

PENN CINEMA RIVERFRONT

Dann Gladnick

302.283.1800
dgladnick@dsmre.com

Dan Wham

302.283.1800
dwham@dsmre.com

401 S MADISON STREET, WILMINGTON, DE 19801

UP TO 13,455 SF FOR LEASE



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



PROPERTY DESCRIPTION

Welcome to 401 South Madison Street, an exceptional commercial property now available for lease on the thriving Wilmington Riverfront in Wilmington, DE. Boasting a contemporary design and versatile layout, this modern space is perfectly suited to accommodate a variety of business endeavors. Featuring expansive windows that flood the interior with natural light, high ceilings that enhance the sense of space, and ample parking facilities for both employees and visitors, this property offers both comfort and practicality. Strategically positioned for maximum visibility and accessibility, 401 South Madison Street presents an enticing opportunity for businesses eager to establish a prominent presence in this bustling area. Don't miss the chance to make your mark in one of Wilmington's most sought-after locations!

PROPERTY DETAILS

- **Available:** Up to 13,455 SF
- **Minimum Divisible:** 5,647 SF
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 63,420 VPD (signage can be seen from I-95)
- **Ceiling Height:** Up to 36' which enhances the sense of space

PROPERTY HIGHLIGHTS

- Ideal population density for retail - 6 million people residing within 50 miles
- Fantastic visibility, access and signage opportunities.
- Proximity to dining and shopping options
- Safe environment with dedicated security
- On-site maintenance staff
- Abundant surface parking for employees and visitors
- Convenient access to transportation hubs including I-95, Amtrak and the Philadelphia Airport

