

RETAIL/OFFICE
SUITE FOR LEAS

401 PHILADELPHIA PIKE

Wilmington, DE 19809

TYLER FORESTA

Sales & Leasing
O: 302.584.8615 | C: 302.414.1000
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JOSEPH LATINA, SIOR

Managing Principal
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PROPERTY DESCRIPTION

Prime leasing opportunity in the vibrant heart of Claymont, DE, where an established retail space awaits. Nestled in a bustling community, this location boasts exceptional visibility in a high-traffic area, drawing in both locals and visitors. With its strategic positioning, this space promises a consistent flow of customers, making it an ideal choice for your business to thrive.

PROPERTY HIGHLIGHTS

- Suite 403GH: 1,435 +/- SF

OFFERING SUMMARY

Lease Rate:	\$18.00 SF / year (NNN)
Number of Units:	2
Suite 403GH Available SF:	1,435 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,618	35,194	75,939
Total Population	12,376	81,012	180,580
Average HH Income	\$90,589	\$96,554	\$98,742

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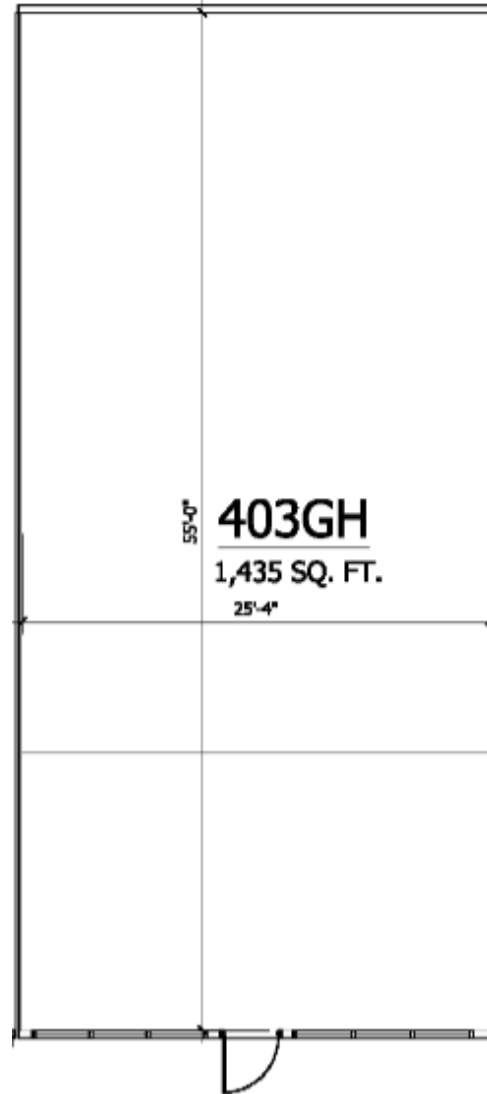
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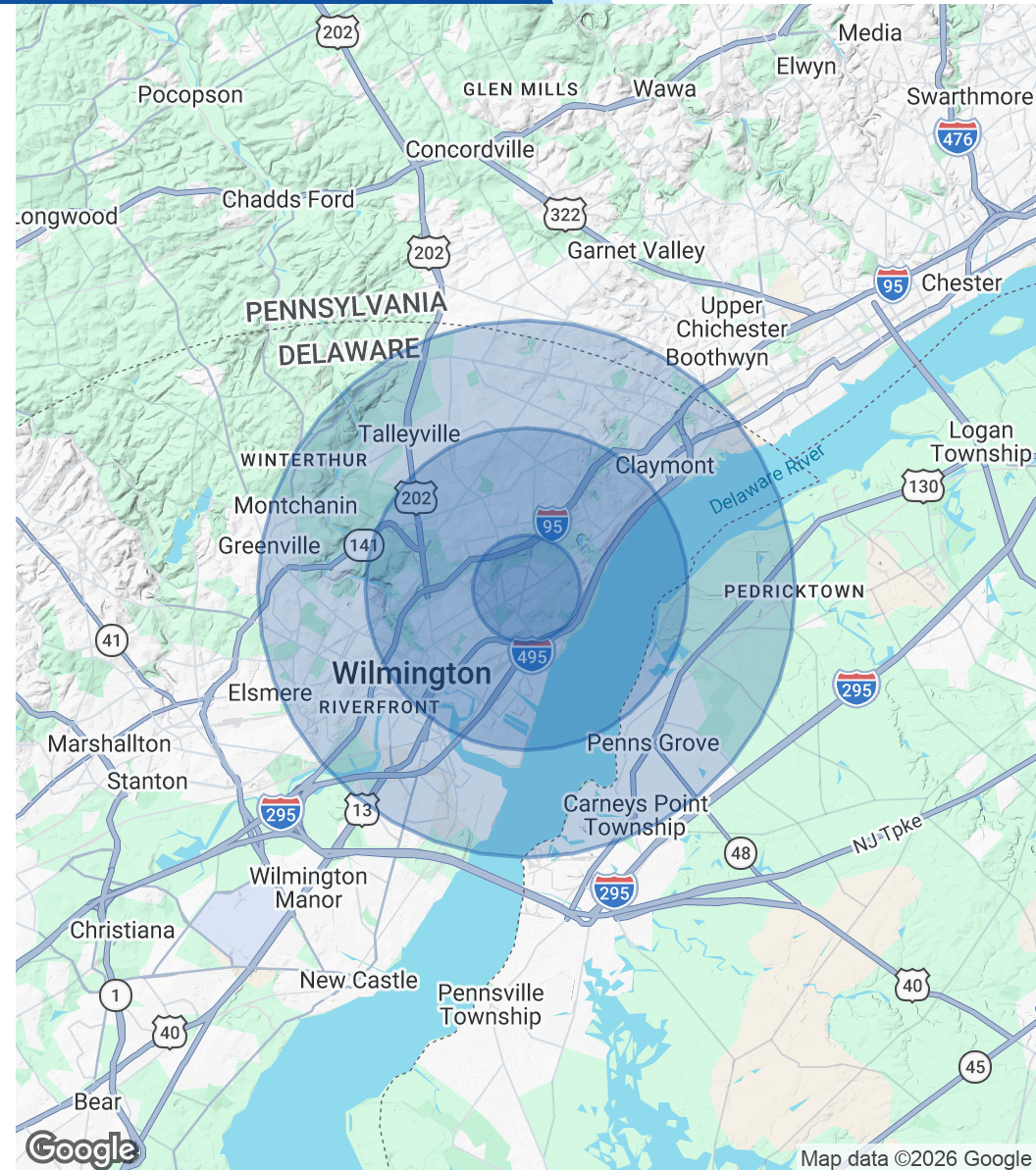
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,376	81,012	180,580
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,618	35,194	75,939
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$90,589	\$96,554	\$98,742
Average House Value	\$347,474	\$334,792	\$343,525

2020 American Community Survey (ACS)



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