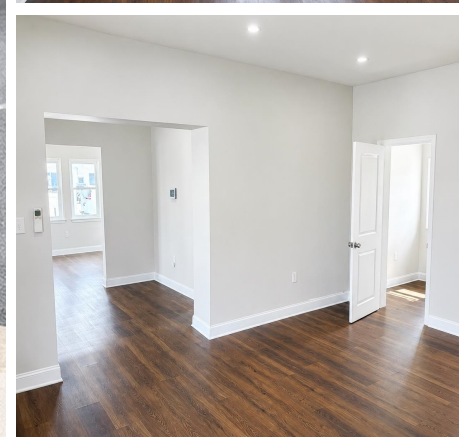
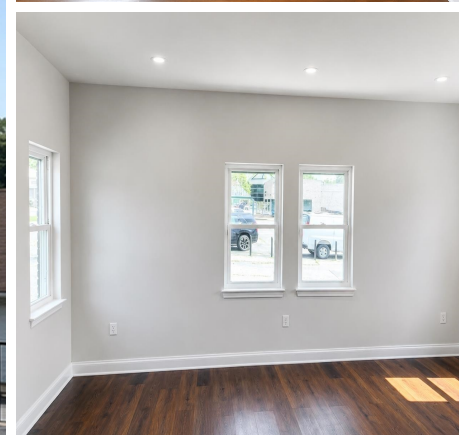


RETAIL/OFFICE BUILDING FOR LEASE



FOR LEASE | ±953 SF STAND-ALONE BUILDING | REBUILT IN 2023

120 Greenhill Avenue
Wilmington, DE 19805

Pat Lorenz
DSM Commercial
(302) 283-1800
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DSM
COMMERCIAL

THE SPACE

Location	120 Greenhill Avenue Wilmington, DE 19805
Size	953 SF
Space	Stand-Alone Retail/Office Building
Lease Rate	\$1,200 - Plus Utilities & CAM
Lease Type	MG

HIGHLIGHTS

- ±953 SF stand-alone retail/office building prominently located near the intersection of Greenhill Avenue and Lancaster Avenue
- Rebuilt in 2023 with new LVP flooring, recessed lighting, mini-split HVAC, roof and windows
- Functional layout featuring a front entry/reception room, two large retail/office rooms, two storage closets and one restroom
- Abundant natural light and a decorative brick fireplace
- Strong visibility, prominent signage opportunity and on-site parking
- Decorative brick fireplace adds character to the interior
- On-site parking available
- Well suited for boutique retail, professional office, wellness, studio, showroom or service-oriented use, subject to applicable approvals



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,154	113,084	194,786

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,361	\$105,644	\$118,309

NUMBER OF HOUSEHOLDS

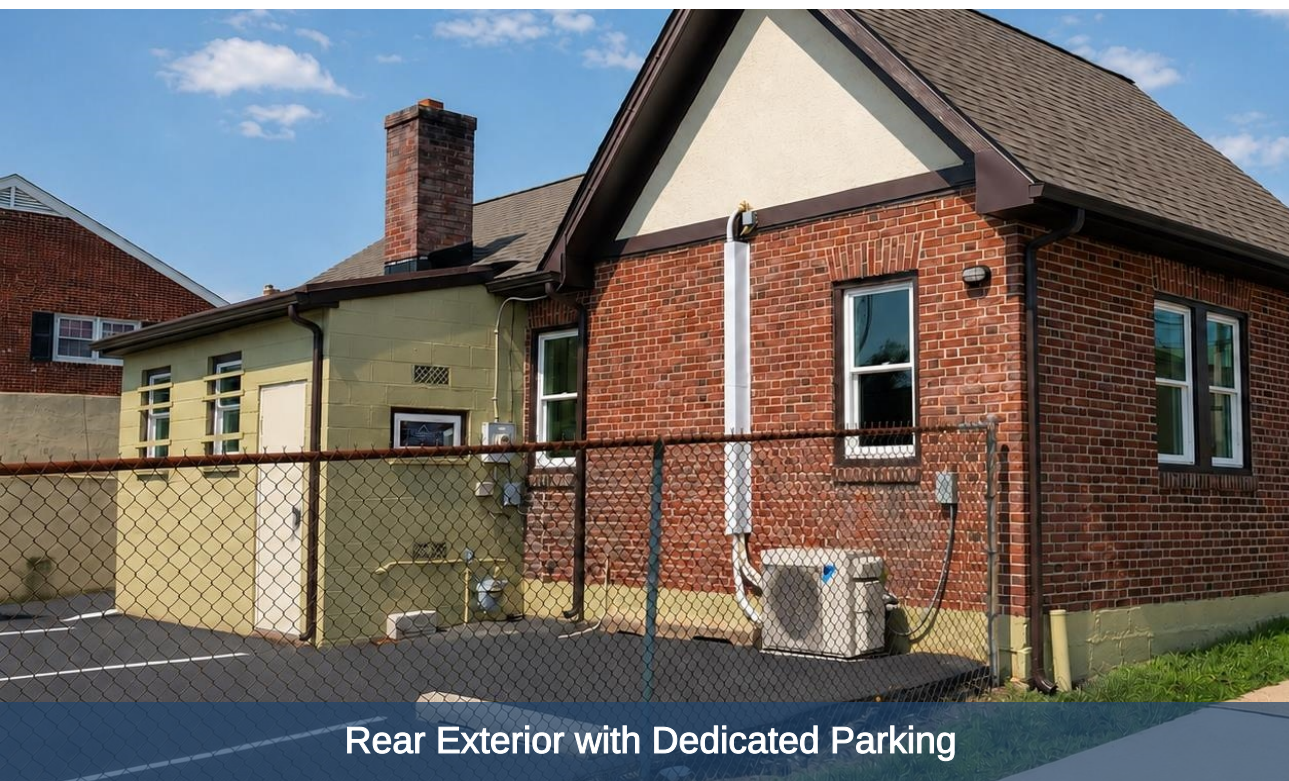
1.00 MILE	3.00 MILE	5.00 MILE
10,185	48,635	81,652



