

RETAIL PROPERTY
FOR LEASE

CANBY PARK - 1900 MARYLAND AVE



OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (MG)
Available SF:	10,000 SF
Year Built:	1999
Zoning:	Commercial Regional

PROPERTY OVERVIEW

10,000 SF stand-alone, former Walgreens building at the entrance of the 113,830 SF Canby retail center. Additionally, there are retail spaces from 1,600 - 5,086 SF available within the retail strip center. This complex is located in the heart of Wilmington, DE just off of Maryland Ave a short distance from 95, 295, 495, Route 141.



JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



RETAIL PROPERTY
FOR LEASE

CANBY PARK - 1900 MARYLAND AVE



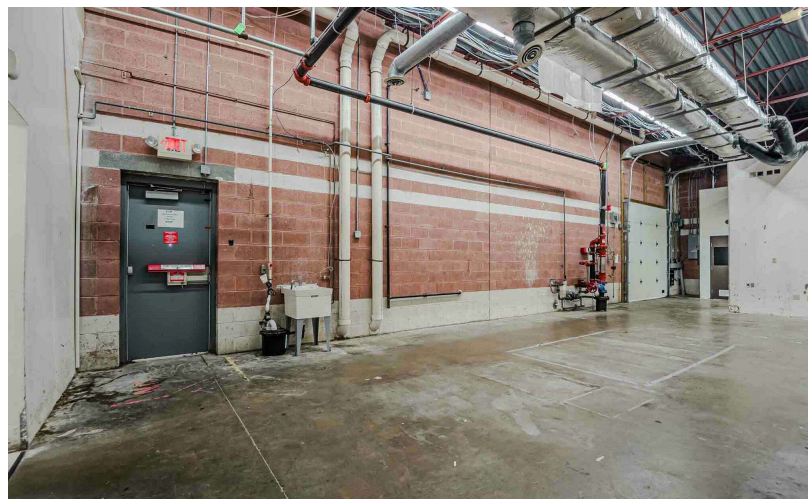
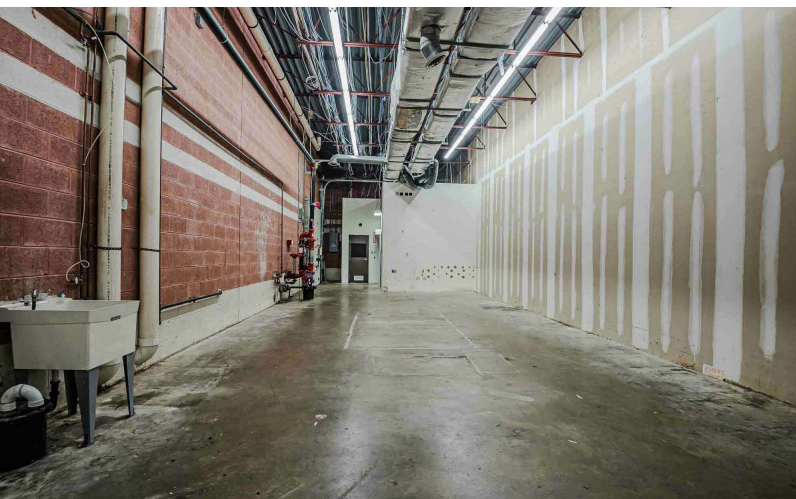
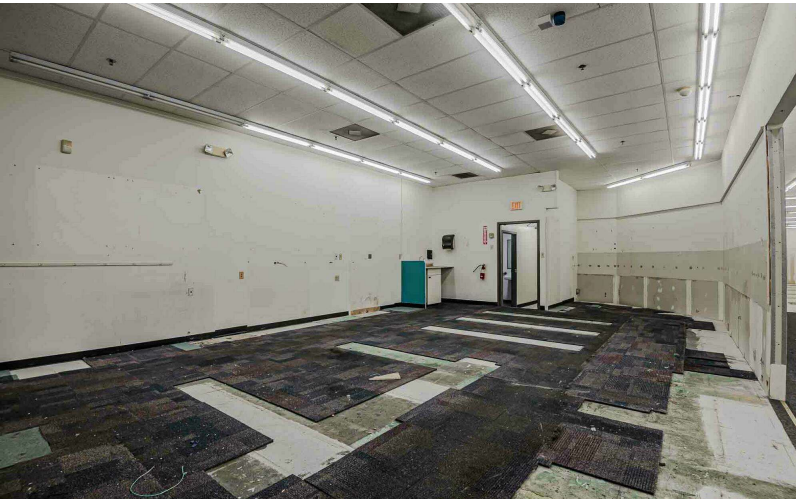
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



