

OFFICE SUITE FOR LEASE

4708 KIRKWOOD HIGHWAY

Wilmington, DE 19808

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PROPERTY DESCRIPTION

Boasting a prominent location on Kirkwood Highway, this high-profile building offers the last remaining suite available for lease. With easy access to Route 1, I-95, and all areas of New Castle County, the space is well-suited for a variety of office and professional uses. The first-floor suite consists of 2,200 +/- SF and features a functional, move-in-ready layout with modern finishes. Ample on-site parking and building signage enhance convenience and visibility. Landlord is offering three months of free rent with a signed five-year lease.

PROPERTY HIGHLIGHTS

- 1st Floor: 2,200 +/- SF
- Only One Suite Remaining in this High-Visibility Kirkwood Highway Building
- Full Service Gross net of In-Suite Janitorial Services and Internet
- Great Location on Kirkwood Highway across from Midway Plaza

OFFERING SUMMARY

1st Floor Available Square Footage:	2,200 +/- SF
1st Floor Lease Rate:	\$3,620 a Month (Full Service)
Lease Special Offer:	3 Months of Free Rent with a Signed 5 Year Lease

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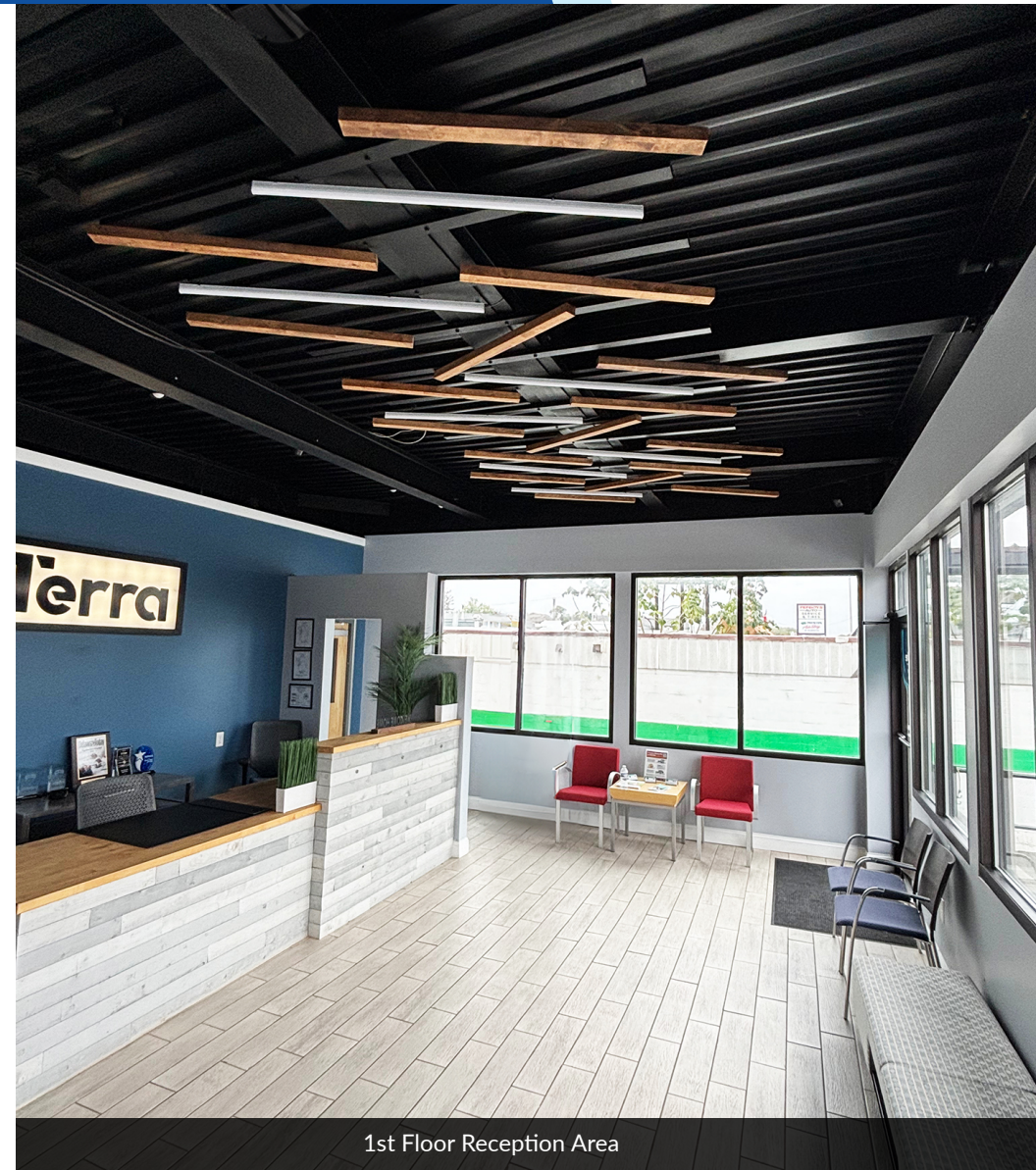


