



FOR LEASE

304 S. Harrison Street

Wilmington, DE 19805



SCHOOL FOR LEASE

PROPERTY DESCRIPTION

Available as 21,432 +/- SF stand alone facility or add additional buildings to achieve up to 59,000 +/- SF (see page 3).

Lease Rate: \$8/SF NNN

Shared off-street parking set-up for: easy in, drop-off, easy out flow pattern.

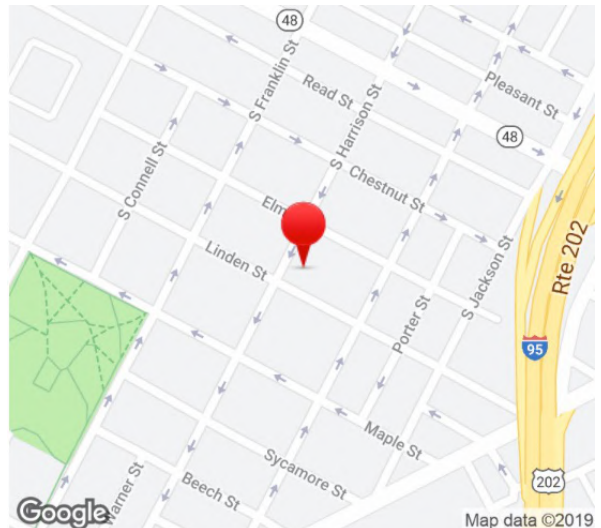
Zoned R-3.

Building has been used in past as a school serving grades pre-K-8th.

A fenced-in play area on site.

Multiple, various sized classrooms.

Some equipment, furniture and learning materials may be available as optional accessories.



For more information, please contact:

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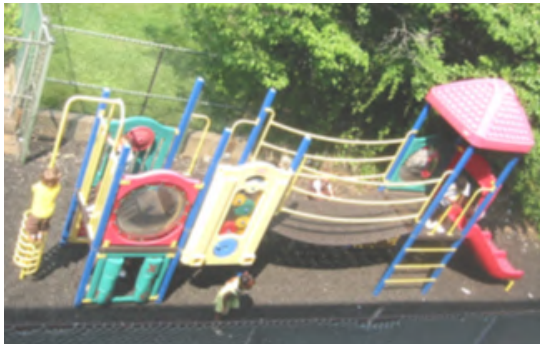
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Multiple, various sized classrooms. Some with sinks and counters in teaching area, as well as private bathrooms.

Rooms will be delivered empty, but some furniture may be available from attic storage.

Bright hallways.

Fenced-in play area.

Kitchen, and prep. kitchen (not shown)...and much more.

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POTENTIAL TO LEASE MULTIPLE BUILDINGS



Building 1	304 S Harrison Street	21,432 SF	\$8/SF NNN
Building 2	1112 Elm Street	15,000 SF	\$8/SF NNN
Building 3	1009 Sycamore Street	22,632 SF	\$6/SF NNN
	TOTAL	59,064 SF	

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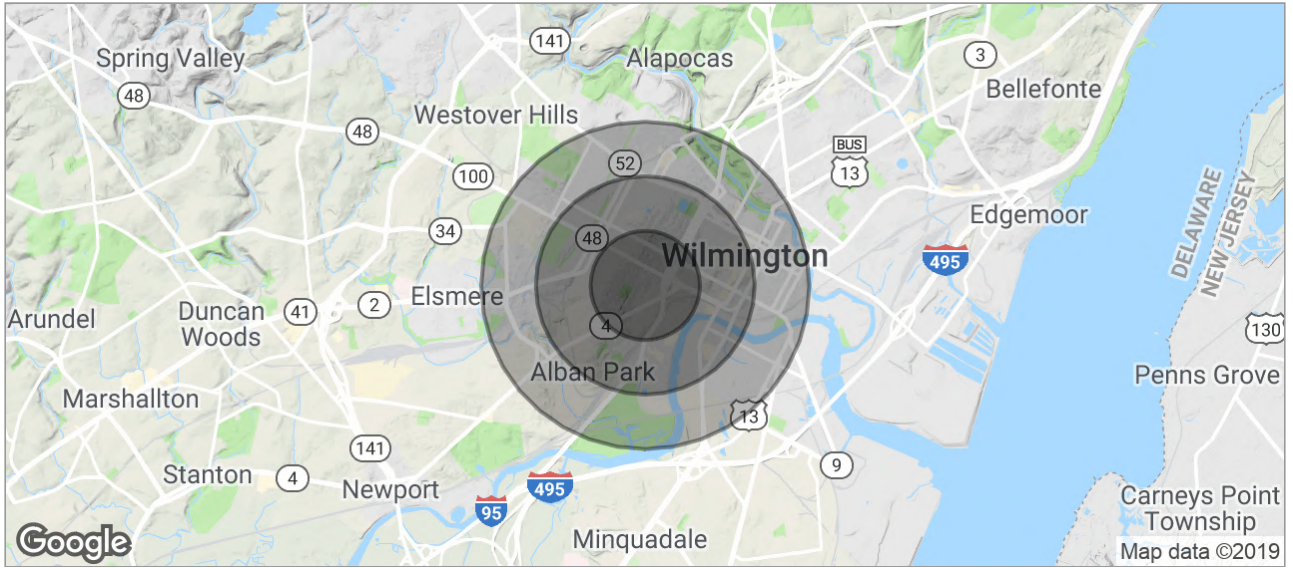
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,316	36,261	57,491
MEDIAN AGE	28.5	32.4	34.8
MEDIAN AGE (MALE)	25.5	30.5	33.0
MEDIAN AGE (FEMALE)	30.7	34.6	37.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,539	13,696	23,994
# OF PERSONS PER HH	3.2	2.6	2.4
AVERAGE HH INCOME	\$43,310	\$46,621	\$55,943
AVERAGE HOUSE VALUE	\$143,709	\$165,158	\$288,768

* Demographic data derived from 2010 US Census