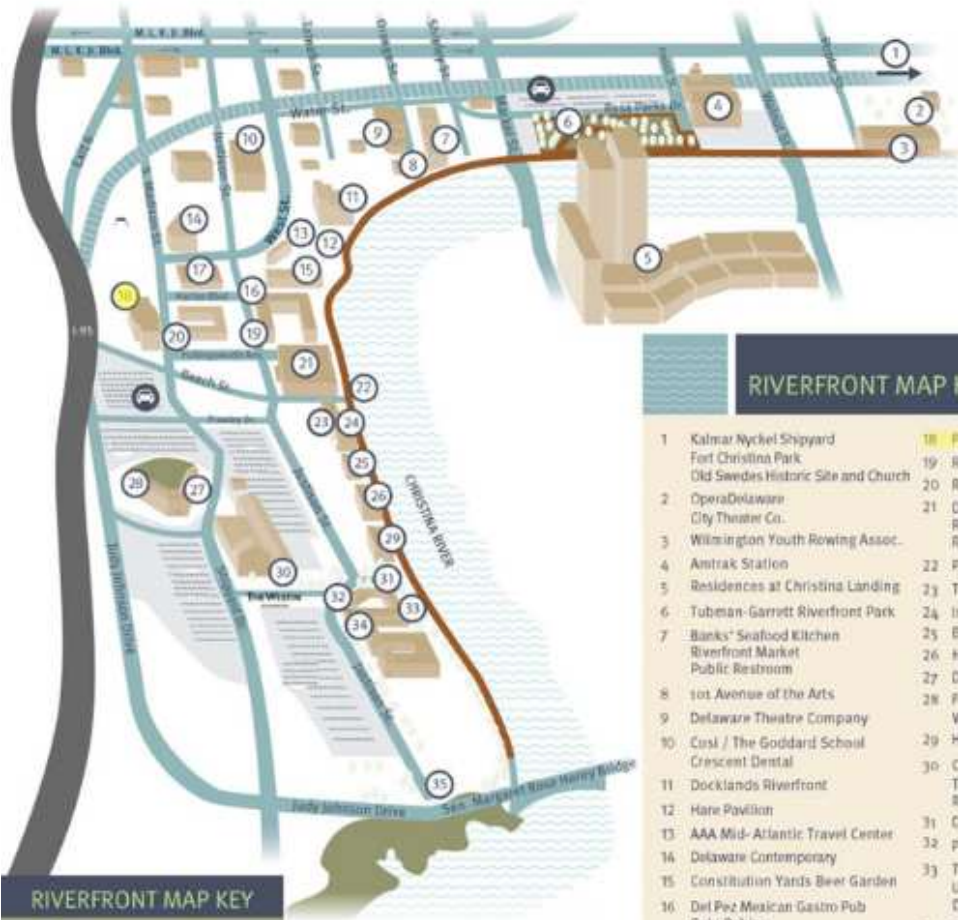


For More Information, Contact:

Dann Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



RIVERFRONT MAP KEY

- | | |
|---|---|
| 1 Kalmar Nyckel Shipyards
Fort Christina Park
Old Swedes Historic Site and Church | 18 Pean Cinema Riverfront IMAX |
| 2 OperaDelaware
City Theater Co. | 19 Residences at Justison Landing |
| 3 Wilmington Youth Rowing Assoc. | 20 Residences at Harlan Flats |
| 4 Amtrak Station | 21 Delaware Children's Museum
Riverwalk Mini Golf
Riv Athletics |
| 5 Residences at Christina Landing | 22 Public Docks |
| 6 Tubeman-Garrett Riverfront Park | 23 Taco Grande |
| 7 Banks' Seafood Kitchen
Riverfront Market
Public Restroom | 24 Iron Hill Brewery & Restaurant |
| 8 1st Avenue of the Arts | 25 Big Fish Grill / Riverfront Events
Hyatt Place |
| 9 Delaware Theatre Company | 26 Delaware Sports Hall of Fame |
| 10 Cost / The Goddard School
Crescent Dental | 28 Frawley Stadium
Wilmington Blue Rocks |
| 11 Docklands Riverfront | 29 Homewood Suites |
| 12 Kane Pavilion | 30 Chase Center on the Riverfront
The Westin Wilmington
River Rock Kitchen |
| 13 AAA Mid-Atlantic Travel Center | 31 Drazn Plaza & Dock |
| 14 Delaware Contemporary | 32 Planet Fitness |
| 15 Constitution Yards Beer Garden | 33 Timothy's Restaurant
Ubun Thai Cuisine
Drop Squad Kitchen |
| 16 Del Pez Mexican Gastro Pub
Soju-Robics | 34 Shipyards Center
Public Restroom |
| 17 Riverfront Pets / Curly Hair
Veritas Wine & Spirits
Skin & Nails / Starbucks
Residences at Justison Landing
Ciro Food & Drink
Riverfront Bakery / The Juice Joint | 35 Russell W. Peterson Urban
Wildlife Refuge
DuPont Environmental
Education Center
Jack A. Markell Trail
Public Restroom |

RIVERFRONT MAP KEY

- Parking
- Michael S. Patrzycki Riverwalk



For More Information, Contact:

