

Trevor Cooney

302.283.1800

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HOLLY OAK CROSSING

1508 PHILADELPHIA PIKE, WILMINGTON, DE 19809

RETAIL SPACE FOR LEASE



DSM
COMMERCIAL

3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM



PROPERTY DESCRIPTION

Holly Oak Crossing is the perfect spot for retail businesses aiming to succeed in Wilmington, DE! This strip center, anchored by Walgreens, boasts outstanding visibility with a daily traffic count of 13,136 vehicles per day. Your business will be in good company alongside well-loved neighbors like Seasons Pizza and Star Nails & Spa, drawing regular traffic. With easy access to I-95, I-495, and the Pennsylvania state line, Holly Oak Crossing offers unmatched convenience for local and regional customers alike.

Holly Oak Crossing is conveniently located on Philadelphia Pike in Wilmington, DE, with easy access to major highways, including I-95 and I-495, as well as the Pennsylvania state line.

PROPERTY HIGHLIGHTS

- **Available: 1,000 SF**
- **Lease Rate: Please contact listing agent**
- **Traffic Counts:** 13,136 AADT
- **Parking:** 58 spaces (ample parking for tenants and visitors)
- Prime location with high visibility
- High-traffic area for maximum exposure (13,136 VPD)
- Impressive curb appeal
- Proximity to major transportation routes

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	8,384	59,347	172,498
Total Households	3,526	25,207	71,905
Average HH Income	\$111,007	\$108,725	\$105,633
Median Age	42	43	42



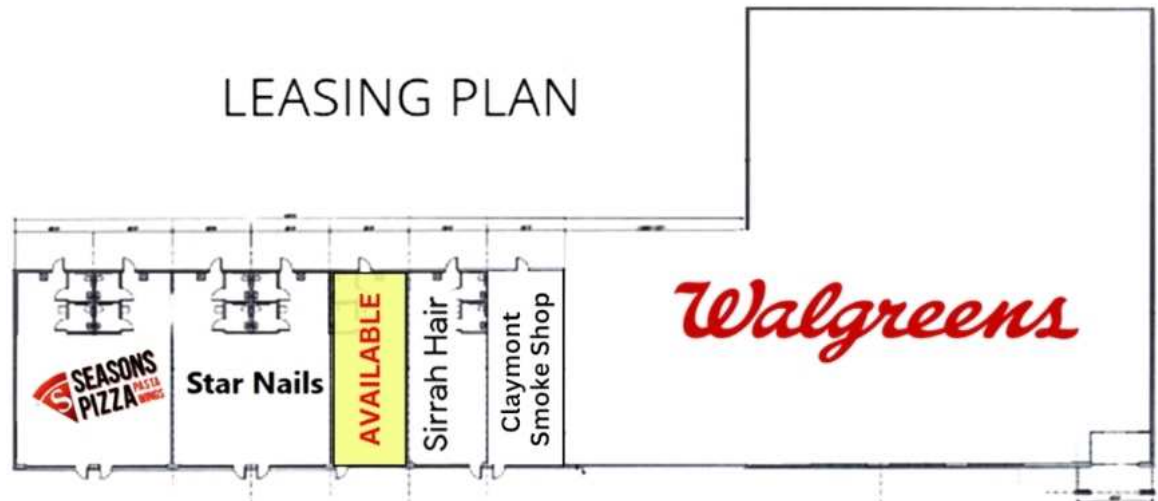
For More Information, Contact:

Trevor Cooney
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302.283.1800 Office
302.842.2446 Cell