RETAIL PROPERTY
FOR LEASE

CANBY PARK - 1900 MARYLAND AVE



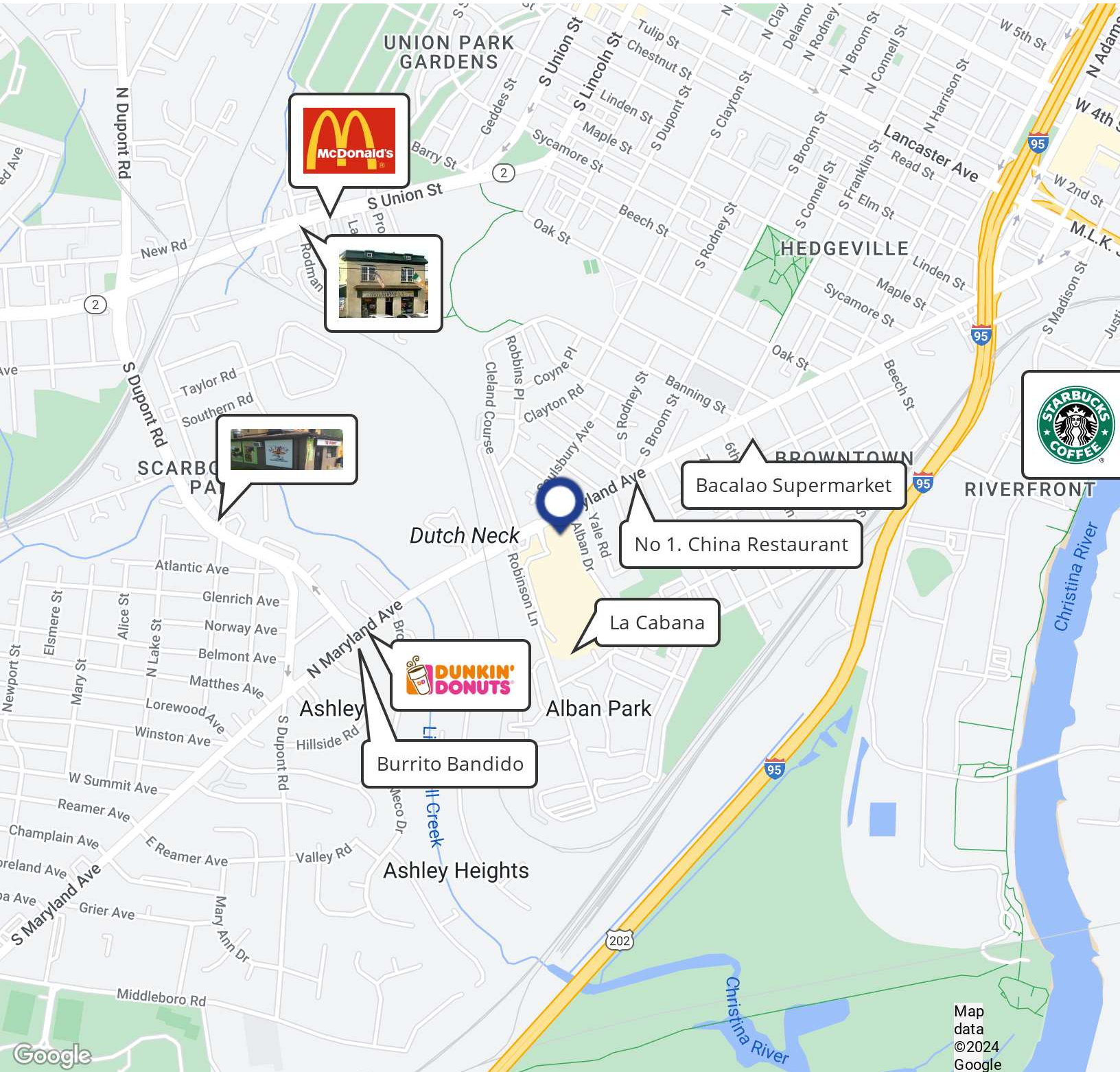
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