Dann Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

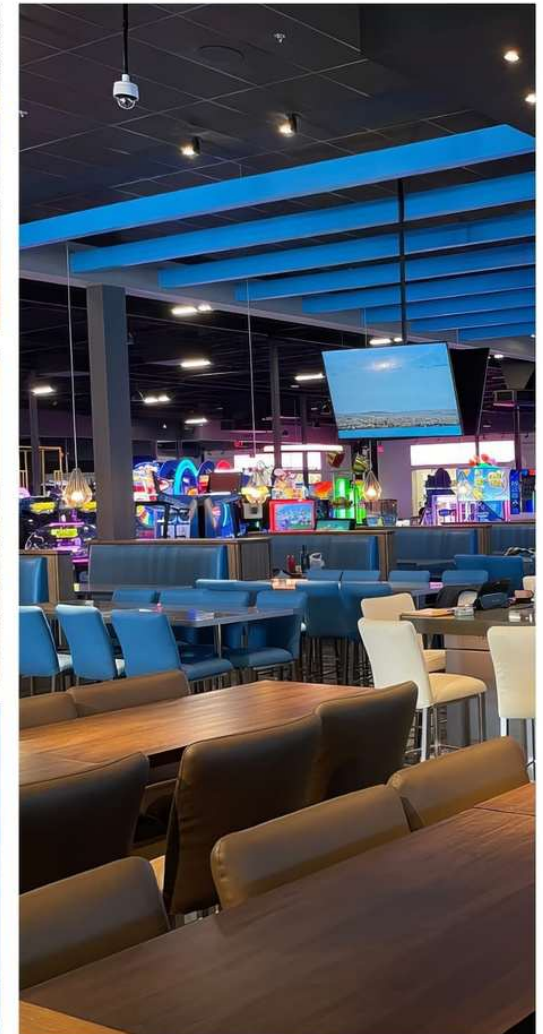
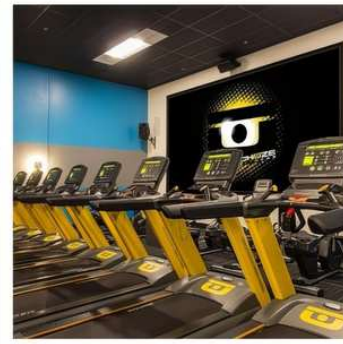
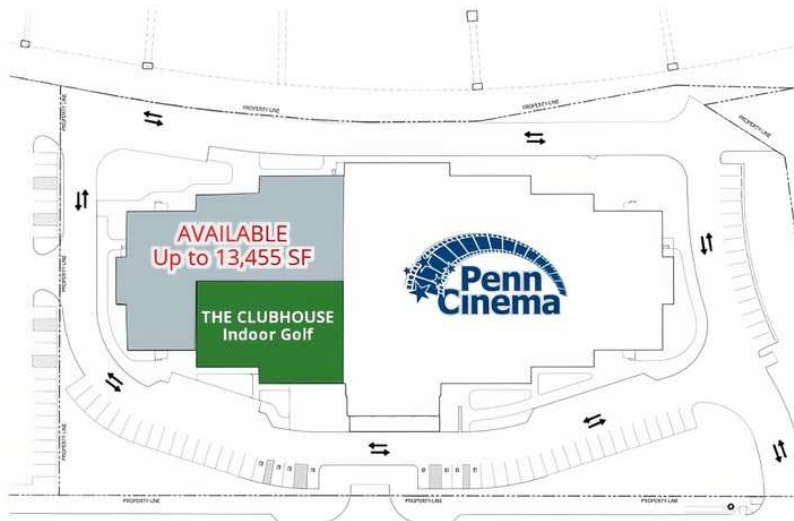
Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com

Potential Plans & Ideas

Entertainment/Restaurants

- Adult amusement and fare
- Restaurants
- Fitness center
- Rock climbing
- Bowling
- Pickleball
- Retail suites
- Any combination of the above



For More Information, Contact:

