

**1.4 +/- ACRE DEVELOPMENT
LAND FOR SALE**

DEVELOPMENT LAND FOR SALE

26060 VALLEY RUN ROAD

Wilmington, DE 19810

JOSEPH LATINA, SIOR
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PROPERTY DESCRIPTION

Rare opportunity to acquire a development-ready 1.40-acre commercial parcel in North Wilmington and approved for an 8,000 +/- SF retail center. Located within an established and densely populated residential corridor, the site offers immediate access to a strong consumer base and excellent connectivity to major roadways, shopping destinations, and employment centers. With site approvals already in place, this property presents a streamlined path to development for investors, developers, and end users seeking a new retail, service, medical, or neighborhood commercial location in one of Delaware's most established suburban markets.

OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	1.4 +/- Acres

PROPERTY HIGHLIGHTS

- 1.40 +/- acre development site approved for an 8,000 +/- SF retail center
- Located in North Wilmington's established residential market
- Densley Surrounded by apartments, townhomes, and single-family homes
- Convenient access to Naamans Road, Carpenter Station Road, major highways, shopping, and everyday amenities.
- Ideal for retail, medical, service, or neighborhood commercial users
- Limited availability of comparable development sites in the area
- Excellent opportunity for developers, investors, or owner-users

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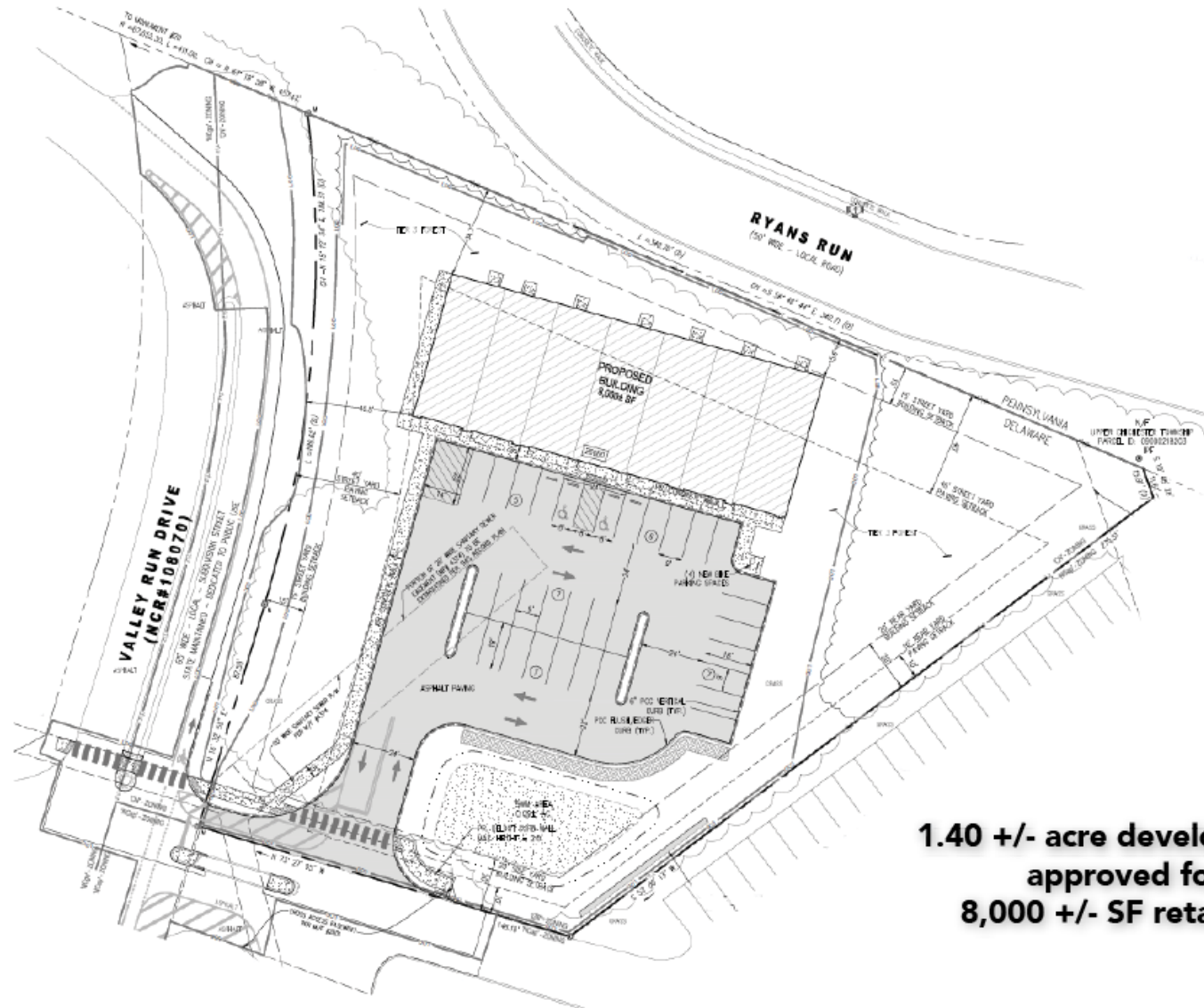
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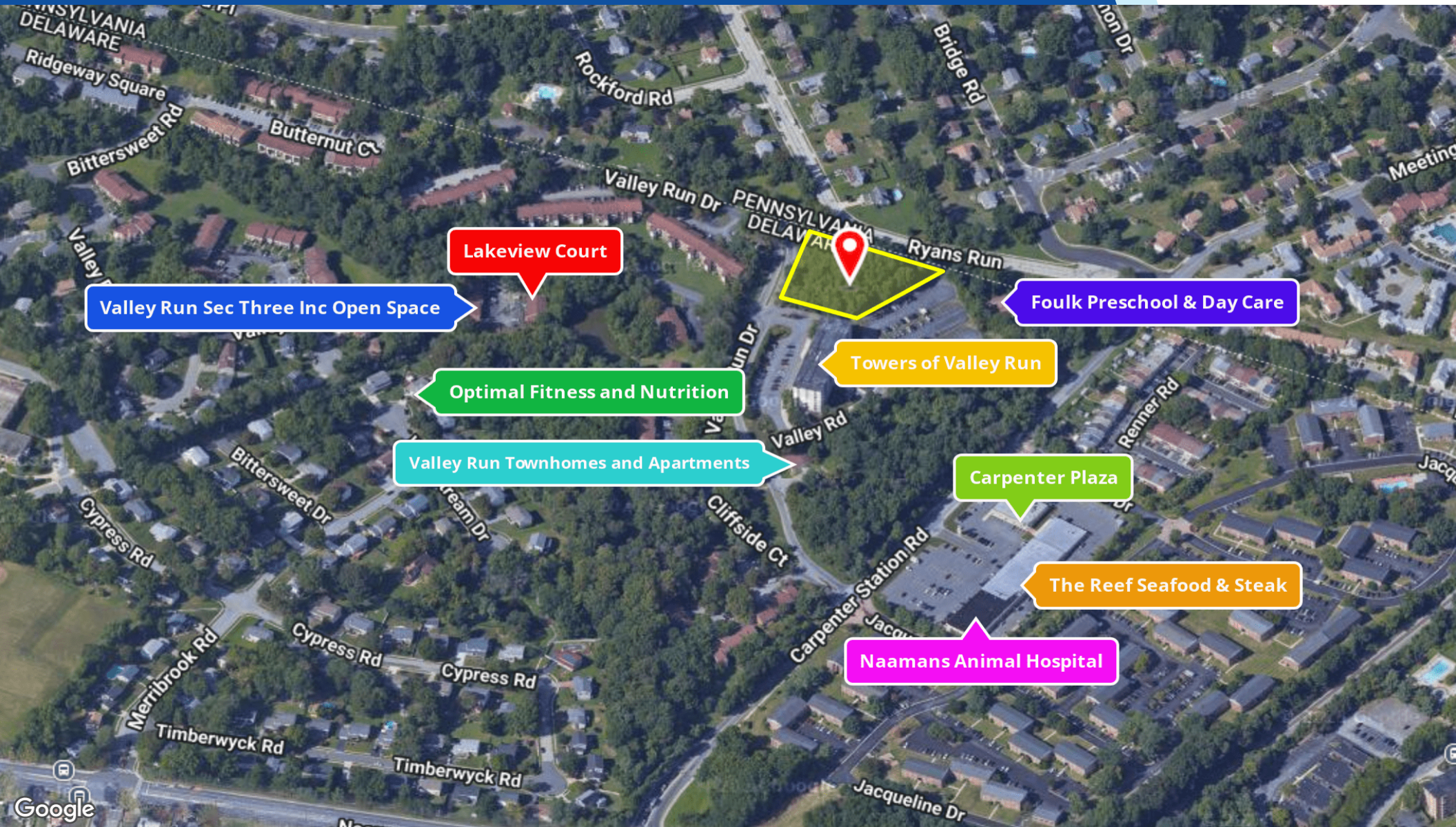
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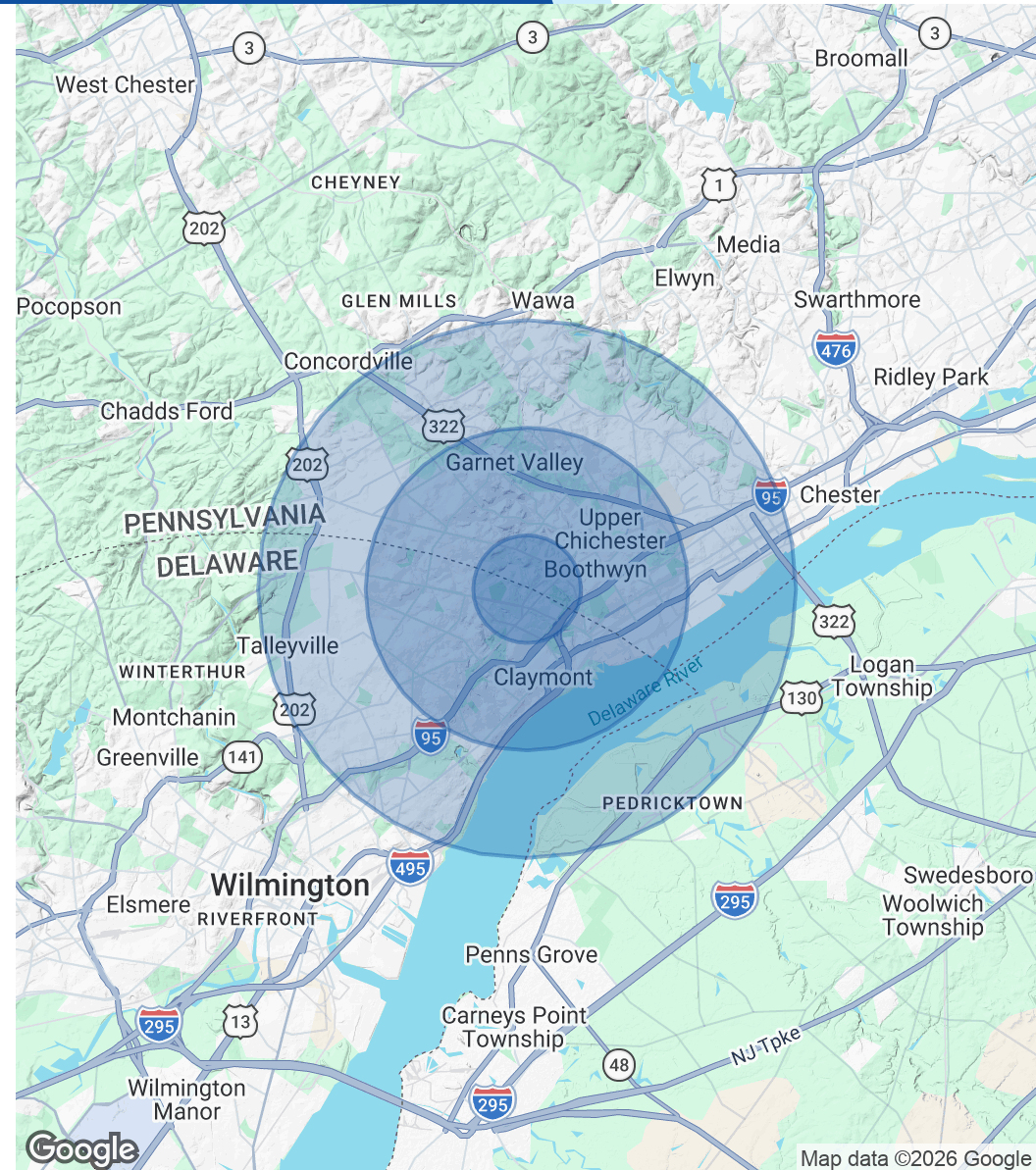
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,582	74,656	162,531
Average Age	42.4	43.9	43.1
Average Age (Male)	38.4	41.3	40.8
Average Age (Female)	43.4	45.7	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,809	29,783	64,923
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$94,614	\$119,130	\$124,667
Average House Value	\$310,515	\$350,632	\$368,592

2023 American Community Survey (ACS)



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