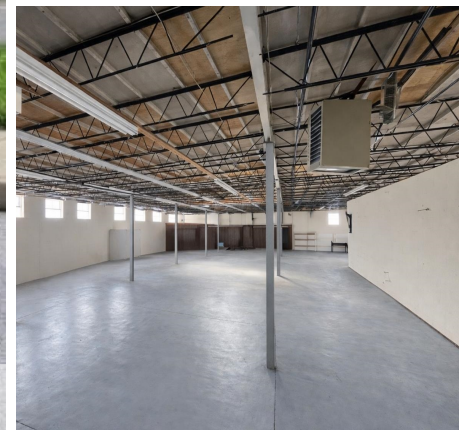


Freestanding Retail/Warehouse



FOR LEASE | CORNER PROPERTY

1900 Kirkwood Highway
Wilmington, DE 19805

Dan Wham
DSM Commercial
(302) 283-1800
dwham@dsmre.com

Davis Mitchell
DSM Commercial
(302) 283-1800
dmitchell@dsmre.com

DSM
COMMERCIAL

THE SPACE

| | |
|---------------|---|
| Location | 1900 Kirkwood Highway Wilmington, DE 19805 |
| Building Size | ±11,450 |
| Lease Rate | \$14/SF NNN |
| Lot Size | ±0.64 Acres |
| Zoning | CN |

HIGHLIGHTS

- ±11,450 SF freestanding retail/warehouse property available for lease along highly trafficked Kirkwood Highway. The building features an existing retail showroom configuration along with a large open warehouse area adaptable to a variety of retail, showroom, service, or light industrial users.
- Positioned on a prominent corner with full access from both directions and directly across from BJ's Wholesale Club, Walgreens, Wendy's, and Party City, the property benefits from strong visibility, steady traffic counts (77,961 VPD), and surrounding national retail draw.
- The flexible layout, overhead door access, and generous ceiling heights provide an excellent opportunity for businesses seeking a high-exposure location with functional warehouse capabilities.
- Two 12' x 16' overhead doors
- 13'–16' ceiling heights
- Electric: 200 amp single phase
- Corner lot with full directional access
- High-visibility Kirkwood Highway frontage



POPULATION

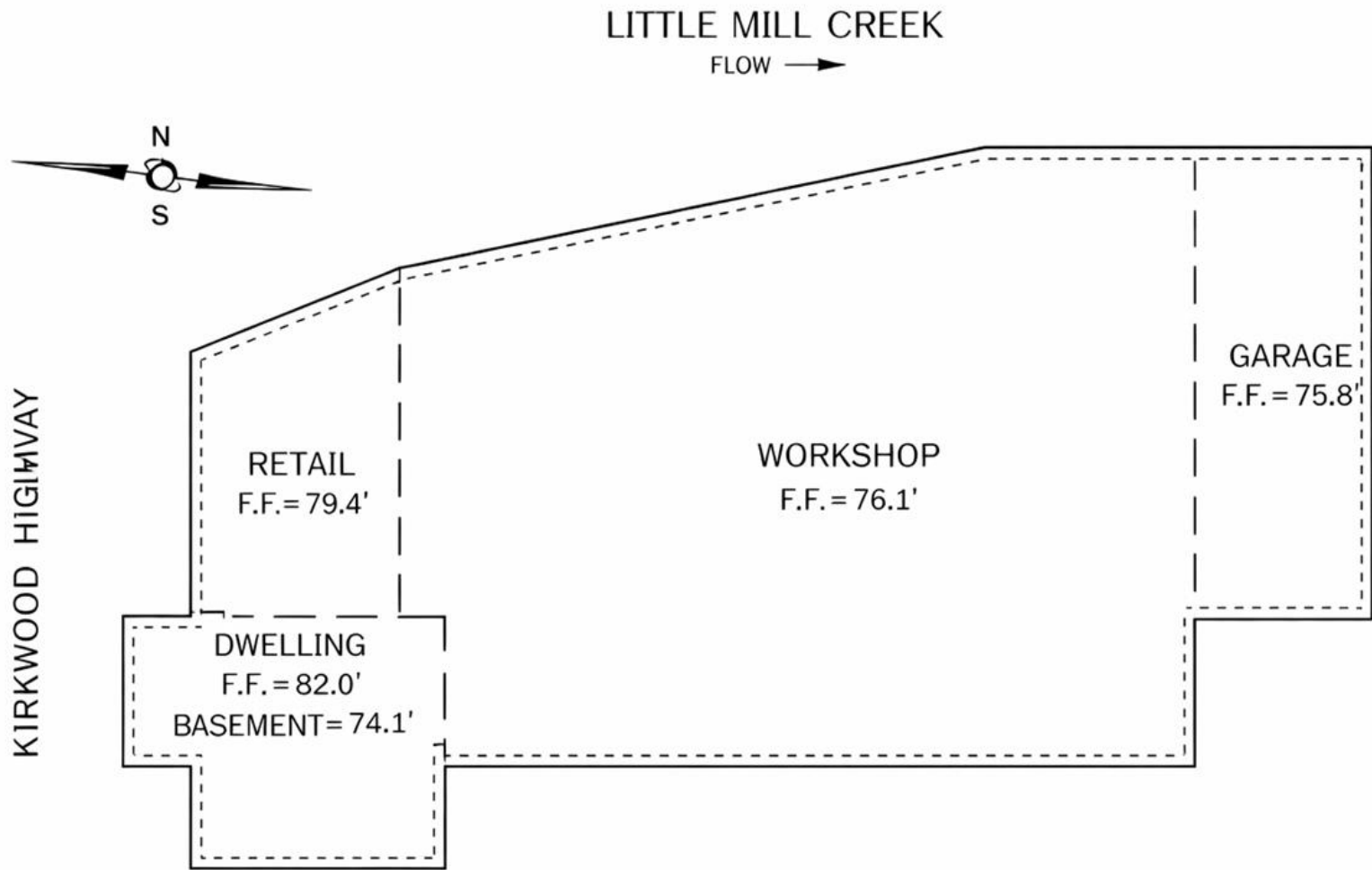
| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | 12,565 | 96,076 | 199,618 |