Dann Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

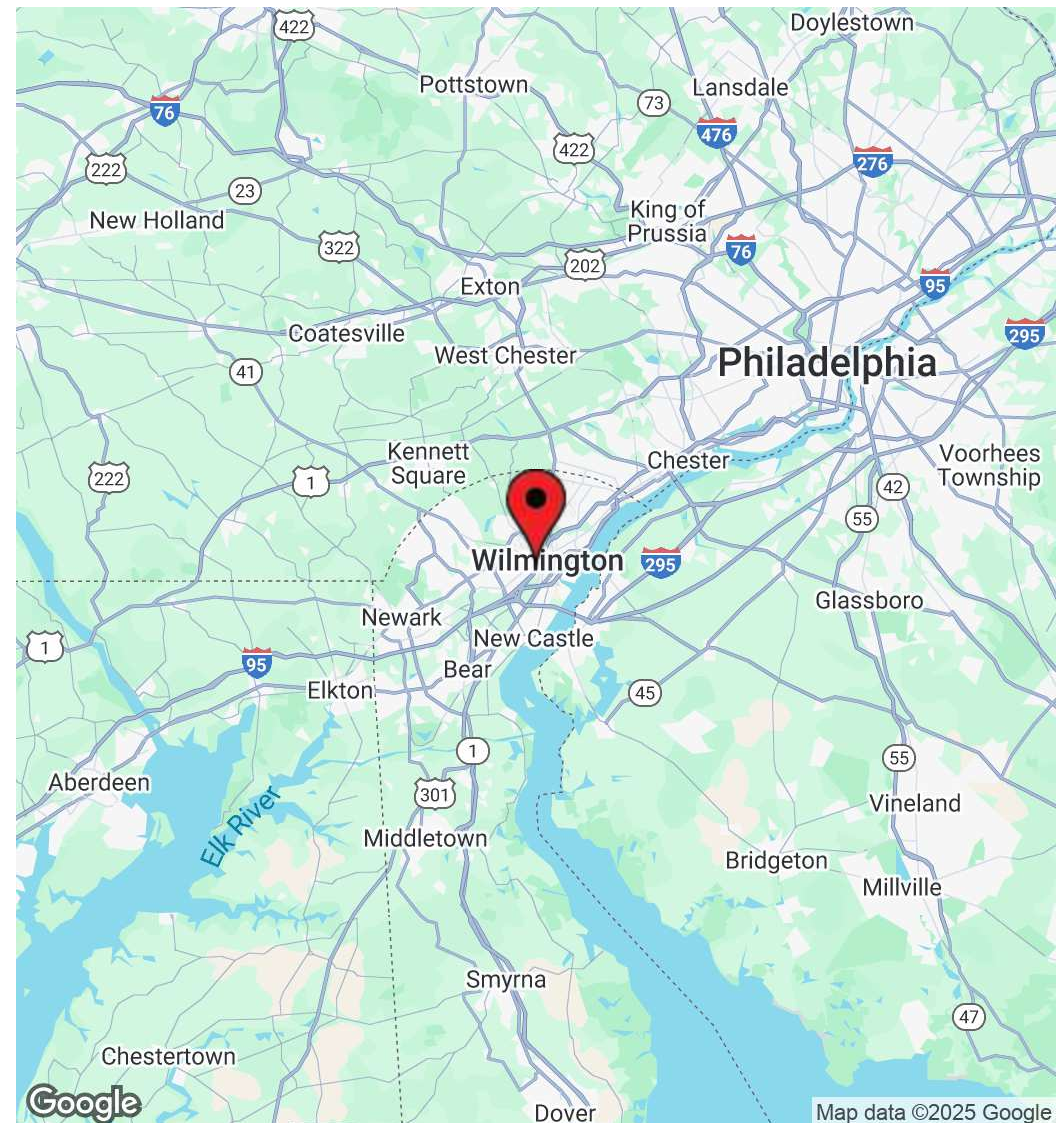
