

RETAIL PROPERTY
FOR LEASE

WAWASET PLAZA



OFFERING SUMMARY

Lease Rate:	\$19.05 SF/yr (MG)
Building Size:	28,000 SF
Available SF:	1,000 - 2,150 SF

PROPERTY OVERVIEW

Wawaset Plaza is a neighborhood retail and office center with a total of 28,000 SF. The center features units that front widely traveled Greenhill Ave between Lancaster Ave and Pennsylvania Ave. Units in the center range from 800 SF to 5,250 SF. The existing tenant base of a wine and spirits store, St. Francis obstetrics, and a very high end day spa provides great foot traffic.

SPACES	LEASE RATE	SPACE SIZE
520	\$19.05 SF/yr	1,000 SF
522	\$19.05 SF/yr	2,150 SF

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



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
520	Available	1,000 SF	Modified Gross	\$19.05 SF/yr	Small office suite with four private offices. The back portion of the space features great natural light through a sliding glass door leading out to shared balcony space.

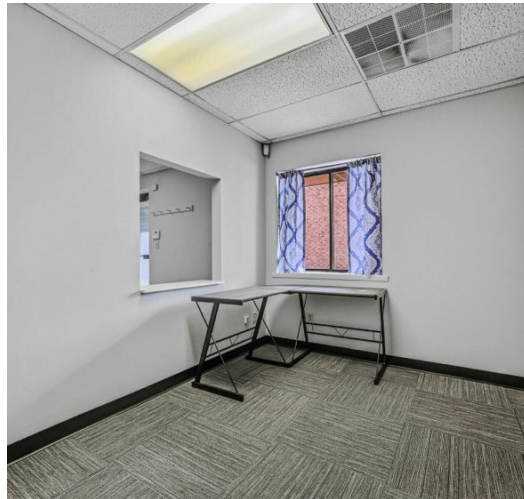
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AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
522	2,150 SF	Modified Gross	\$19.05 SF/yr	Beautifully appointed space with a good mix of private offices and open space. This office features a naturally lit entrance perfect for a reception area. The entrance leads to a generous space suitable for open office, training, or cube space. Walking through the open area takes you to a private office with two areas for executive suites with access to a shared balcony fronting Greenhill Ave.

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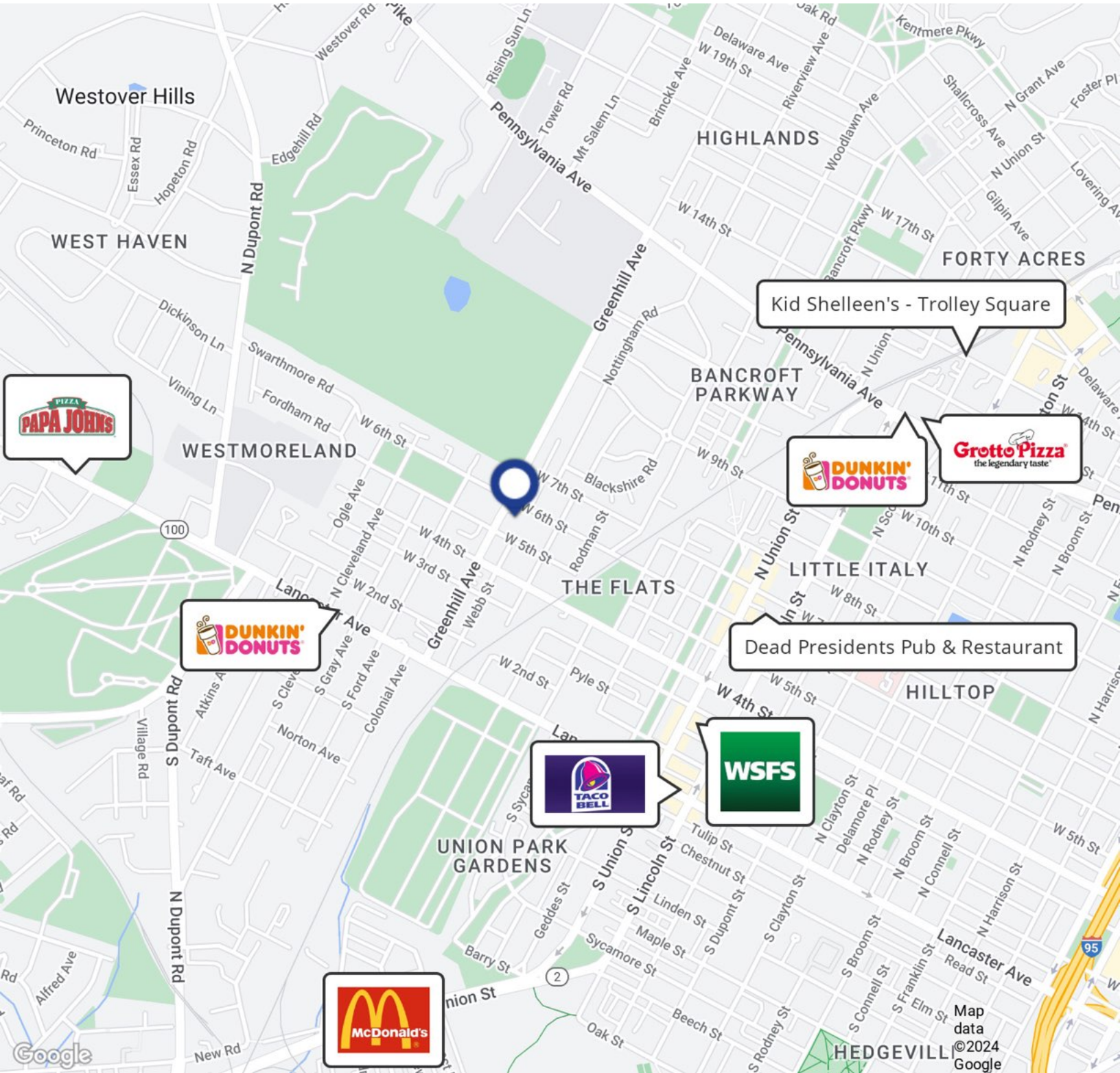
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,323	63,853	107,248
Average Age	38.9	38.9	38.3
Average Age (Male)	39.4	37.5	37.1
Average Age (Female)	39.0	40.2	40.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,797	32,161	49,508
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$74,112	\$68,535	\$70,694
Average House Value	\$247,655	\$242,087	\$230,715

* Demographic data derived from 2020 ACS - US Census

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