

DEVELOPMENT-READY COMMERCIAL SITE

727 NAAMANS ROAD

CLAYMONT, DELAWARE



ASKING PRICE
\$550,000



BUILDING SIZE
±3,250 SF



LOT SIZE
0.63 ACRES



DEVELOPMENT READY
APPROVED SITE PLAN



FOR MORE INFORMATION, CONTACT:

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DSM COMMERCIAL
REAL ESTATE SERVICES

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Wilmington, DE 19808

dsmre.com

DSM
COMMERCIAL

OFFERING SUMMARY

ADDRESS	727 Naamans Road Claymont DE 19703
BUILDING SF	3,250 SF
TRAFFIC COUNTS	22,065
LAND ACRES	0.63
ZONING	CN (Commercial Neighborhood)

FINANCIAL SUMMARY

PRICE	\$550,000
PRICE PSF	\$24.93

Executive Summary

- An exceptional opportunity to acquire a fully approved commercial development site in one of northern Delaware's most established retail corridors. Situated along Naamans Road, the property is approved for a ±3,250 SF freestanding building and offers outstanding visibility, accessibility, and flexibility for a variety of commercial uses.

Key Market Insights

- Strategic Regional Location: Located just minutes from Interstate 95, Route 202, and the Pennsylvania state line, Claymont provides convenient access to Wilmington, Philadelphia, and the broader Mid-Atlantic region.
- Dense & Affluent Consumer Base: The surrounding trade area benefits from a dense residential population with strong household incomes. Within a five-mile radius, average household income exceeds \$123,000.



PARCEL NO. 06-036 00-109
N/F
NAAMANS VILLAGE APARTMENTS LLC
DR: 20101222.0069853
ZONED: NCAP
THE NAAMANS
MF 995

EXISTING POOL AREA

SHRUBBY THICKET WITH
SMALL SCATTERED TREES

5' HIGH VINYL FENCE AROUND POOL AREA

PROPOSED FENCE (195 Lin. Ft.)
-Provide 6 ft. high, 100% opaque wood
or vinyl fencing as selected by owner.

INTEGRAL PCC CURB & GUTTER
TYP. 1-8

TEL. BOX

TEL. BOX

End Fence

EXISTING SWALK

Begin Fence

GRASS

GRASS

Prop. Screened Dumpster
-Provide 6 ft. high, 100% opaque wood
or vinyl fencing as selected by owner.

PROPOSED PAVING

5' WIDE CONCRETE SIDEWALK

PROPOSED
BUILDING
3,250 SF

BIORETENTION
AREA

GRASS

GRASS

GRASS

BIORETENTION
AREA

OVERHEAD U

OVERHEAD UTILITIES (TYP)

