

RETAIL PROPERTY FOR SALE

19 - 21 W COMMERCE STREET

19 - 21 W Commerce Street
Smyrna, DE 19777

JOSEPH LATINA, SIOR
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PROPERTY DESCRIPTION

An excellent opportunity to acquire a freestanding commercial property in the heart of Smyrna. Perfect for a reimagined restaurant, office, or child care facility, this property is ideally suited for a variety of business uses. This 4,913 +/- SF building is complemented by a spacious 1,500 +/- SF outdoor patio, offering flexible space that's ready for your vision. Its location provides high visibility and easy access, making it a strong choice for both customer-facing and service-oriented operations.

PROPERTY HIGHLIGHTS

- Total Building Size: 4,913 +/- SF with Outdoor Patio Space: 1,500 +/- SF
- Located in the heart of town on West Commerce Street
- Free Municipal Parking across from Commerce Street
- Historic Building in the Historic District
- Possible Grants Available in the Fastest Growing Area of Smyrna

OFFERING SUMMARY

Sale Price: REDUCED PRICE! \$399,000

Building Size: 4,913 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,100	9,468	13,875
Total Population	8,407	27,039	39,329
Average HH Income	\$82,777	\$96,817	\$99,317

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19-21 Commerce Street Historic Photos

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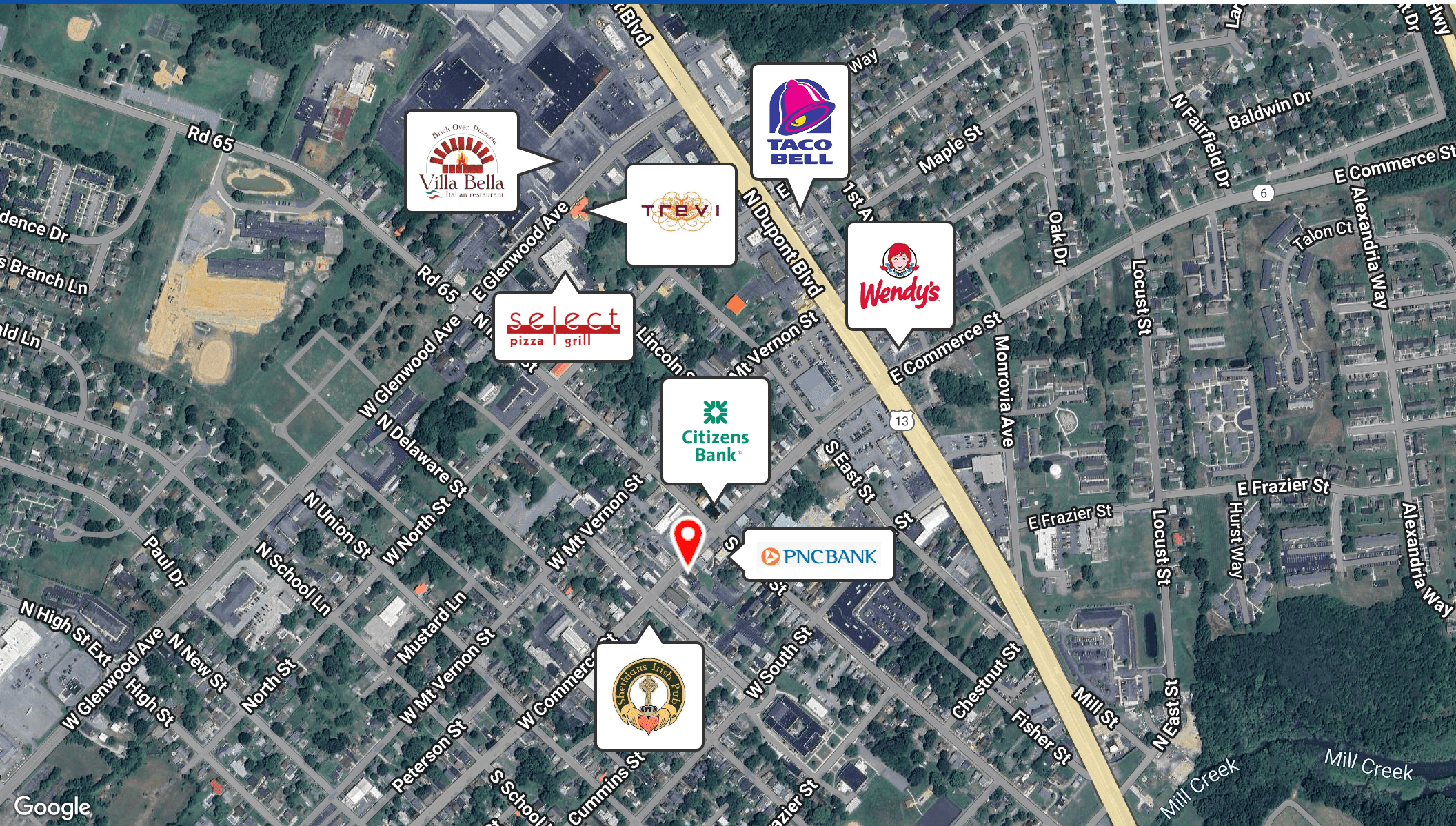
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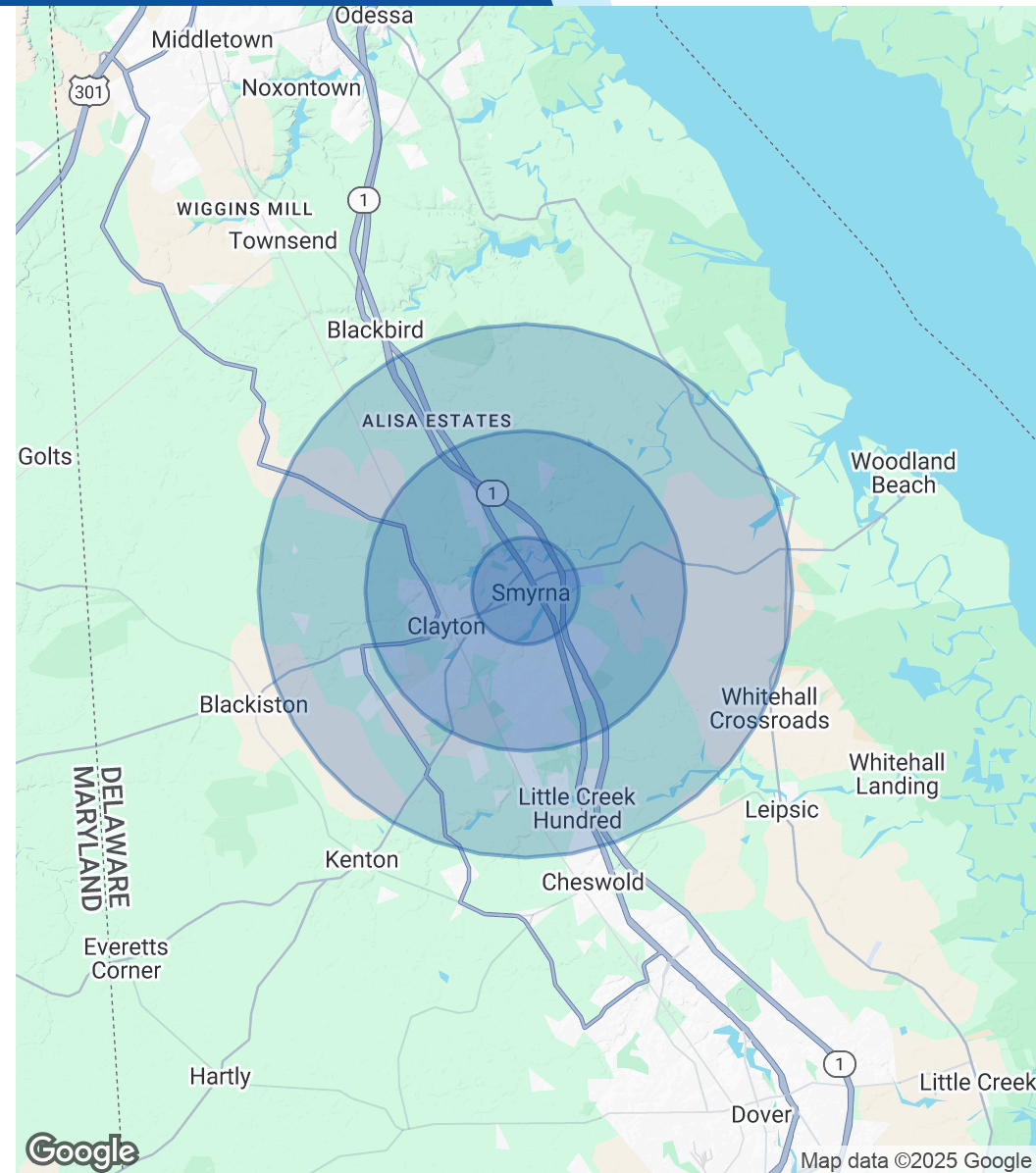
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,407	27,039	39,329
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,100	9,468	13,875
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$82,777	\$96,817	\$99,317
Average House Value	\$279,025	\$326,496	\$342,143

Demographics data derived from AlphaMap



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