AVERAGE HOUSEHOLD INCOME

| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | \$103,972 | \$107,517 | \$111,084 |

NUMBER OF HOUSEHOLDS

| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | 5,025 | 40,856 | 83,374 |



Illustrative Purposes Only- Not to Scale





B.J.'s

Party City
DOLLAR TREE **FAMILY DOLLAR**

Wendy's
Walgreens

PNC

DOLLAR GENERAL

VA



U.S. Department of Veterans Affairs
Veterans Health Administration

77,961 AADT

meineke
Rental Car Center



Palas BROS.
FURNITURE & INTERIORS
1900 Kirkwood Hwy

Marion Ave

Central Ave

Patton Ave

Brookside Ave

West Ave

Forest Ave

2nd Ave

Beck Ave

Knott Ave

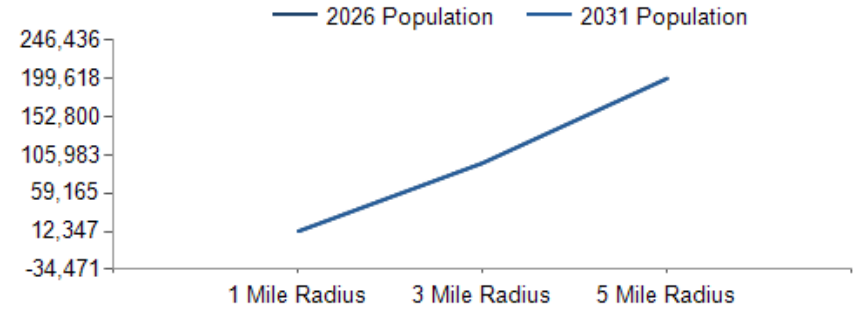
Seaview Ave

Cypress Ave

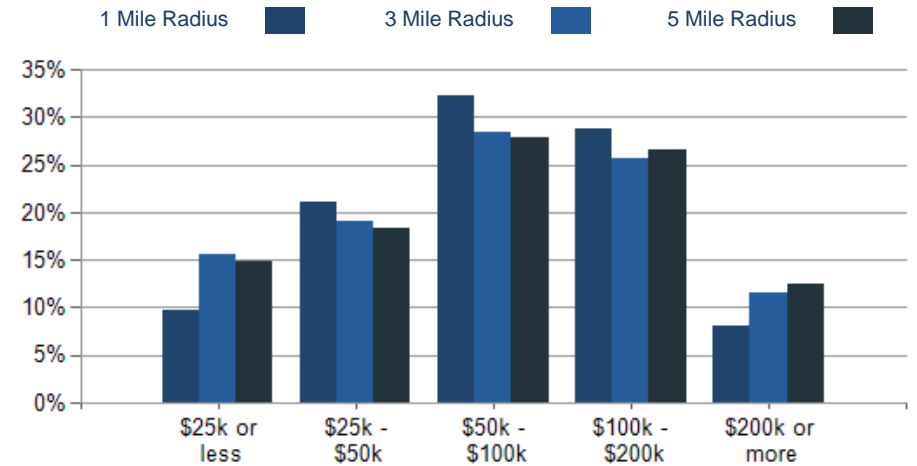
KC

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|--------|--------|---------|
| 2000 Population | 12,676 | 93,654 | 197,533 |
| 2010 Population | 12,633 | 93,905 | 195,608 |
| 2026 Population | 12,565 | 96,076 | 199,618 |
| 2031 Population | 12,347 | 95,951 | 199,400 |
| 2026 African American | 1,572 | 23,428 | 62,944 |
| 2026 American Indian | 97 | 592 | 1,042 |
| 2026 Asian | 216 | 2,658 | 8,131 |
| 2026 Hispanic | 3,766 | 21,826 | 34,548 |
| 2026 Other Race | 1,918 | 10,496 | 16,255 |
| 2026 White | 7,190 | 48,534 | 92,958 |
| 2026 Multiracial | 1,563 | 10,325 | 18,212 |

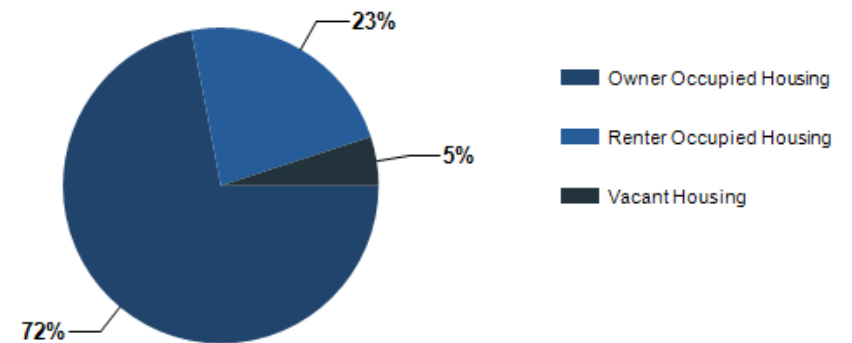
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 277 | 3,846 | 7,426 |
| \$15,000-\$24,999 | 214 | 2,502 | 4,948 |
| \$25,000-\$34,999 | 316 | 2,699 | 5,568 |
| \$35,000-\$49,999 | 745 | 5,060 | 9,673 |
| \$50,000-\$74,999 | 854 | 6,607 | 13,420 |
| \$75,000-\$99,999 | 765 | 4,993 | 9,845 |
| \$100,000-\$149,999 | 1,016 | 6,677 | 13,475 |
| \$150,000-\$199,999 | 435 | 3,797 | 8,618 |