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1st Floor Lobby



1st Floor Reception Area

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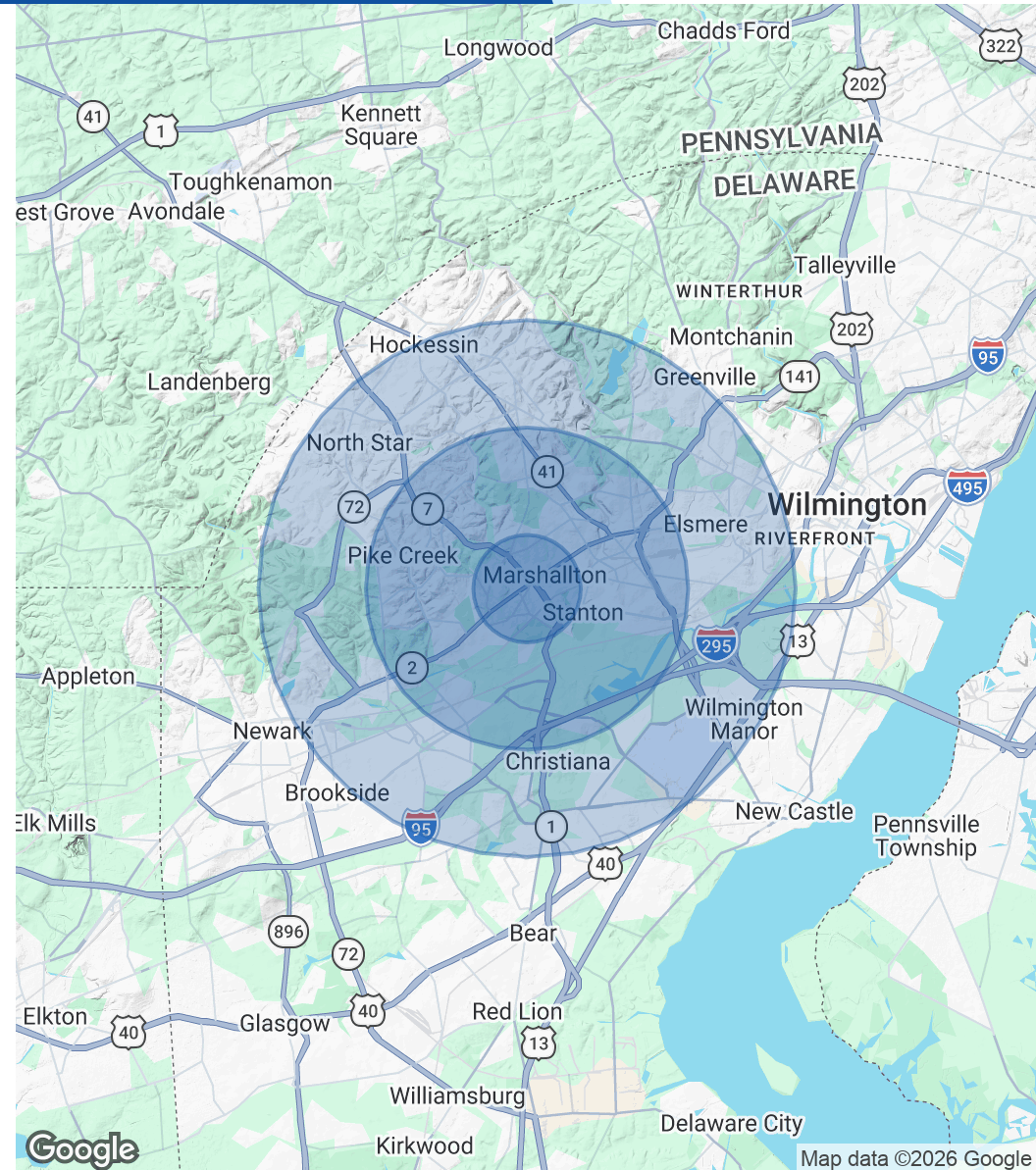
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,145	69,072	180,423
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,628	28,770	72,355
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,748	\$105,409	\$105,363
Average House Value	\$303,750	\$343,906	\$360,383

2020 American Community Survey (ACS)



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