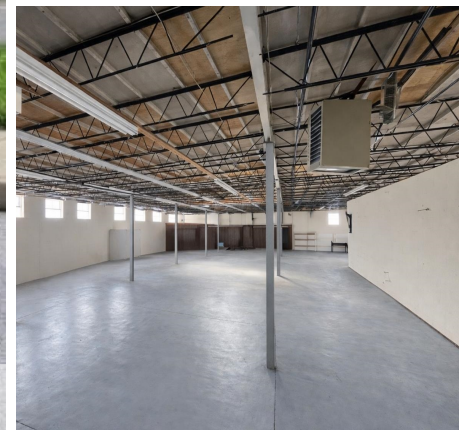


# Freestanding Retail/Warehouse



**FOR LEASE | CORNER PROPERTY**

1900 Kirkwood Highway  
Wilmington, DE 19805

**Dan Wham**  
DSM Commercial  
(302) 283-1800  
dwham@dsmre.com

**Davis Mitchell**  
DSM Commercial  
(302) 283-1800  
dmitchell@dsmre.com

**DSM**  
COMMERCIAL

# THE SPACE

Location	1900 Kirkwood Highway Wilmington, DE 19805
Building Size	±11,450
Lease Rate	\$14/SF NNN
Lot Size	±0.64 Acres
Zoning	CN

## HIGHLIGHTS

- ±11,450 SF freestanding retail/warehouse property available for lease along highly trafficked Kirkwood Highway. The building features an existing retail showroom configuration along with a large open warehouse area adaptable to a variety of retail, showroom, service, or light industrial users.
- Positioned on a prominent corner with full access from both directions and directly across from BJ's Wholesale Club, Walgreens, Wendy's, and Party City, the property benefits from strong visibility, steady traffic counts (77,961 VPD), and surrounding national retail draw.
- The flexible layout, overhead door access, and generous ceiling heights provide an excellent opportunity for businesses seeking a high-exposure location with functional warehouse capabilities.
- Two 12' x 16' overhead doors
- 13'–16' ceiling heights
- Electric: 200 amp single phase
- Corner lot with full directional access
- High-visibility Kirkwood Highway frontage



### POPULATION

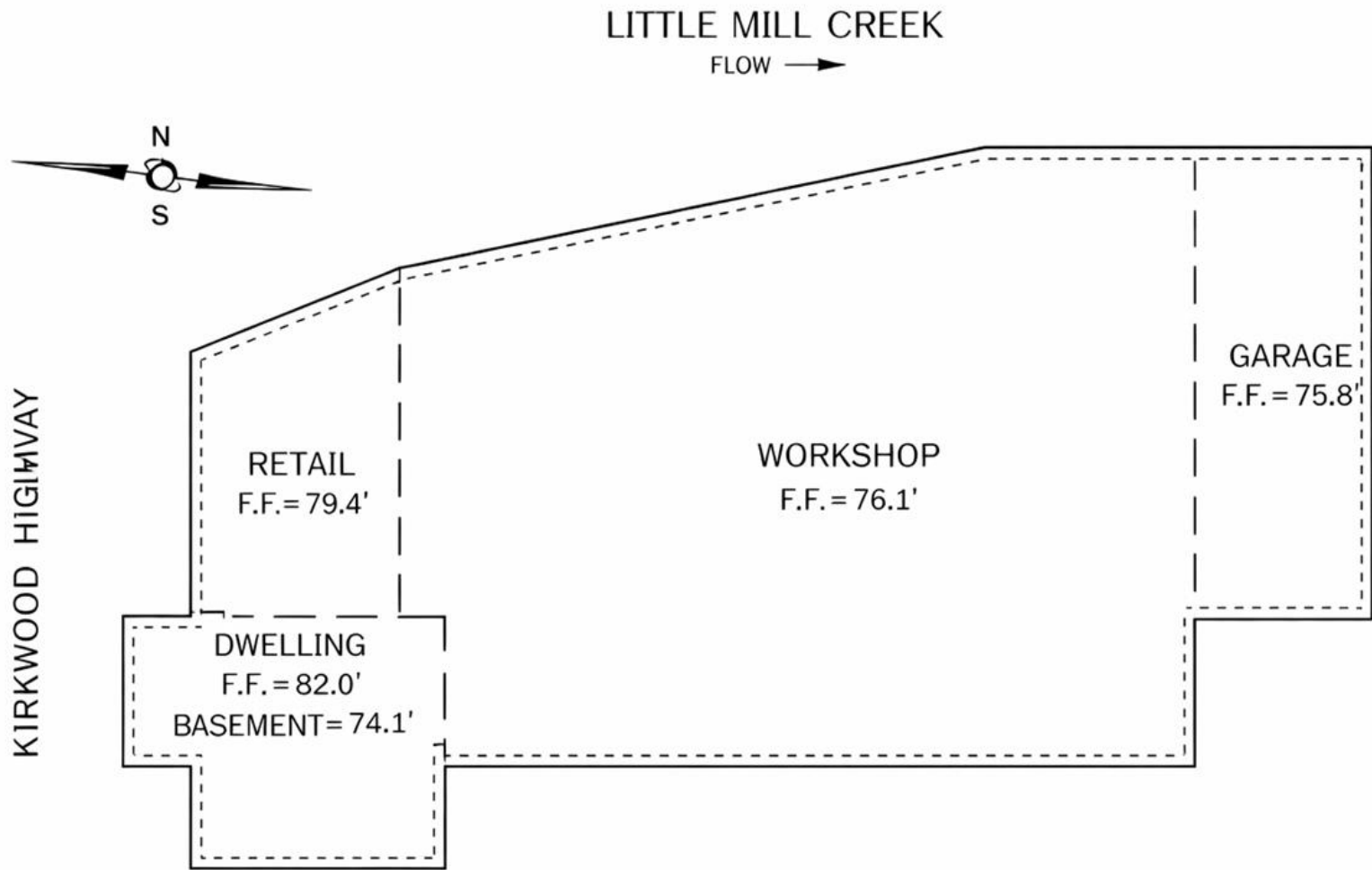
	1.00 MILE	3.00 MILE	5.00 MILE
	12,565	96,076	199,618