| \$200,000 or greater | 402 | 4,674 | 10,400 |
| Median HH Income | \$77,638 | \$73,583 | \$76,274 |
| Average HH Income | \$103,972 | \$107,517 | \$111,084 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 949 | 7,449 | 14,719 |
| 2026 Population Age 35-39 | 962 | 7,107 | 14,069 |
| 2026 Population Age 40-44 | 962 | 6,555 | 12,913 |
| 2026 Population Age 45-49 | 761 | 5,667 | 11,479 |
| 2026 Population Age 50-54 | 760 | 5,450 | 11,686 |
| 2026 Population Age 55-59 | 749 | 5,643 | 12,069 |
| 2026 Population Age 60-64 | 774 | 5,936 | 12,956 |
| 2026 Population Age 65-69 | 743 | 5,644 | 12,162 |
| 2026 Population Age 70-74 | 530 | 4,454 | 9,772 |
| 2026 Population Age 75-79 | 361 | 3,248 | 7,290 |
| 2026 Population Age 80-84 | 222 | 2,139 | 4,894 |
| 2026 Population Age 85+ | 199 | 2,087 | 4,510 |
| 2026 Population Age 18+ | 9,888 | 76,361 | 159,146 |
| 2026 Median Age | 39 | 39 | 40 |
| 2031 Median Age | 40 | 41 | 41 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$89,039 | \$80,141 | \$81,207 |
| Average Household Income 25-34 | \$109,498 | \$104,674 | \$107,557 |
| Median Household Income 35-44 | \$95,312 | \$89,372 | \$92,936 |
| Average Household Income 35-44 | \$124,269 | \$123,163 | \$126,827 |
| Median Household Income 45-54 | \$94,026 | \$91,866 | \$98,993 |
| Average Household Income 45-54 | \$115,725 | \$126,655 | \$132,858 |
| Median Household Income 55-64 | \$83,240 | \$79,785 | \$84,203 |
| Average Household Income 55-64 | \$110,577 | \$119,939 | \$123,270 |
| Median Household Income 65-74 | \$57,382 | \$59,145 | \$62,450 |
| Average Household Income 65-74 | \$94,450 | \$96,499 | \$99,728 |
| Average Household Income 75+ | \$61,599 | \$74,937 | \$78,059 |

Population By Age

