

RETAIL PROPERTY FOR LEASE

# MEADOWOOD II SHOPPING CENTER

2610 to 2644 Capitol Trail, Newark, DE 19711



SPACES	LEASE RATE	SPACE SIZE
Suite 120 - Office	Rates from \$19/SF FSG	561 SF
Suite 160 - Office	Rates from \$19/SF FSG	265 SF
Suite 170 - Office	Rates from \$19/SF FSG	421 SF
Suite 200 - Office	Rates from \$19/SF FSG	204 SF
Suite 250 - Office	Rates from \$19/SF FSG	630 SF
Suite 2636 - Retail	Rates from \$18/SF NNN	1,200 - 6,000 SF
Suite 2638 - Retail	Rates from \$18/SF NNN	2,400 - 6,000 SF
Suite 2640 - Retail	Rates from \$18/SF NNN	1,200 - 6,000 SF

OFFERING SUMMARY	
Lease Rate:	Rates from \$19/SF FSG
Available SF:	204 - 6,000 SF
Lot Size:	3.87 Acres
Building Size:	45,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,100	28,300	69,283
Total Population	7,412	70,073	181,266
Average HH Income	\$69,659	\$75,003	\$79,403

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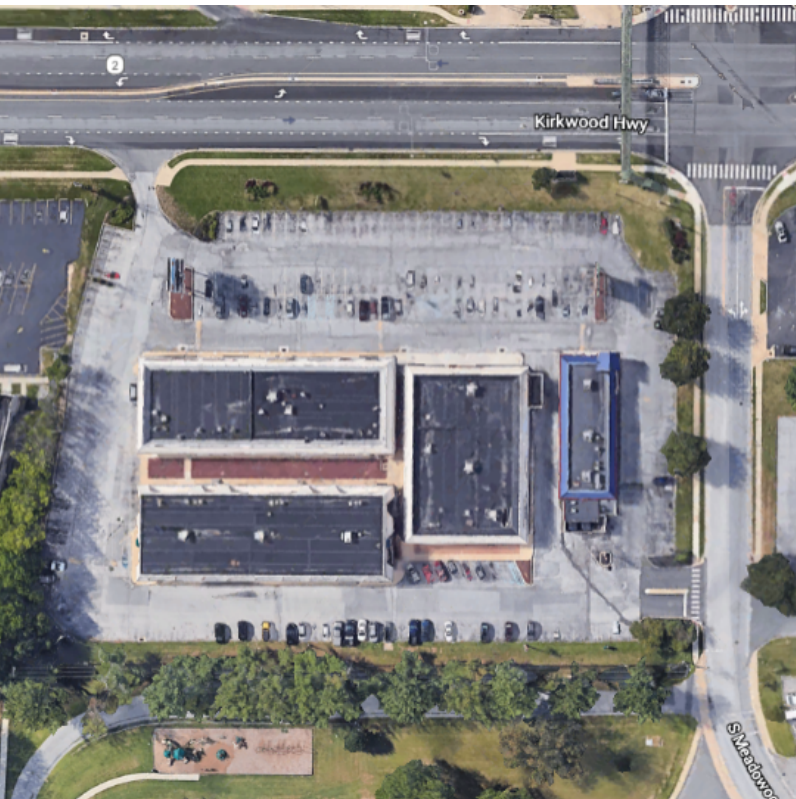
## PROPERTY DESCRIPTION

Meadowood II is a robust retail and office center located on Kirkwood Highway in Wilmington, DE.

The 45,500 sq. ft. center is anchored by IHOP and home to a diverse tenant base, including Wells Fargo Bank, Diamond State Counseling, Cunningham's Irish Pub, Louviers Federal Credit Union, Twisted Hair Designs and more.

There are five retail suites available for lease ranging from a 1,200 sq. ft. front end-cap space to a 4,800 sq. ft. restaurant space and second floor suites ranging from 365 sq. ft. to 766 sq. ft.

Located directly on Kirkwood Highway at the corner of S Meadowood Drive. There is an ingress/egress point on S Meadowood Drive and one on Kirkwood Highway. There is a pedestrian walkway over Kirkwood Highway that leads directly into the center. Central location on Route 2 - minutes to Route 141 and I-95. The site has excellent traffic demographics with over 42,000 +/- vehicles passing per day.



