

MSC

# CONCORD GALLERY

3596 CONCORD PIKE, WILMINGTON, DE



2ND GENERATION ENDCAP RESTAURANT





# CONCORD GALLERY

## DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
1 mi	8,165	1 mi	9,367
3 mi	46,979	3 mi	37,580
5 mi	187,970	5 mi	132,536
EST. AVERAGE HH INCOME			
1 mi		\$242,207	
3 mi		\$179,306	
5 mi		\$130,503	

## PROPERTY DETAILS

- ▶ Available 2nd generation restaurant endcap
- ▶ Ideally positioned along heavily trafficked Rt. 202, the dominant retail corridor in Wilmington, DE
- ▶ Property is located within an affluent dense daytime population
- ▶ Anchored by Staples and Five Below, this 84,114 square foot specialty center has rare vacancy with flexible square footage availability
- ▶ In extreme high barrier to entry market, center is ideal for a variety of uses including: service, medical, fitness, home furnishings, beauty, etc.

## JOIN THESE TENANTS



## JOIN THESE AREA TENANTS



# LEASING PLAN

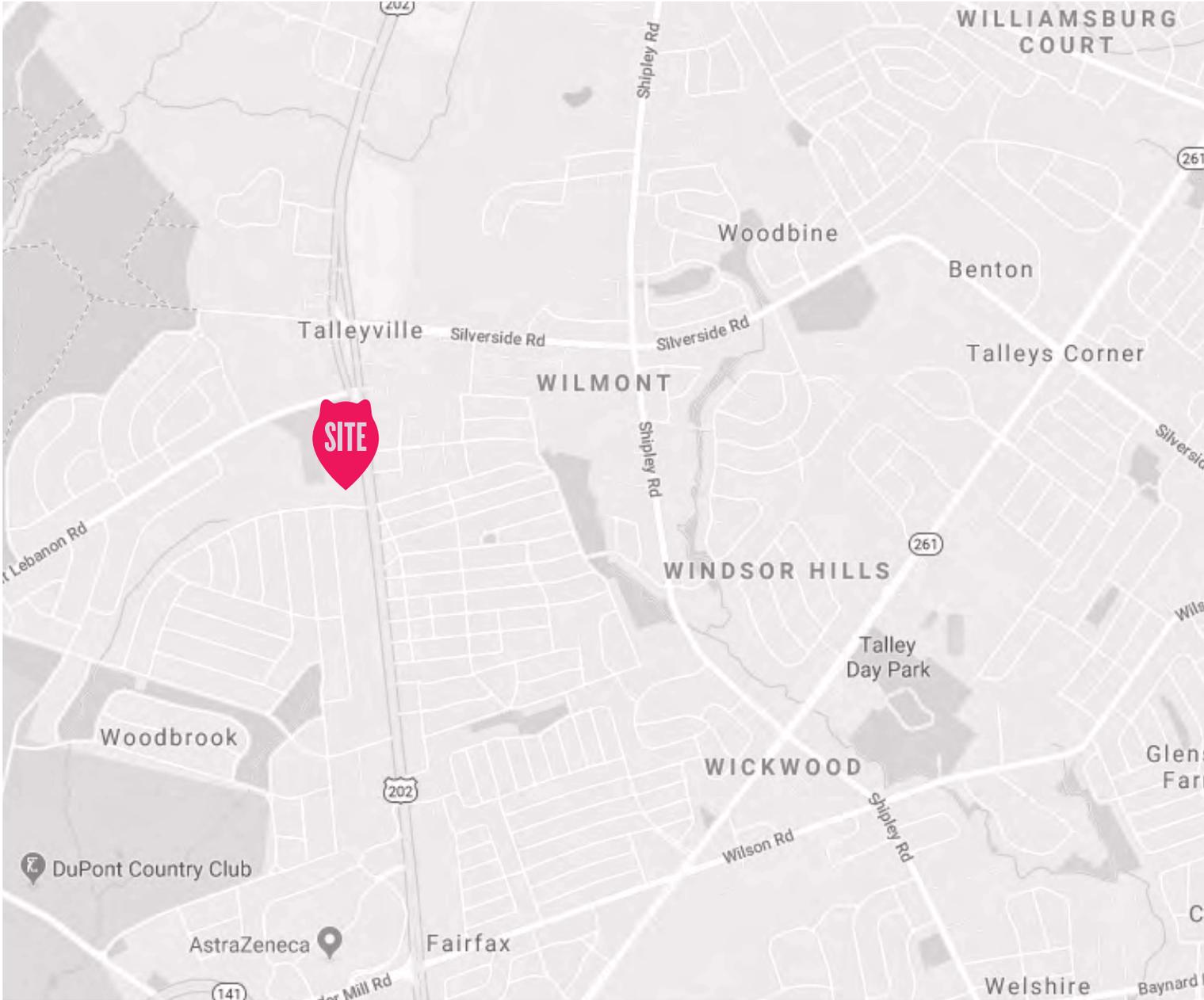


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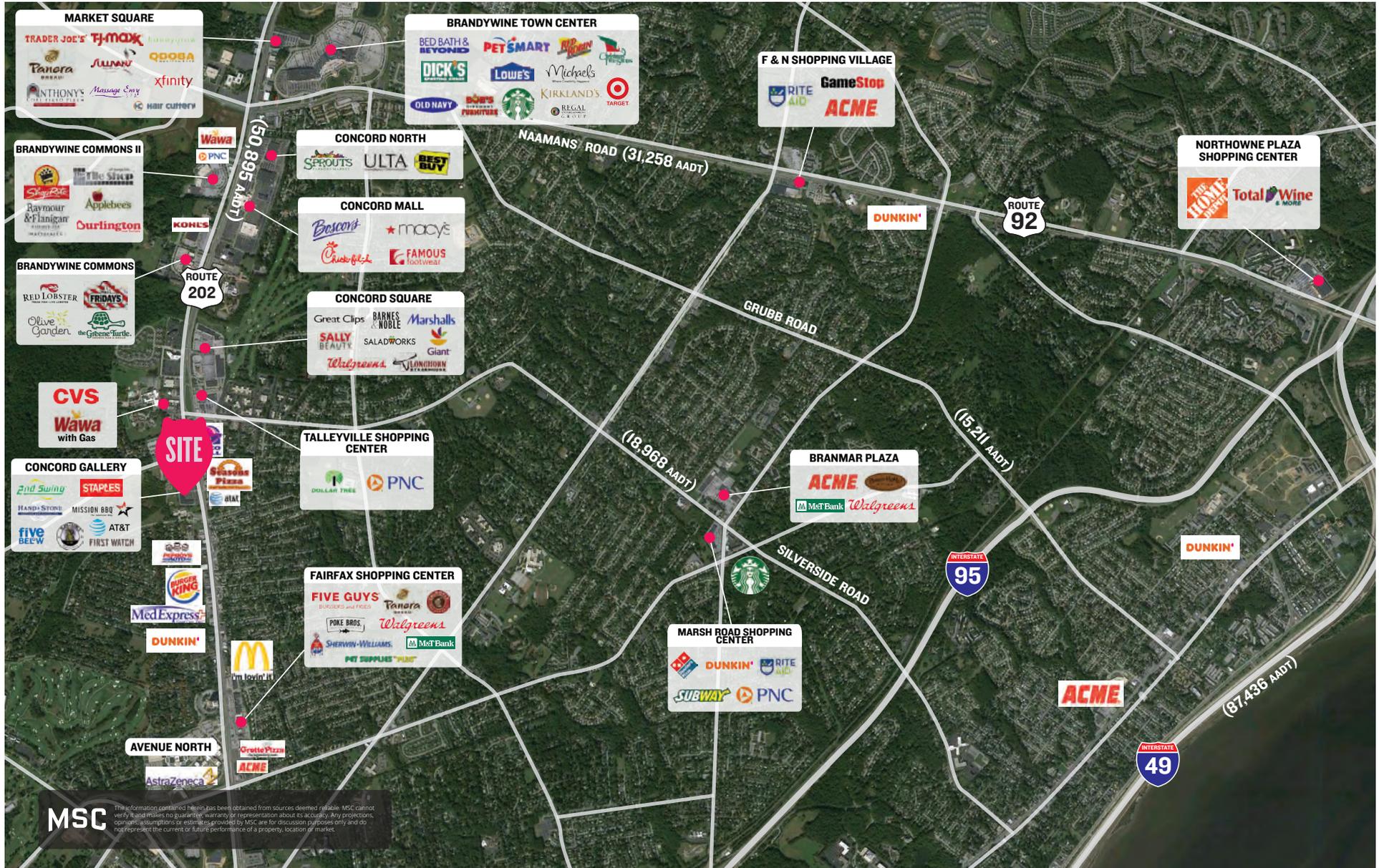
US-202

49,020 AADT

AERIAL



# AERIAL



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# MSC

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