

RETAIL PROPERTY FOR LEASE

# 2710 PHILADELPHIA PIKE

Claymont, DE 19703

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## PROPERTY DESCRIPTION

Prime 3,000 +/- SF Retail Space Available in Claymont, DE. Discover an excellent opportunity to lease a large, open-concept retail space featuring a unique interior design with original artwork. The property offers strong visibility, convenient access, and is surrounded by established neighborhoods and growing commercial activity, making it ideal for retail, service, or specialty use.

## PROPERTY HIGHLIGHTS

- 3,000 +/- SF of Flexible Retail Space
- Excellent Visibility and Signage Opportunities
- Convenient Access to I-95, Philadelphia Pike, and Naamans Road
- Surrounded by Dense Residential Neighborhoods and National Retailers
- Strong Traffic Counts: AADP 13,341 +/- VPD

Lease Rate: Negotiable

Available SF: 3,000 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,530	24,098	55,613
Total Population	13,092	56,863	137,776
Average HH Income	\$96,285	\$112,903	\$115,442

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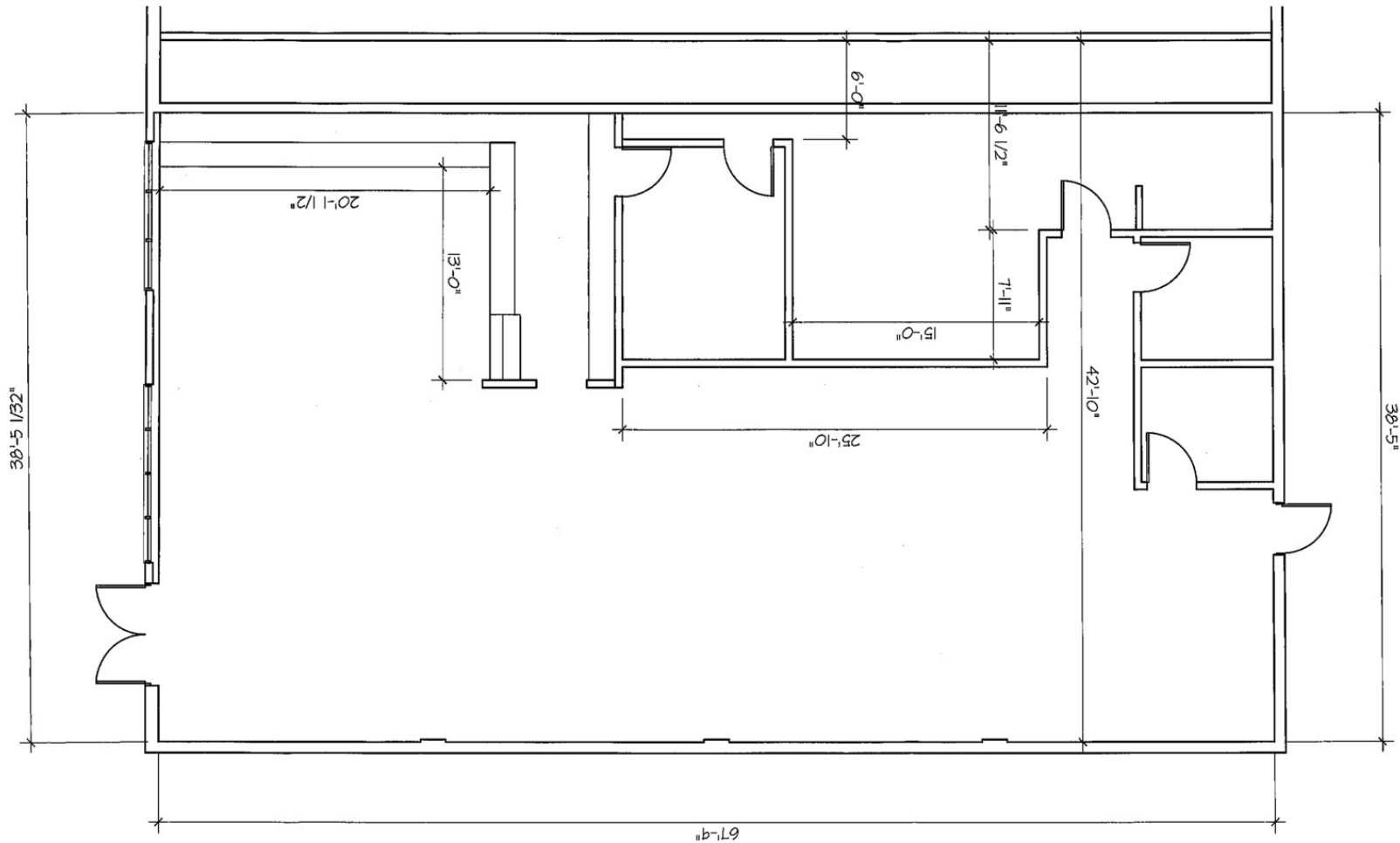
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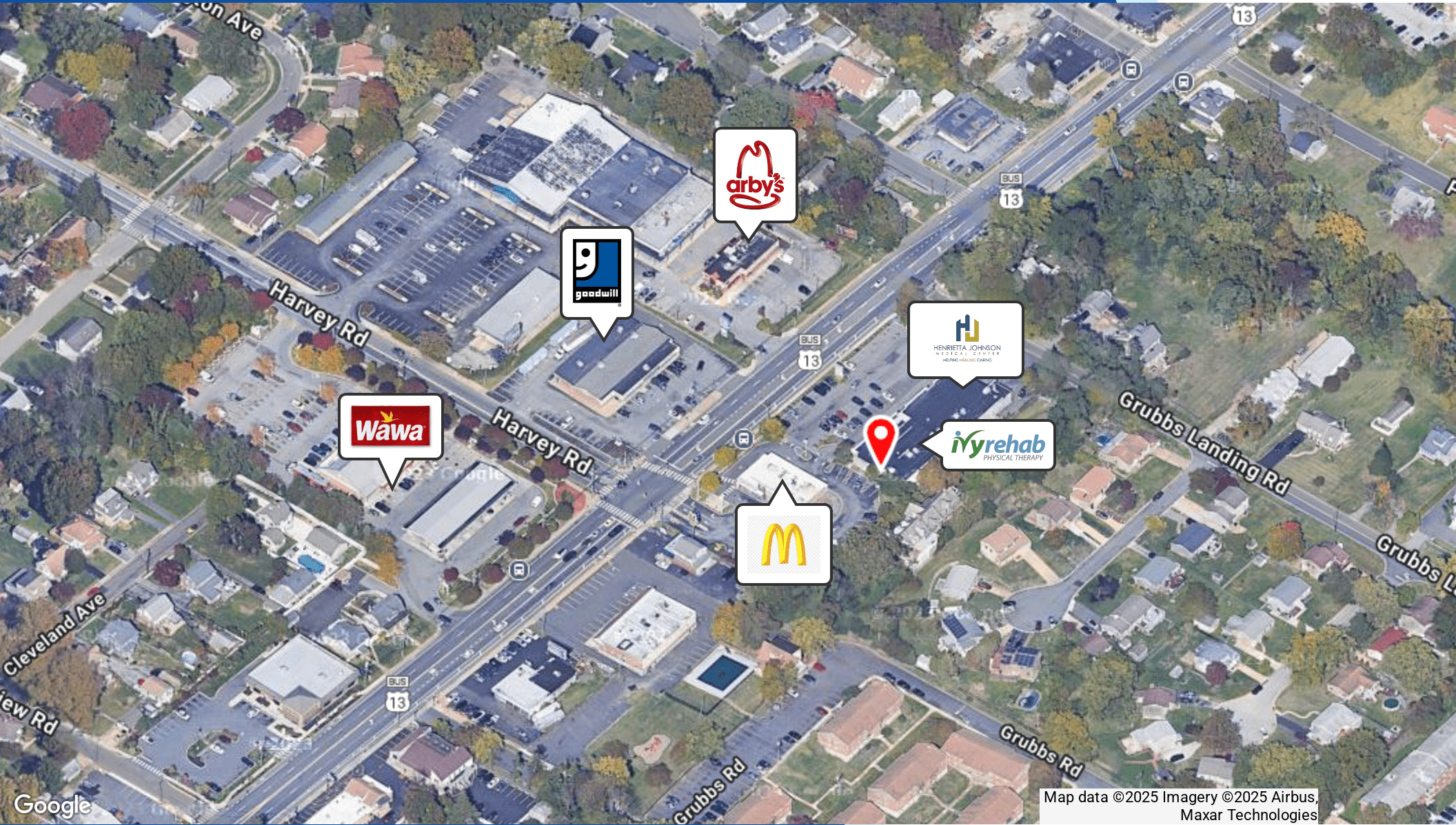