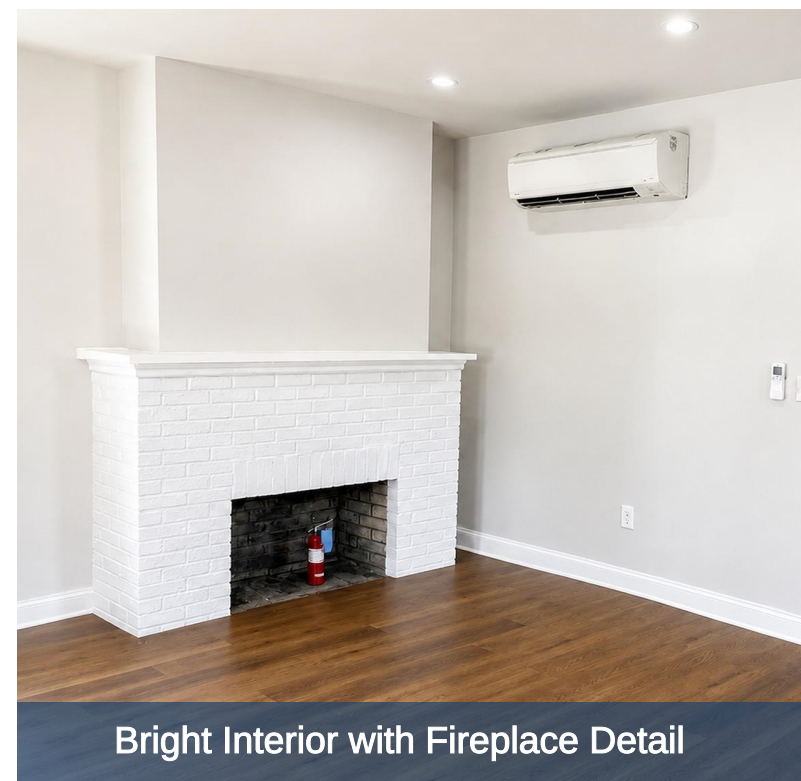
Private Restroom



Stand-Alone Retail/Office Building



Rear Exterior with Dedicated Parking



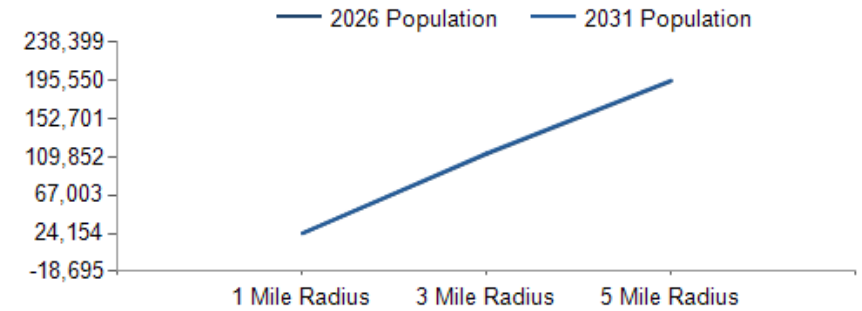
Bright Interior with Fireplace Detail



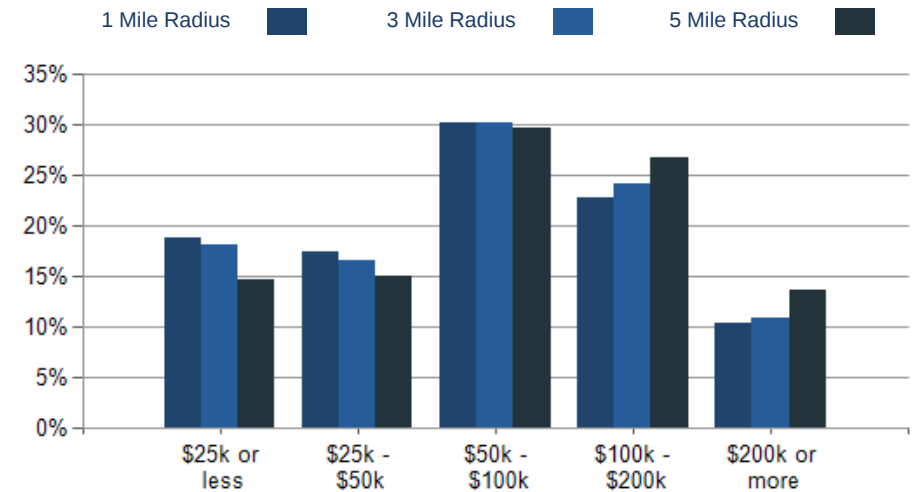
**RETAIL/OFFICE BUILDING FOR
LEASE**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,712	109,707	190,603
2010 Population	23,887	108,940	188,664
2026 Population	24,154	113,084	194,786
2031 Population	24,288	114,089	195,550
2026 African American	8,037	45,991	62,771
2026 American Indian	196	714	1,263
2026 Asian	363	2,528	5,743
2026 Hispanic	6,249	21,145	33,596
