

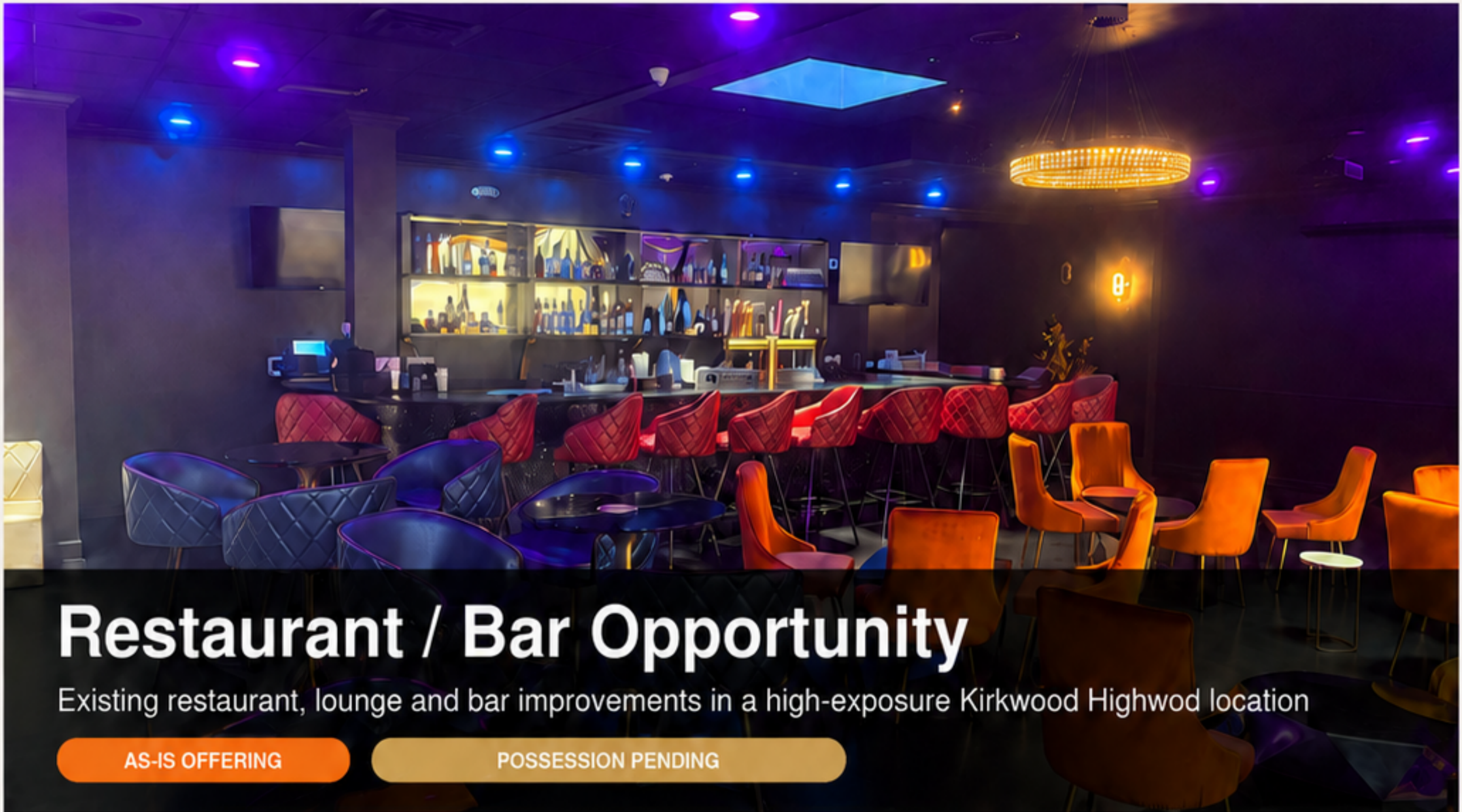


Suite A-D Available

3421 Kirkwood Highway | Wilmington, DE 19808

OFFERING SUMMARY

Ryan Simeone | (302) 998-0531



Restaurant / Bar Opportunity

Existing restaurant, lounge and bar improvements in a high-exposure Kirkwood Highway location

AS-IS OFFERING

POSSESSION PENDING

SIZE

+/- 7,037 SF

ASKING RENT

\$15.50/SF + NNNs

DELIVERY

As-Is Condition

VISIBILITY

Faces Kirkwood Hwy

Highlights

- Established retail center with direct Kirkwood Highway exposure.
- Existing restaurant/bar/lounge setup shown in current-condition photos.
- Parking located below the unit with stair access directly adjacent to the entry point.
- Co-tenants include Gigante Market, Midas and Advance Auto Parts.

