

THE CANNERY

3301 Lancaster Pike | Wilmington, DE 19805
Potentially Last In-Line Retail / Service Opportunity

UNIT 3A +/- 6,185 SF \$18.00/SF + NNN RAW SHELL LANCASTER PIKE VISIBILITY

Last In-Line Opportunity at The Cannery

A rare +/-6,185 SF raw in-line opportunity at The Cannery, positioned along Lancaster Pike near the Barley Mill / Greenville trade area and established Wilmington neighborhoods. The suite is currently in pre-demising/raw condition, allowing a qualified tenant to customize layout, storefront presence and interior program. Final demising and dimensions to be confirmed.

AVAILABILITY SNAPSHOT

SUITE

Unit 3A

In-line position

SIZE

+/-6,185 SF

Anticipated

RENT

\$18.00/SF

Plus NNNs

CONDITION

Raw Shell

Pre-demising

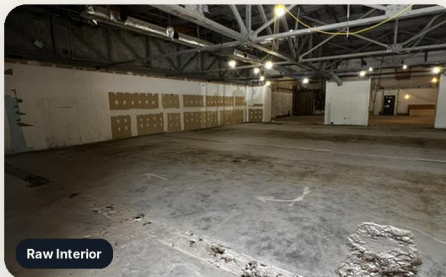
UNIT 3A

+/- 6,185 SF | \$18.00/SF + NNN

Suggested Uses

- Retail, showroom, specialty goods or soft-goods concepts
- Medical, professional office, clinic or service-oriented users
- Restaurant / cafe / prepared-food concepts subject to utilities, approvals and Landlord review
- Flexible raw layout with storefront access and customer parking

Note: adjacent space has not yet been demised. Final suite line, dimensions and delivery condition should be verified before publication or lease documentation.



Raw Interior



Open Shell



Storefront / Center Context

Nearby Retail + Service Ecosystem

The Cannery sits in a heavily trafficked neighborhood/service corridor near Barley Mill, Greenville, West Park and Westmoreland.

Best Hardware Concentra Children's Dental Health Dima Wegmans / Barley Mill Mercedes-Benz Charter School 7-Eleven

Trade Area Overview

The Cannery is positioned along Lancaster Pike at N. Dupont Road, with access to established residential neighborhoods, school traffic, daily-needs retailers, nearby employers and the broader Wilmington/Greenville trade area.

DELDOT 2023 AADT

24,617 Lancaster Pike

4,186 N. Dupont Road

Counts shown for separate roadway segments adjacent to the site.



MODELED RADIUS DEMOGRAPHICS

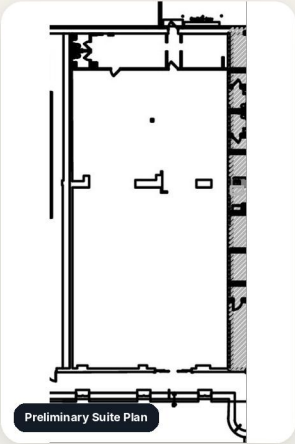
Rounded estimates for quick leasing context

Radius	1 MILE	3 MILES	5 MILES
Population	9,200	83,500	186,000
Households	3,900	35,400	78,200
Avg HH Income	\$161K	\$116K	\$124K
Daytime Pop.	12,800	130,000	247,000
Median Age	41	39	40

Source: modeled/rounded 2025 estimates for marketing use; verify with preferred third-party demographic provider.

Site + Suite Context

Unit 3A is anticipated as the remaining in-line opportunity; final demising is subject to confirmation.



Leasing Positioning

- Flexible delivery**
Raw shell condition creates optionality for layout, finishes, utilities and brand standards.
- In-line visibility**
Storefront presence within an established retail/service center with customer parking.
- Northern DE draw**
Tax-free Delaware retail environment with nearby PA and Wilmington/Greenville customer base.
- Daily-needs node**
Immediate area includes retail, medical/service, school, office and residential demand drivers.

Opportunity Summary

The Cannery offers a meaningful last-space story: a sizable raw in-line suite, an established retail/service setting, daily traffic from Lancaster Pike and N. Dupont Road, and access to dense residential and employment pockets west of Wilmington. The 6,185 SF footprint can be positioned for a tenant needing more depth than a small-shop unit without the scale of a big-box lease.

Sources: Owner-provided photos/plans; DelDOT traffic counts screenshot; modeled/rounded radius demographics.