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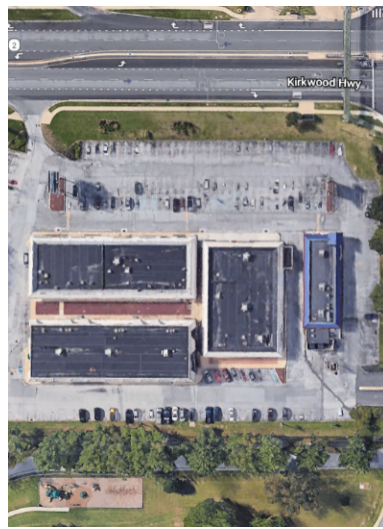
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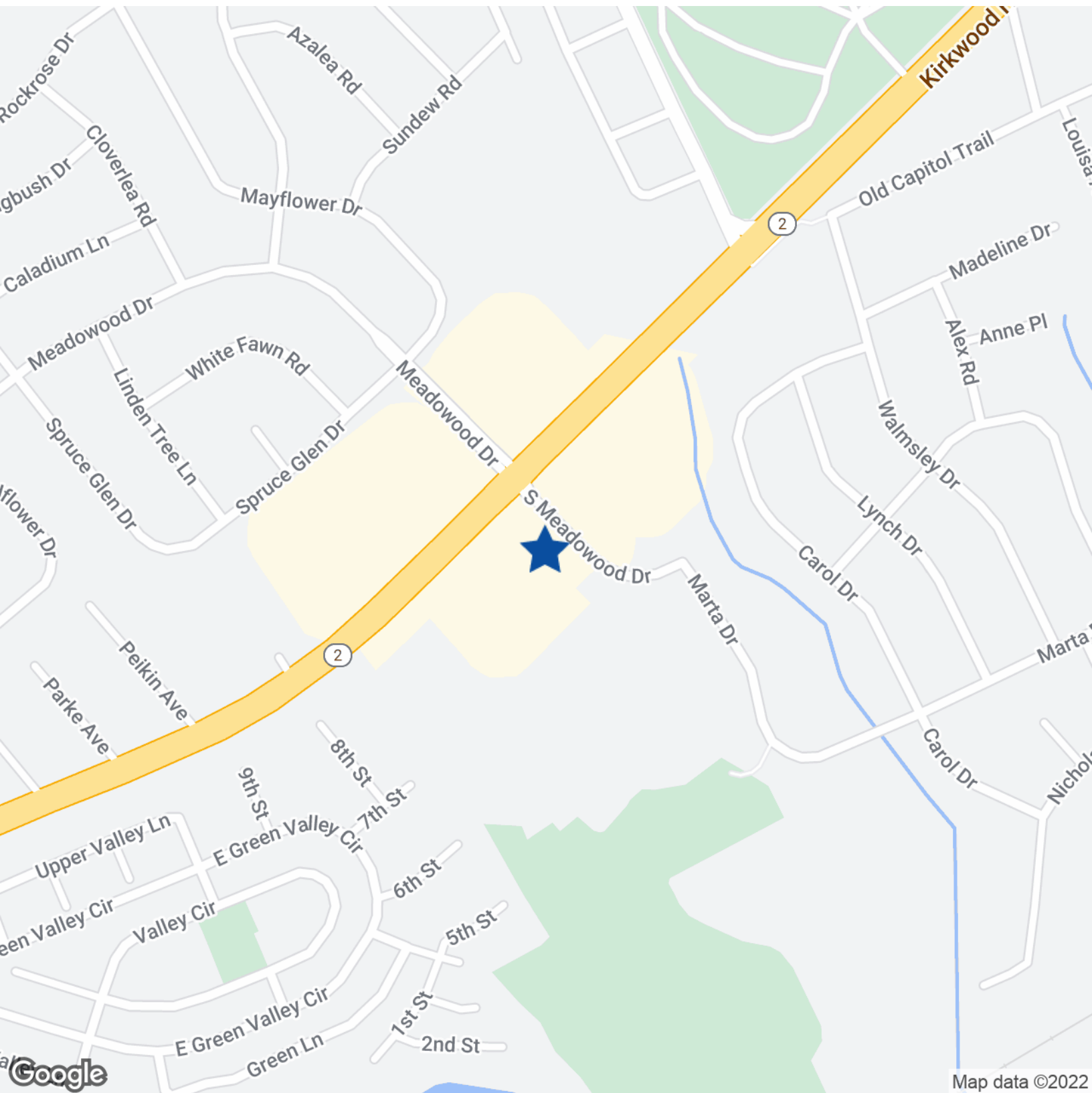
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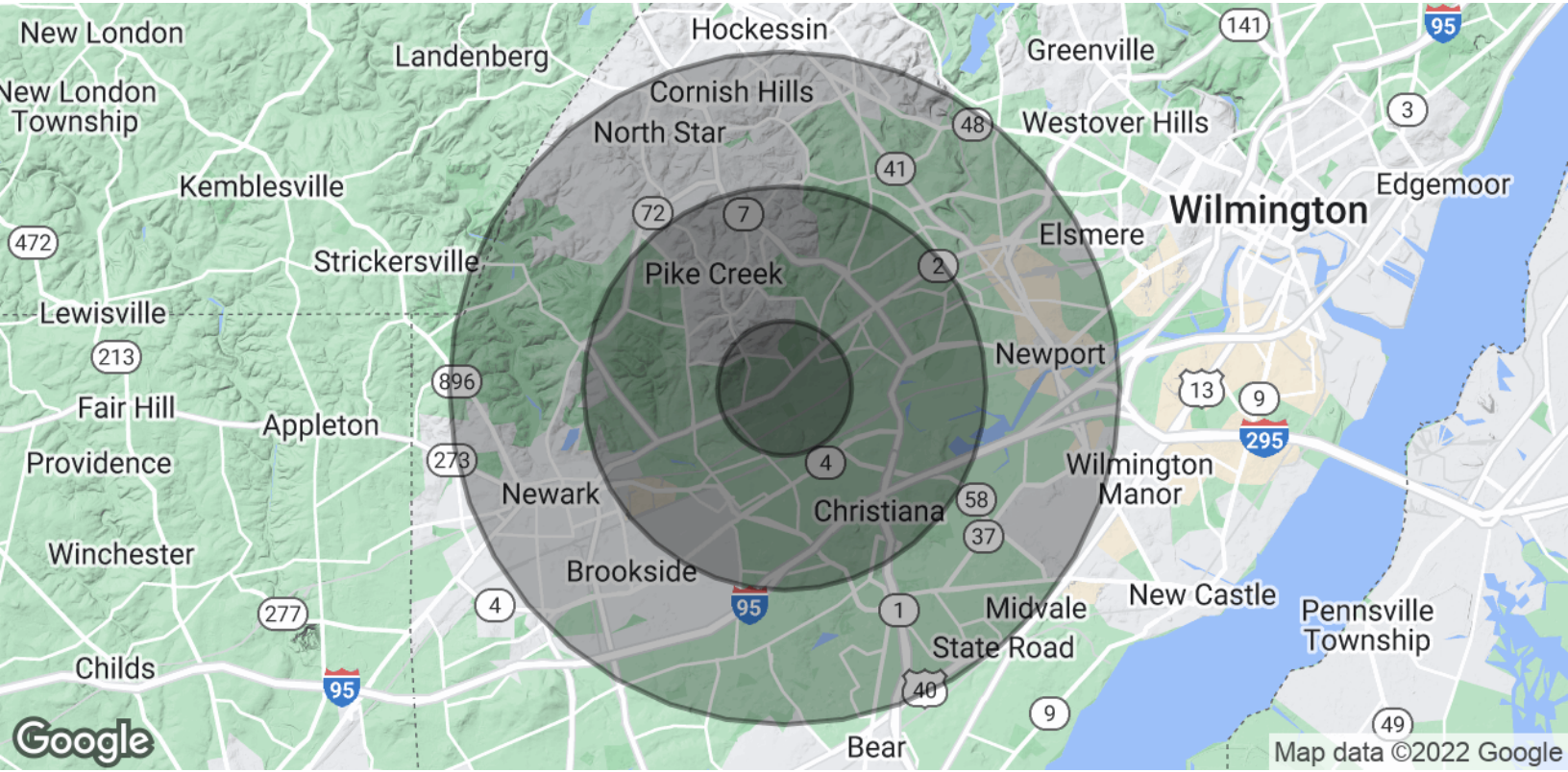
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,412	70,073	181,266
Average Age	41.2	37.2	36.4
Average Age (Male)	39.6	36.0	34.9
Average Age (Female)	41.9	38.9	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,100	28,300	69,283
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$69,659	\$75,003	\$79,403
Average House Value	\$265,985	\$268,648	\$296,107

\* Demographic data derived from 2020 ACS - US Census

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