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$103,972	\$107,517	\$111,084

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,025	40,856	83,374



Illustrative Purposes Only- Not to Scale



PROPOSED PARKING PLAN



**BJ's**

**VA**



U.S. Department of Veterans Affairs  
Veterans Health Administration

**Party City**  
**DOLLAR TREE**  
**FAMILY DOLLAR**

**Wendy's**  
**Walgreens**

**PNC**

77,961 AADT

Kirkwood Hwy

**meineke**  
POWER CAR CARE CENTER



**Pala BROS.**  
FURNITURE & INTERIORS

1900 Kirkwood Hwy

**DOLLAR GENERAL**

2

Marion Ave

Central Ave

Seaview Ave

Brookside Ave

West 6 Ave

Forest Ave

2nd Ave

Brock Ave

Sutton Ave

Brookside Ave

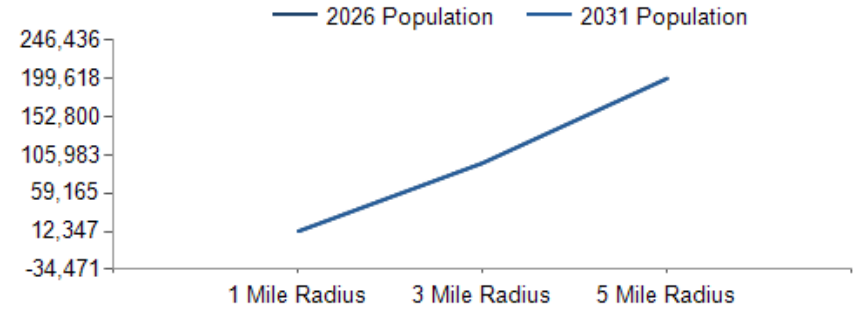
Seaview Ave

Cypress Ave

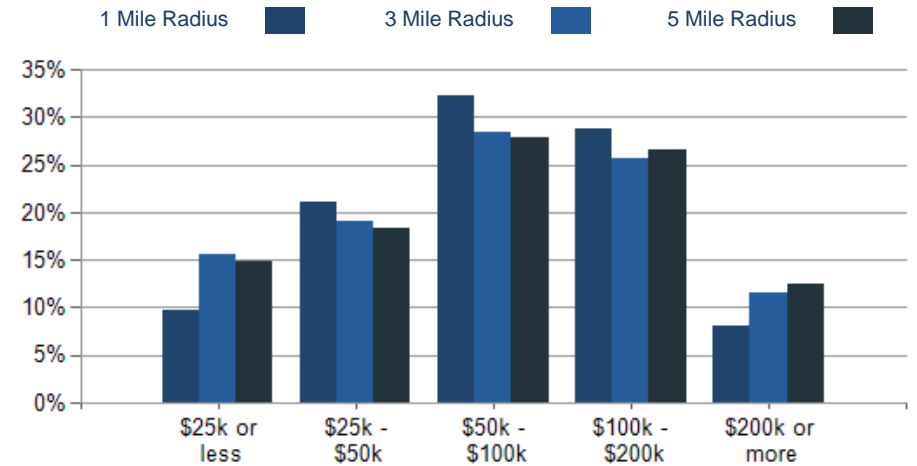
KC

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,676	93,654	197,533
2010 Population	12,633	93,905	195,608
2026 Population	12,565	96,076	199,618
2031 Population	12,347	95,951	199,400
2026 African American	1,572	23,428	62,944
2026 American Indian	97	592	1,042
2026 Asian	216	2,658	8,131
2026 Hispanic	3,766	21,826	34,548
2026 Other Race	1,918	10,496	16,255
2026 White	7,190	48,534	92,958
2026 Multiracial	1,563	10,325	18,212

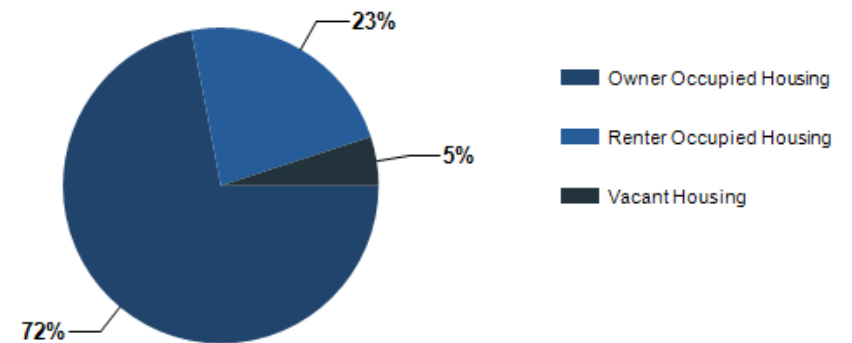
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	277	3,846	7,426
\$15,000-\$24,999	214	2,502	4,948
\$25,000-\$34,999	316	2,699	5,568
\$35,000-\$49,999	745	5,060	9,673
\$50,000-\$74,999	854	6,607	13,420
\$75,000-\$99,999	765	4,993	9,845