RETAIL PROPERTY
FOR LEASE

CANBY PARK - 1900 MARYLAND AVE



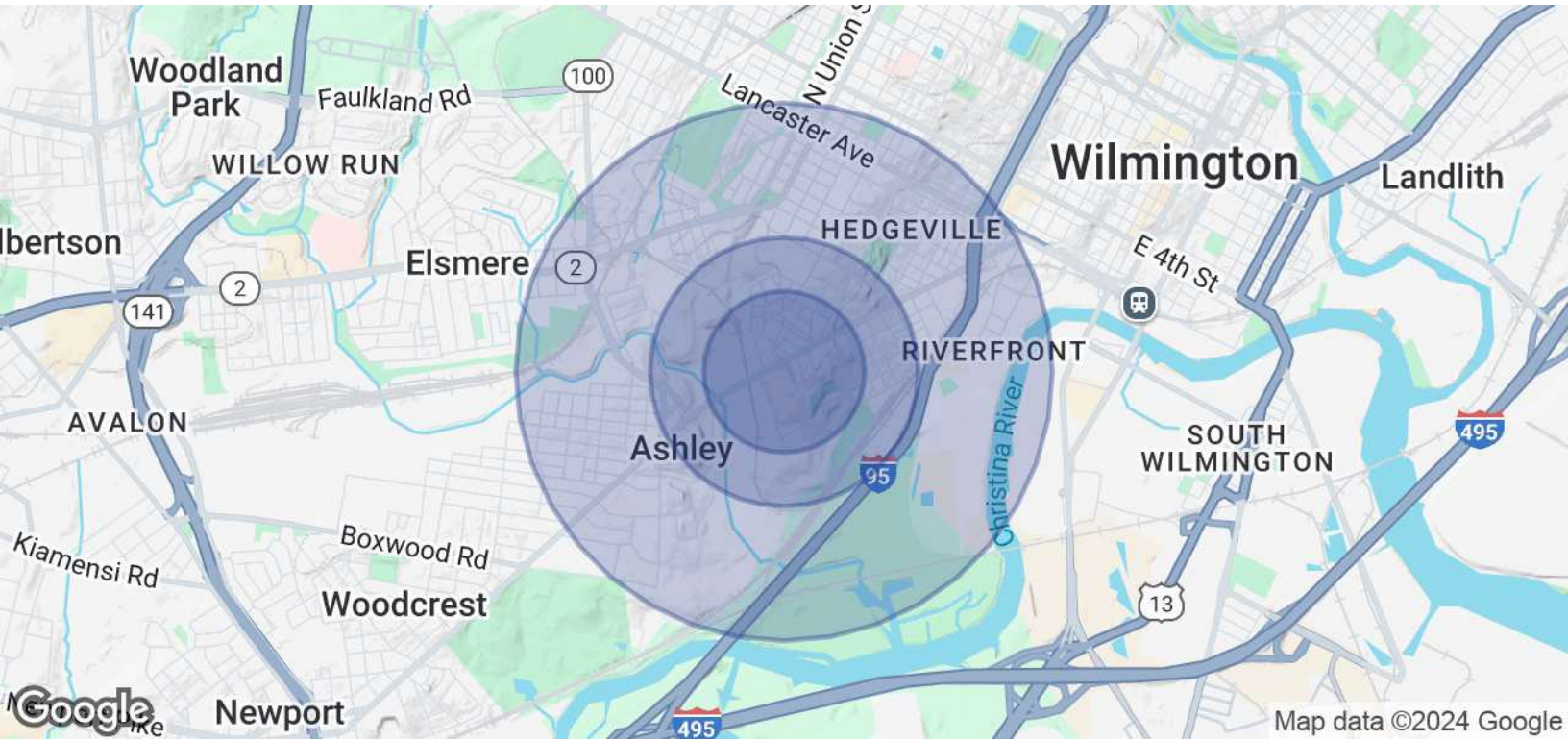
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



RETAIL PROPERTY
FOR LEASE

CANBY PARK - 1900 MARYLAND AVE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,853	6,373	22,156
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	713	2,456	8,816
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$61,852	\$63,731	\$67,323
Average House Value	\$194,397	\$203,523	\$206,051

Demographics data derived from AlphaMap

JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808