5' WIDE CONCRETE SIDEWALK

BUS STOP PAD

NAAMANS ROAD

RIGHT OF WAY VARIES
DEDICATED TO PUBLIC USE

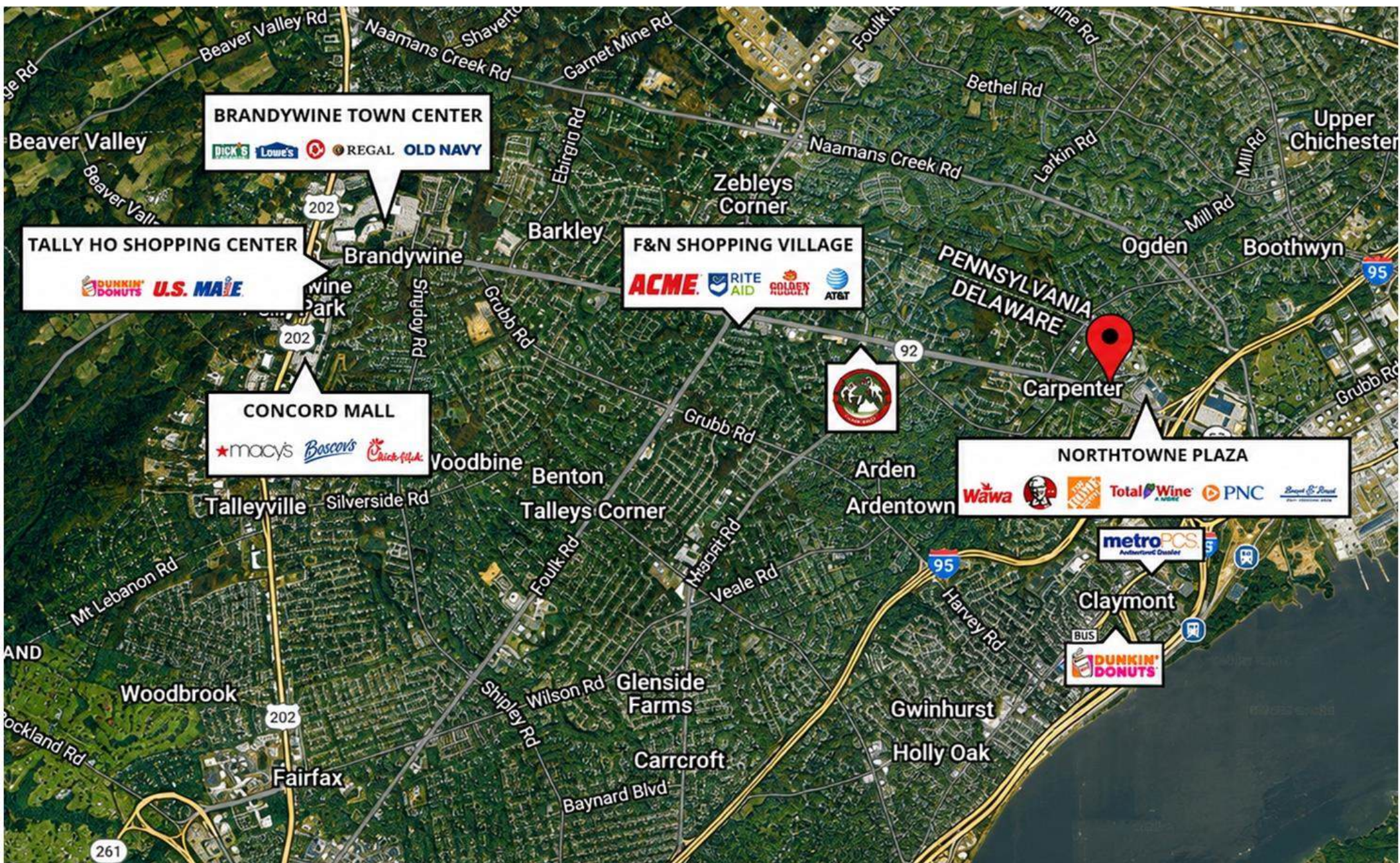
INTEGRAL PCC CURB &
TYP. 1-8

PARCEL NO. 06
N/F
STATE OF DI
DR: 561
ZONED: I
BELDUI

EXISTING WOOD
-Trees approx

18" Silver Maple
(OFFSITE)

SOCIETY DRIVE
RIGHT OF WAY VARIES
DEDICATED TO PUBLIC USE



BRANDYWINE TOWN CENTER

DICK'S LOWE'S REGAL OLD NAVY

TALLY HO SHOPPING CENTER

DUNKIN' DONUTS U.S. MAIL

F&N SHOPPING VILLAGE

ACME RITE AID GOLDEN RUGGAT AT&T

CONCORD MALL

MACY'S BOSECO'S CHICK-FIL-DE

NORTHTOWNE PLAZA

Wawa KFC THE FRESH MARKET Total Wine & More PNC Bank & More

metroPCS Authorized Dealer

BUS DUNKIN' DONUTS

Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

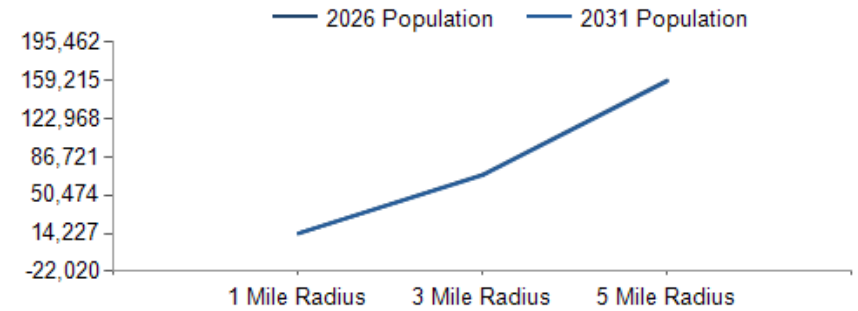
- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