2026 Other Race	3,060	10,035	15,544
2026 White	10,026	43,440	91,539
2026 Multiracial	2,451	10,326	17,847
2026-2031: Population: Growth Rate	0.55%	0.90%	0.40%

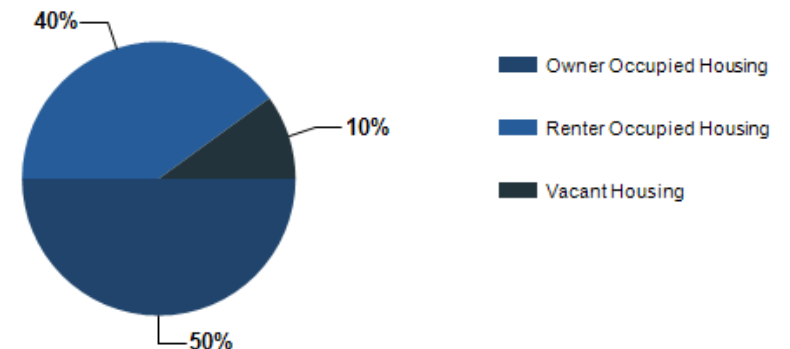
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,135	5,793	7,662
\$15,000-\$24,999	780	3,069	4,345
\$25,000-\$34,999	521	2,244	3,310
\$35,000-\$49,999	1,261	5,815	8,994
\$50,000-\$74,999	1,662	8,157	12,973
\$75,000-\$99,999	1,424	6,515	11,317
\$100,000-\$149,999	1,545	7,990	14,524
\$150,000-\$199,999	787	3,750	7,402
\$200,000 or greater	1,069	5,302	11,125
Median HH Income	\$69,699	\$72,072	\$81,350
Average HH Income	\$100,361	\$105,644	\$118,309