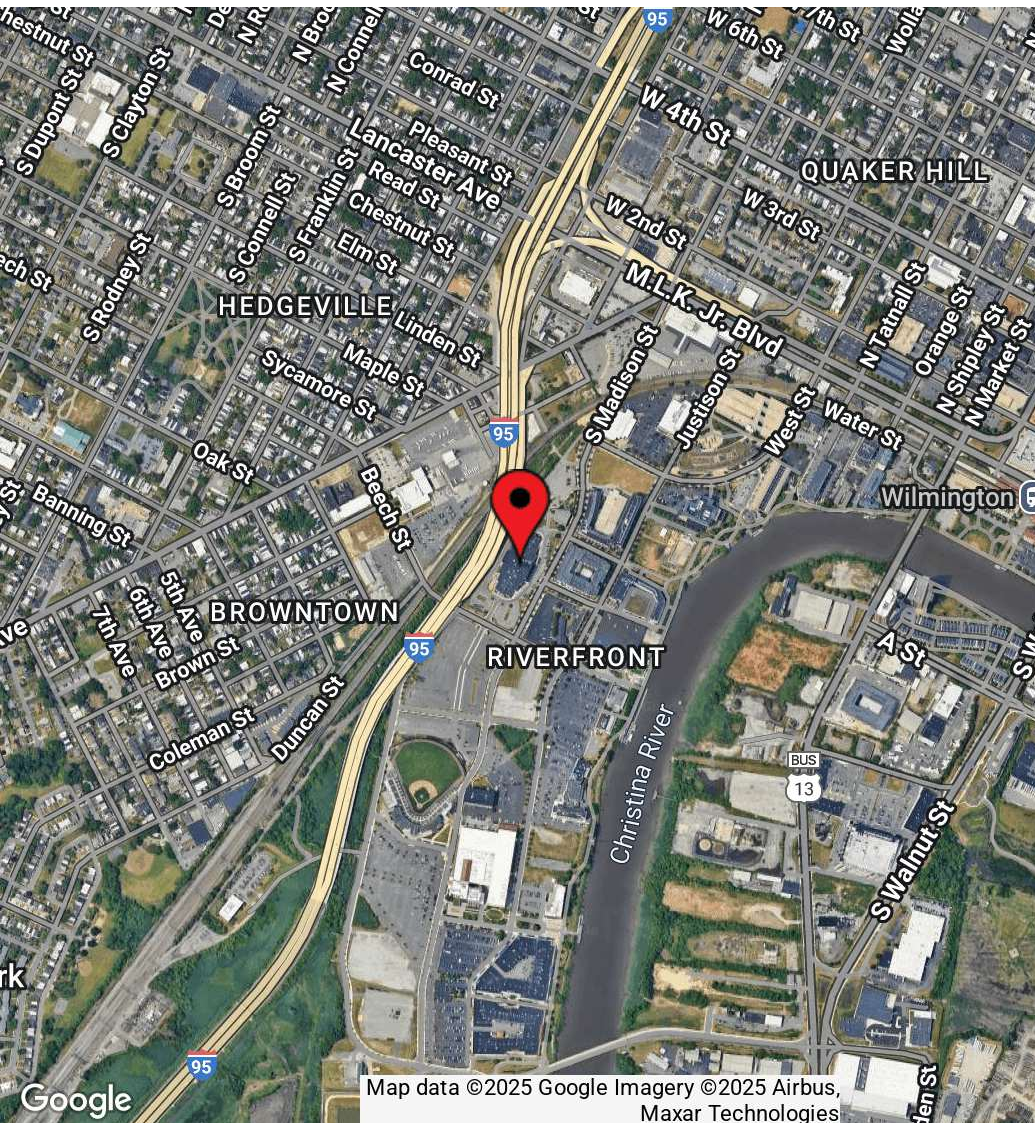
Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