\$100,000-\$149,999	1,016	6,677	13,475
\$150,000-\$199,999	435	3,797	8,618
\$200,000 or greater	402	4,674	10,400
Median HH Income	\$77,638	\$73,583	\$76,274
Average HH Income	\$103,972	\$107,517	\$111,084



### 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	949	7,449	14,719
2026 Population Age 35-39	962	7,107	14,069
2026 Population Age 40-44	962	6,555	12,913
2026 Population Age 45-49	761	5,667	11,479
2026 Population Age 50-54	760	5,450	11,686
2026 Population Age 55-59	749	5,643	12,069
2026 Population Age 60-64	774	5,936	12,956
2026 Population Age 65-69	743	5,644	12,162
2026 Population Age 70-74	530	4,454	9,772
2026 Population Age 75-79	361	3,248	7,290
2026 Population Age 80-84	222	2,139	4,894
2026 Population Age 85+	199	2,087	4,510
2026 Population Age 18+	9,888	76,361	159,146
2026 Median Age	39	39	40
2031 Median Age	40	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,039	\$80,141	\$81,207
Average Household Income 25-34	\$109,498	\$104,674	\$107,557
Median Household Income 35-44	\$95,312	\$89,372	\$92,936
Average Household Income 35-44	\$124,269	\$123,163	\$126,827
Median Household Income 45-54	\$94,026	\$91,866	\$98,993
Average Household Income 45-54	\$115,725	\$126,655	\$132,858
Median Household Income 55-64	\$83,240	\$79,785	\$84,203
Average Household Income 55-64	\$110,577	\$119,939	\$123,270
Median Household Income 65-74	\$57,382	\$59,145	\$62,450
Average Household Income 65-74	\$94,450	\$96,499	\$99,728
Average Household Income 75+	\$61,599	\$74,937	\$78,059

Population By Age