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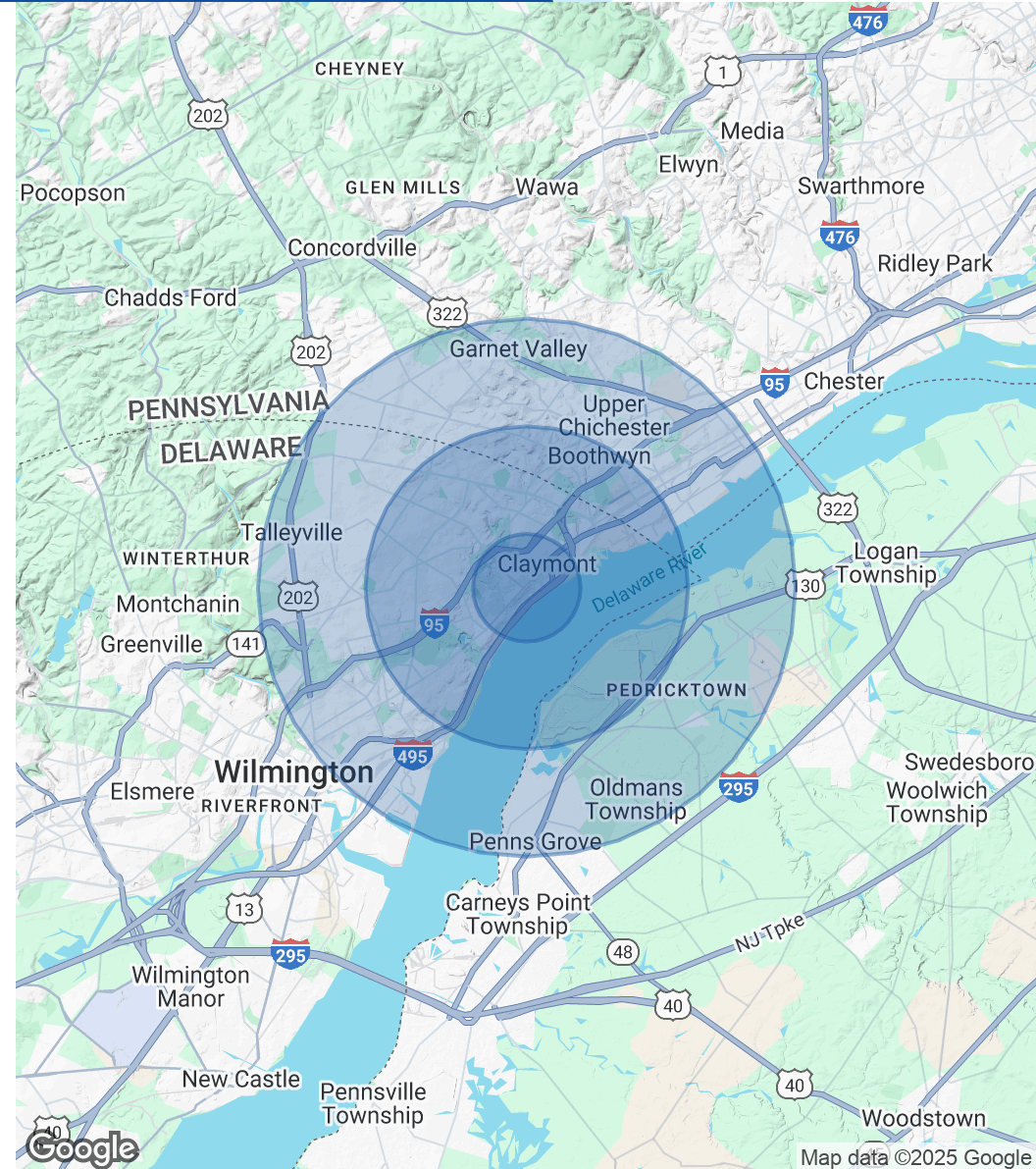
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,092	56,863	137,776
Average Age	40	43	43
Average Age (Male)	39	42	41
Average Age (Female)	41	45	44

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,530	24,098	55,613
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$96,285	\$112,903	\$115,442
Average House Value	\$312,513	\$368,245	\$358,956

Demographics data derived from AlphaMap



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