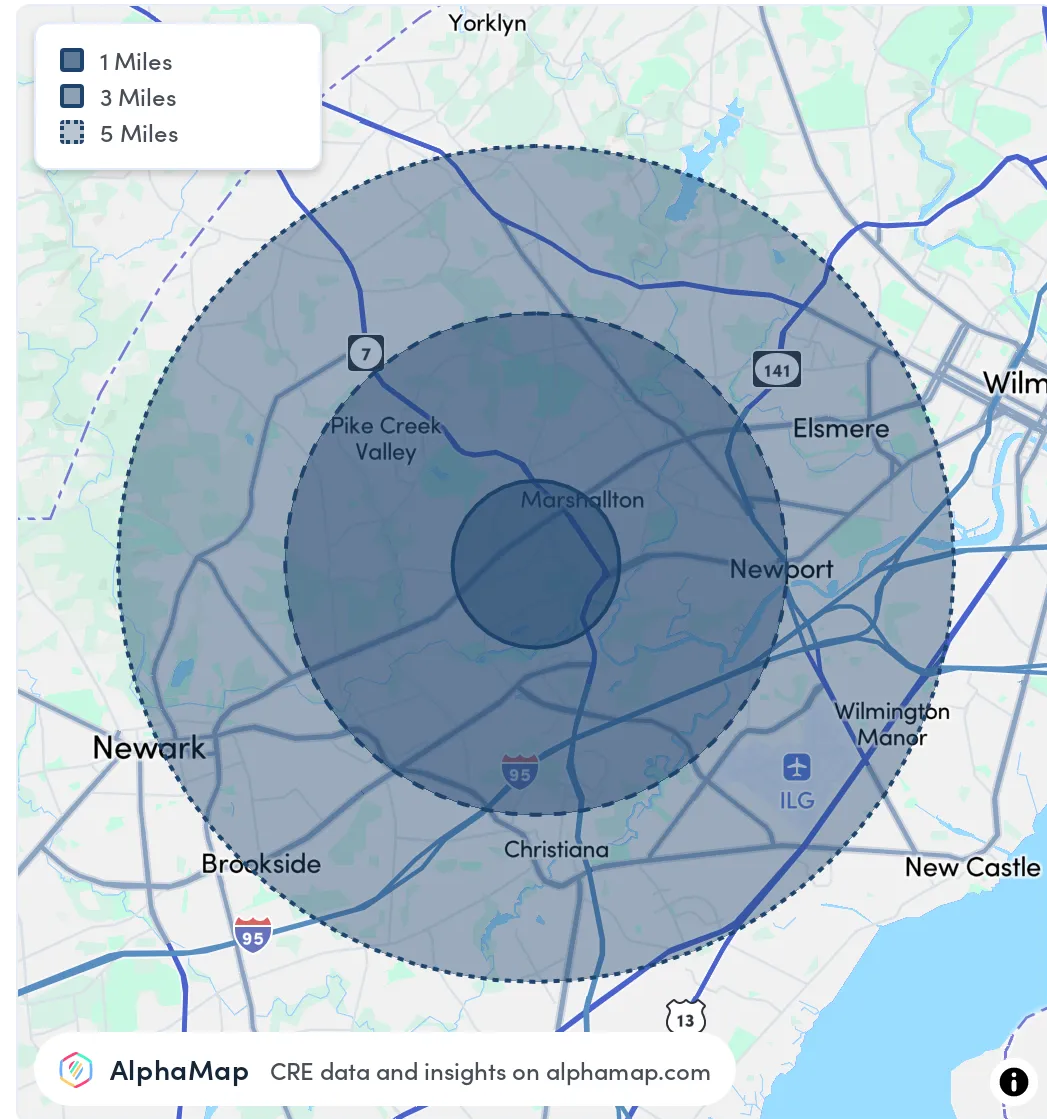


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,189	66,703	184,163
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,296	27,804	73,132
Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,736	\$101,410	\$103,989
Average House Value	\$279,144	\$332,299	\$352,691
Per Capita Income	\$39,056	\$42,254	\$41,595

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	2,574	10,544	29,434
Population Non-Hispanic	7,615	56,159	154,729

RACE	1 MILE	3 MILES	5 MILES
Population White	6,602	42,567	104,117
Population Black	763	7,861	34,167
Population American Indian	93	356	948
Population Asian	266	4,762	13,999
Population Pacific Islander	2	17	74
Population Other	1,229	4,426	13,302



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