BASE RENT ESTIMATE

\$9,089/MO

Approx. base rent only

NNNs and other charges additional

Leasing Contact

Ryan Simeone | (302) 998-0531

Availability Note: Space is not yet back in Landlord possession. Offering, access, condition, delivery timing and any existing improvements/FF&E; are subject to confirmation.



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PHOTOS + LOCATION

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Interior, frontage and entry areas are shown for marketing context only. Signage rights and conditions to be independently verified.

Current Setup + Frontage Photos



Dining room / frontage side



Frontage / signage opportunity

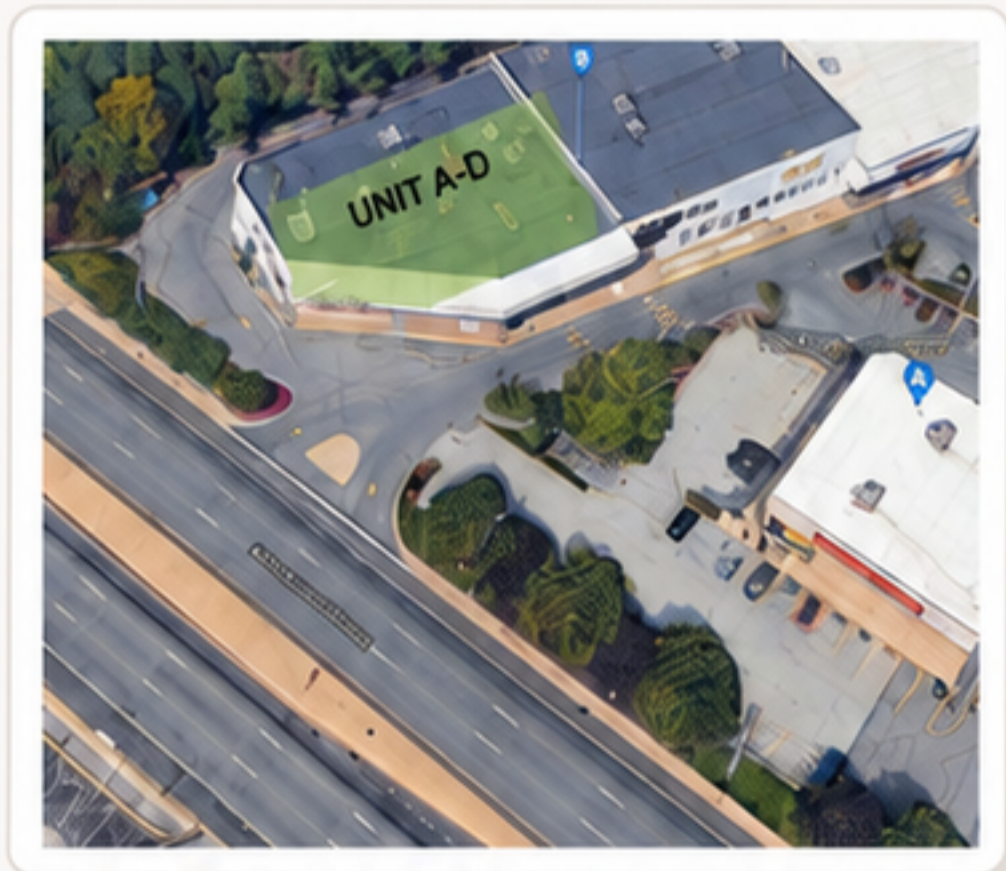
Concept shown for marketing only; approvals to be verified.



Site Positioning



Entry / host stand



Suite A-D highlighted at 3421 Kirkwood Highway

Deal Snapshot

ADDRESS	3421 Kirkwood Highway, Wilmington, DE 19808
SUITE	A-D
APPROX. AREA	+/- 7,037 SF
PRICING	\$15.50/SF + NNNs
CONDITION	As-is; existing restaurant/bar setup
POSSESSION	Pending Landlord possession

Ryan Simeone

Gap 41 Ventures, LLC.

(302) 998-0531

Information deemed reliable but not guaranteed and subject to change without notice. Tenant must independently verify square footage, permitted use, zoning, code compliance, utilities, signage rights, NNN charges, parking, FF&E/equipment ownership, condition and delivery timing. Photos depict current setup and may not reflect final delivered condition.