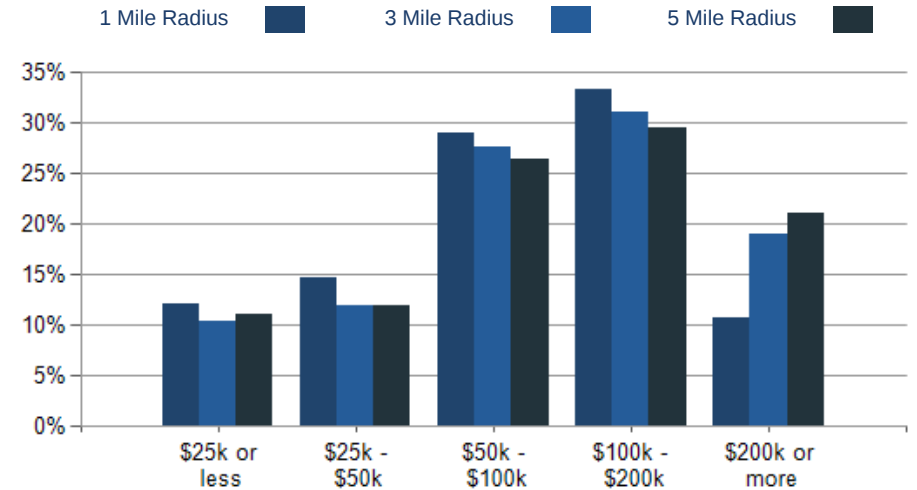
Approved 3,250 SF Retail/Office Site

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,522	67,812	152,469
2010 Population	12,717	68,352	154,467
2026 Population	14,240	70,016	159,215
2031 Population	14,227	69,326	158,227
2026 African American	4,190	12,623	32,495
2026 American Indian	44	218	468
2026 Asian	1,891	5,593	10,621
2026 Hispanic	1,064	4,399	9,763
2026 Other Race	556	1,819	3,952
2026 White	6,734	45,176	101,533
2026 Multiracial	820	4,555	10,097
2026-2031: Population: Growth Rate	-0.10%	-1.00%	-0.60%

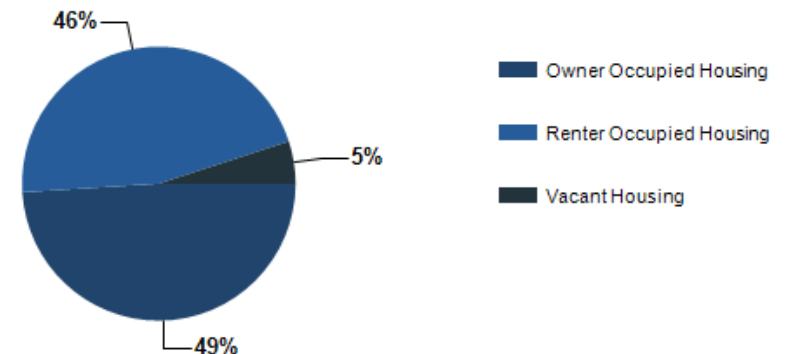
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	466	1,895	4,551
\$15,000-\$24,999	292	1,128	2,655
\$25,000-\$34,999	245	1,046	2,479
\$35,000-\$49,999	673	2,448	5,214
\$50,000-\$74,999	870	3,910	8,421
\$75,000-\$99,999	937	4,120	8,580
\$100,000-\$149,999	1,359	5,289	11,113
\$150,000-\$199,999	721	3,732	7,900
\$200,000 or greater	665	5,508	13,557
Median HH Income	\$88,377	\$99,933	\$100,987
Average HH Income	\$111,973	\$140,078	\$145,181



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	1,169	4,606	9,767
2026 Population Age 35-39	1,371	5,203	10,963
2026 Population Age 40-44	1,071	4,820	10,380
2026 Population Age 45-49	747	4,098	9,486
2026 Population Age 50-54	685	4,013	9,213
2026 Population Age 55-59	787	4,336	9,895
2026 Population Age 60-64	766	4,754	10,830
2026 Population Age 65-69	864	4,725	10,564
2026 Population Age 70-74	688	3,717	8,862
2026 Population Age 75-79	465	3,023	6,899
2026 Population Age 80-84	335	1,993	4,540
2026 Population Age 85+	297	1,704	3,979
2026 Population Age 18+	11,358	56,488	127,264
2026 Median Age	39	42	42
2031 Median Age	40	43	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,591	\$102,158	\$105,274
Average Household Income 25-34	\$108,296	\$132,461	\$135,554
Median Household Income 35-44	\$104,926	\$112,608	\$118,431
Average Household Income 35-44	\$135,547	\$160,209	\$167,090
Median Household Income 45-54	\$115,992	\$139,905	\$147,550
Average Household Income 45-54	\$158,650	\$190,449	\$194,404
Median Household Income 55-64	\$95,682	\$107,976	\$109,080
Average Household Income 55-64	\$108,022	\$145,138	\$151,644
Median Household Income 65-74	\$76,515	\$90,041	\$88,909
Average Household Income 65-74	\$91,182	\$124,066	\$128,834
Average Household Income 75+	\$71,193	\$94,226	\$99,250

Population By Age