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LEASING PLAN



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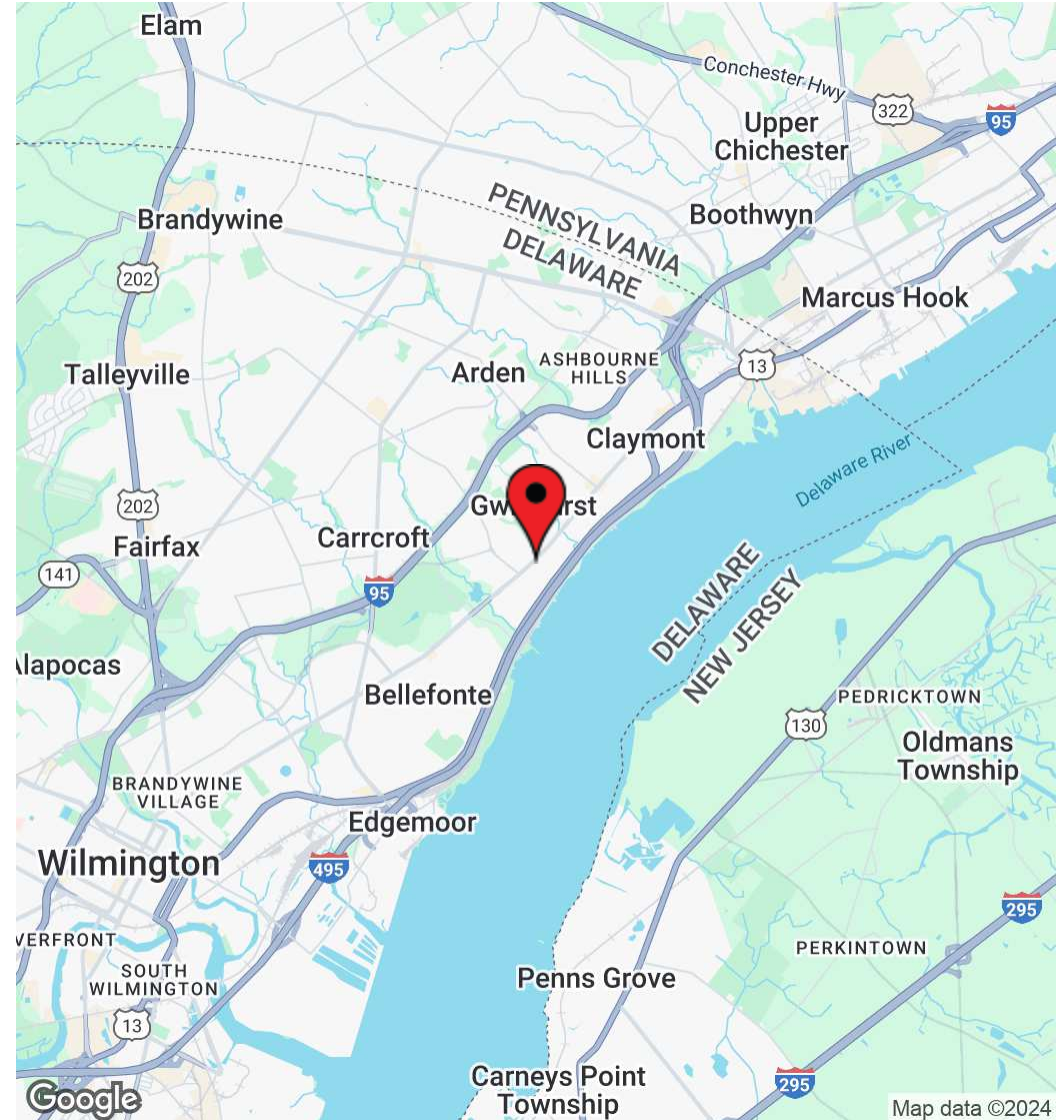
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**RETAIL SPACE
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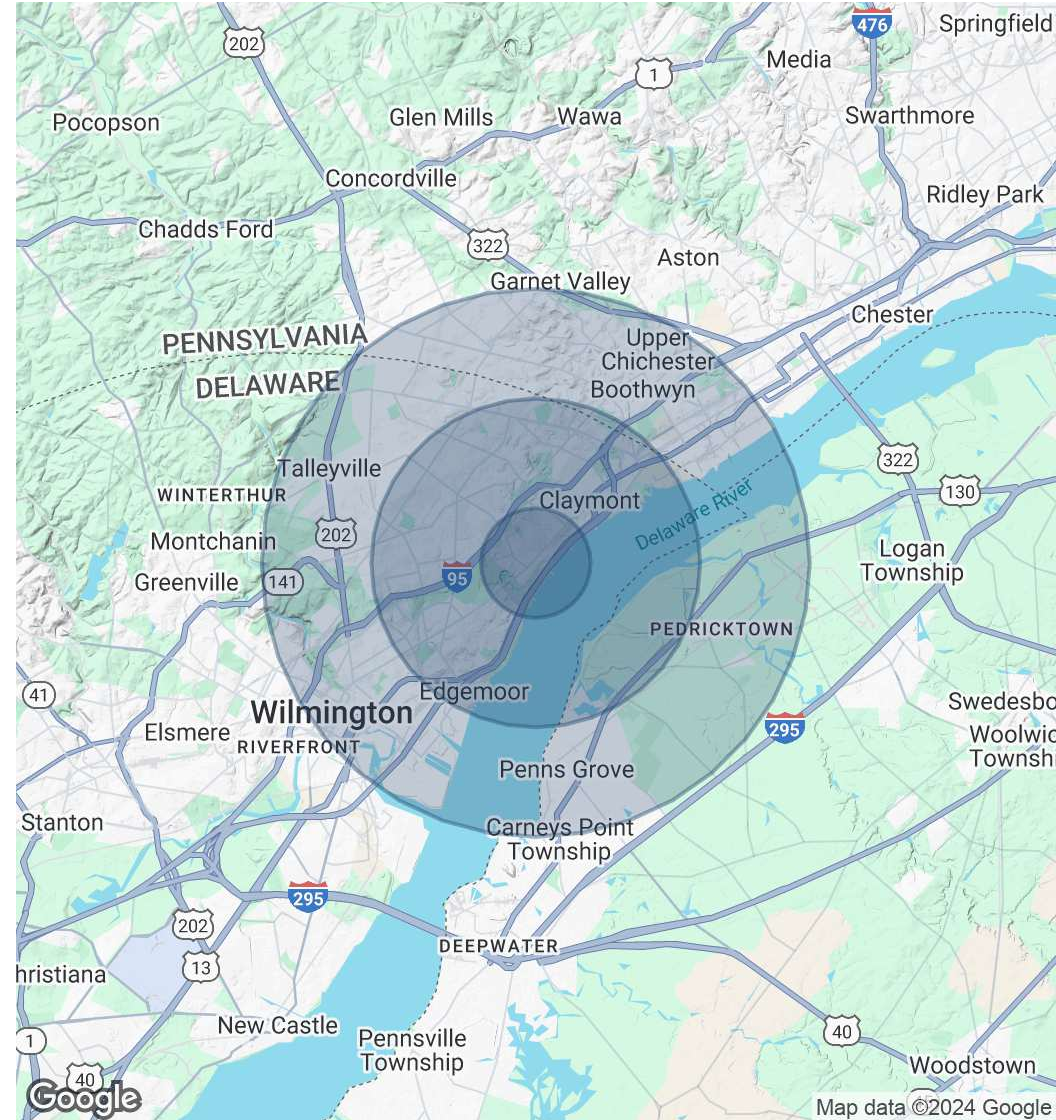


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,384	59,347	172,498
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,526	25,207	71,905
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$111,007	\$108,725	\$105,633
Average House Value	\$360,254	\$371,182	\$340,933

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,327	35,617	93,597
Total Population - Black	1,517	14,024	52,854
Total Population - Asian	516	3,733	8,110
Total Population - Hawaiian	1	25	52
Total Population - American Indian	38	161	591
Total Population - Other	340	1,866	5,927

Demographics data derived from AlphaMap



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