401 South Madison Street
Wilmington, DE 19801

RETAIL SPACE FOR LEASE



For More Information, Contact:

Dann Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com

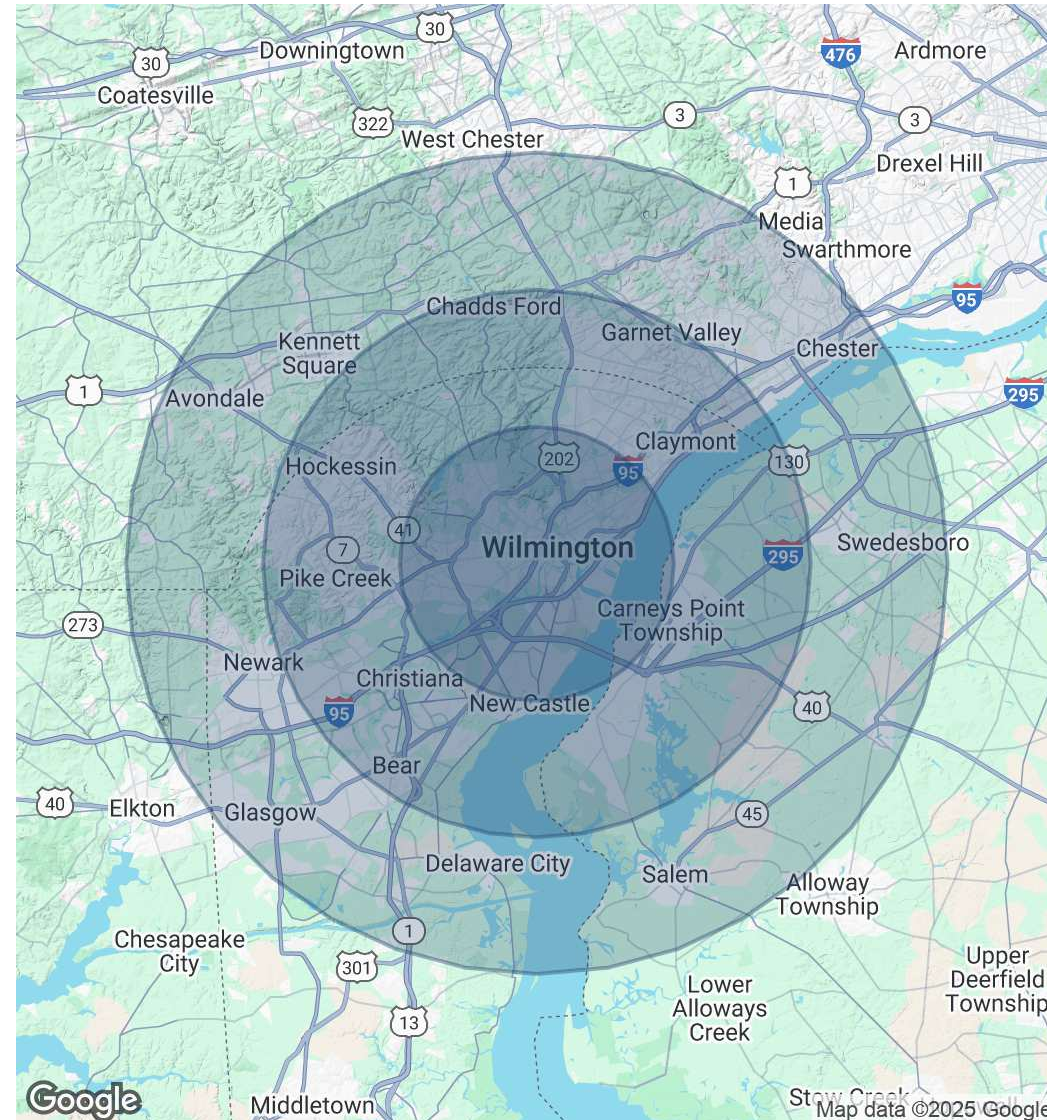


POPULATION	5 MILES	10 MILES	15 MILES
Total Population	185,149	462,452	805,304
Average Age	39.2	41.1	40.3
Average Age (Male)	37.9	39.2	38.8
Average Age (Female)	40.7	42.6	41.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	81,463	194,562	324,947
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$77,494	\$91,722	\$96,784
Average House Value	\$236,448	\$269,392	\$277,007

RACE	5 MILES	10 MILES	15 MILES
Total Population - White	103,789	297,274	537,705
Total Population - Black	63,498	111,985	177,322
Total Population - Asian	4,381	25,079	39,820
Total Population - Hawaiian	74	175	222
Total Population - American Indian	639	1,450	2,203
Total Population - Other	6,896	11,558	19,594

2020 American Community Survey (ACS)



For More Information, Contact:

Dann Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com