



DARLEY GREEN

3525 - 3547 Philadelphia Pike at Manor Avenue | Claymont, DE 19703 | New Castle County

Center Size:

Retail: (Phase I + Phase 2) – 19,000 square feet in 2 Buildings

Medical Office: (Phase II) – 9,000 square feet
Christiana Care (Medical Facility)

Residential: Almost 300 apartments + hundreds of townhomes

Available Space:

Unit 1A: 973 square feet

Traffic Counts:

Philadelphia Pike: 21,825 AADT

Additional Information:

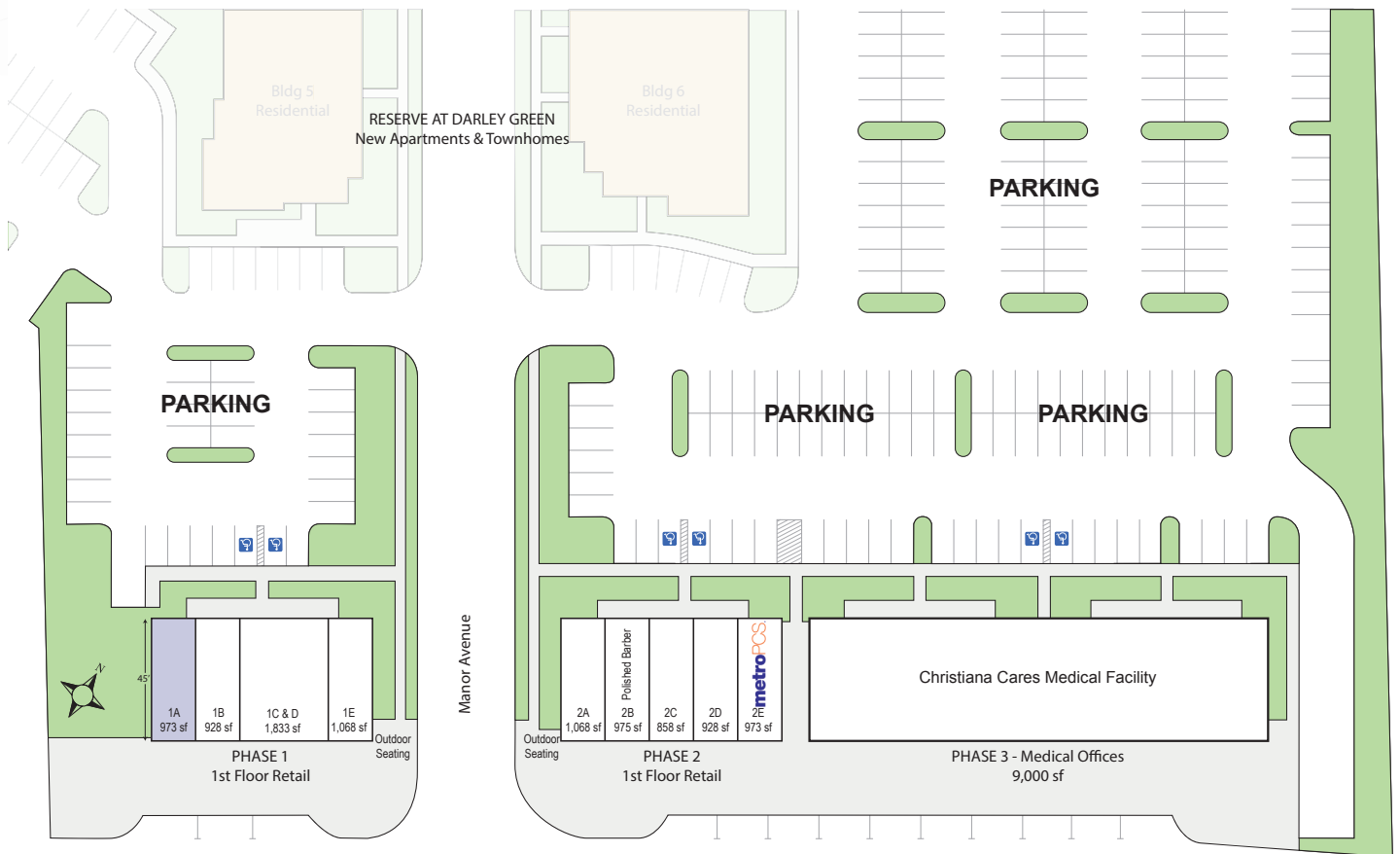
- Darley Green is a mixed-use development with a total of 19,000 square feet of retail and residential community.
- Directly across Route 13 from Archmere Academy.
- Part of the Claymont Renaissance District.
- Close to I-95, I-495 and new train station.
- Redevelopment and revitalization initiatives are underway.

Demographics:

	1 Mile	3 Mile	5 Mile
Population	10,829	59,015	145,544
Households	4,284	23,946	57,336
Avg. HH Income	\$65,224	\$84,919	\$88,504

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Philadelphia Pike - 13,728 AADT

Unit #	Tenant	Square Footage
1A	AVAILABLE	973
1B	Taylor Beauty	928
1C & D	Preferred Home Health Care	1,833
1E	Java Bean Cafe	1,068
2A	NY Grill	1,068
2B	Polished Barber	975
2C	Double Dipper Ice Cream	858
2D	Dry Clean Central	928
2E	Metro PCS	973
BLDNG 3	Christiana Care Medical Offices	9,000

CAPANO
MANAGEMENT

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Rev 03.19.26