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

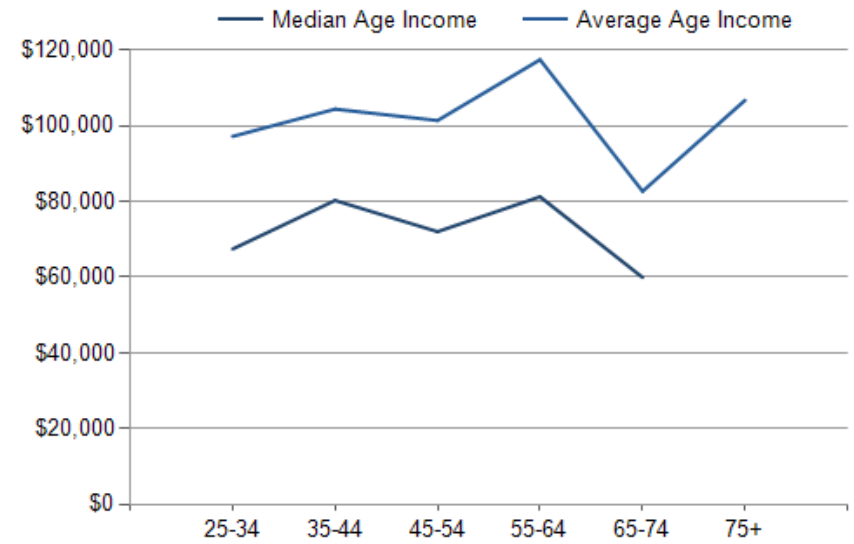
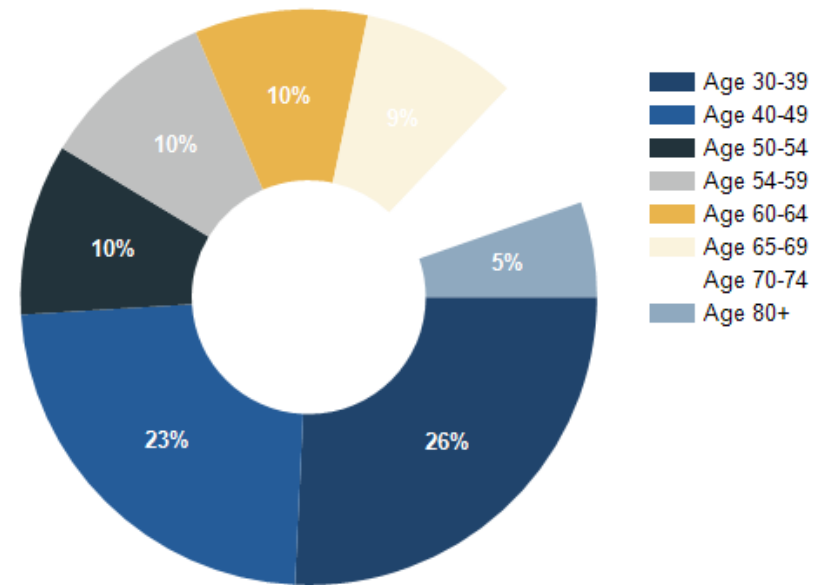


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,721	8,701	13,813
2026 Population Age 35-39	1,872	8,286	13,666
2026 Population Age 40-44	1,781	7,433	12,724
2026 Population Age 45-49	1,466	6,518	11,464
2026 Population Age 50-54	1,343	6,341	11,165
2026 Population Age 55-59	1,385	6,538	11,718
2026 Population Age 60-64	1,352	6,913	12,631
2026 Population Age 65-69	1,228	6,562	11,993
2026 Population Age 70-74	1,055	5,075	9,792
2026 Population Age 75-79	746	3,737	7,287
2026 Population Age 80-84	437	2,457	4,950
2026 Population Age 85+	425	2,155	4,655
2026 Population Age 18+	18,810	89,477	155,453
2026 Median Age	38	38	40
2031 Median Age	39	39	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,442	\$70,723	\$81,178
Average Household Income 25-34	\$97,197	\$99,501	\$109,826
Median Household Income 35-44	\$80,270	\$81,354	\$89,470
Average Household Income 35-44	\$104,417	\$114,334	\$130,676
Median Household Income 45-54	\$72,030	\$80,378	\$100,106
Average Household Income 45-54	\$101,406	\$109,087	\$135,369
Median Household Income 55-64	\$81,248	\$79,993	\$89,645
Average Household Income 55-64	\$117,476	\$117,518	\$128,130
Median Household Income 65-74	\$59,952	\$60,414	\$70,252
Average Household Income 65-74	\$82,703	\$93,170	\$103,416
Average Household Income 75+	\$106,746	\$111,485	\$110,496

Population By Age



RETAIL/OFFICE BUILDING FOR LEASE

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