

OFFICE BUILDING FOR LEASE

2510 W 6TH STREET

Wilmington, DE 19805



PROPERTY DESCRIPTION

Office/flex building for lease located at the corner of W 6th Street and Hawley Street in Wilmington, DE

PROPERTY HIGHLIGHTS

- Two drive-in overhead doors
- 2nd Floor Walk Up
- Some parking available
- Desirable westside location

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Full Service)
Available SF:	2,700 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,096	29,457	46,285
Total Population	22,507	70,897	114,495
Average HH Income	\$73,613	\$67,553	\$67,241

JOSEPH LATINA
Principal
302.530.1233
jlatina@lmtcre.com

TYLER FORESTA
Agent
302.584.8615
tforesta@lmtcre.com



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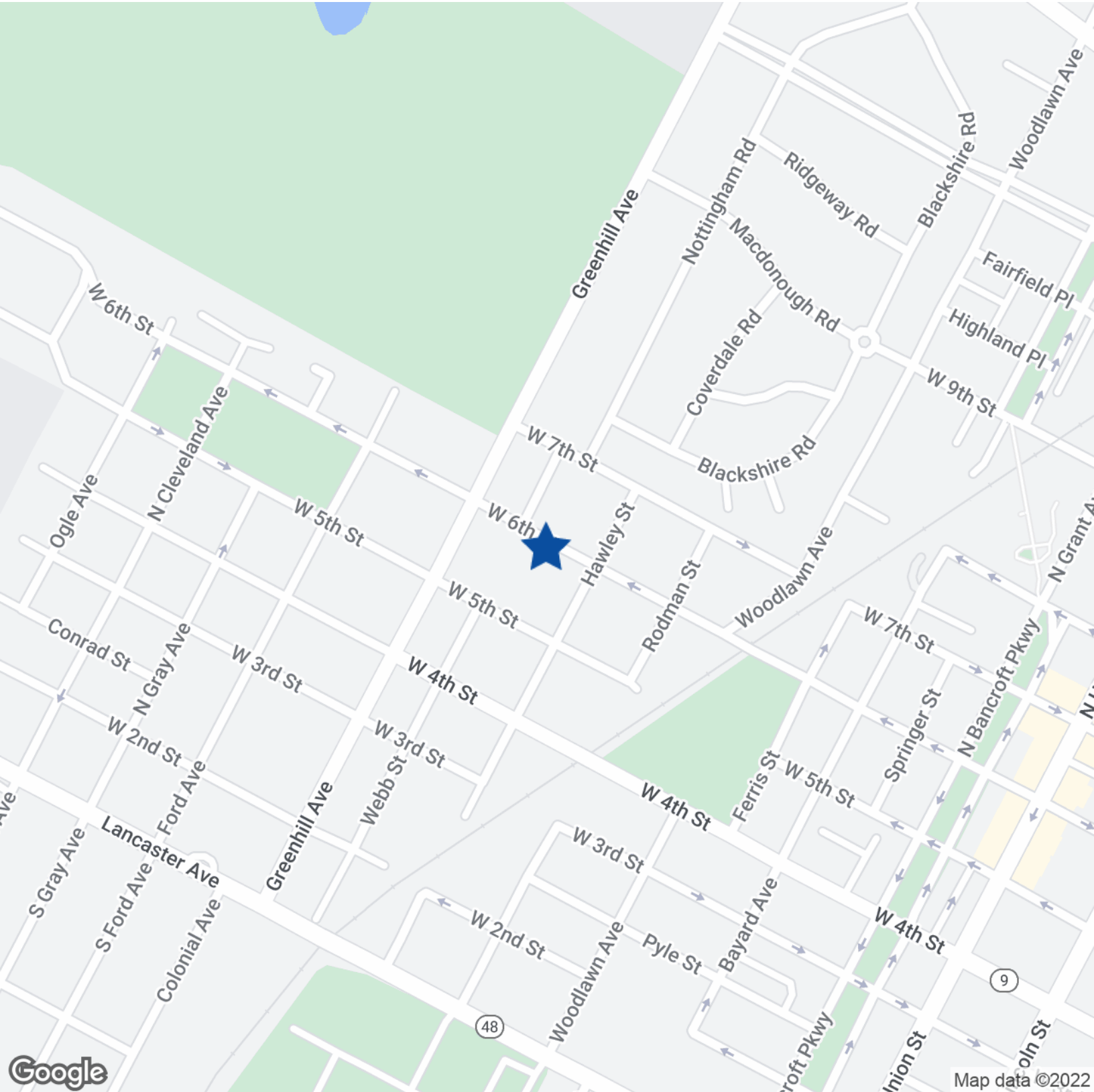
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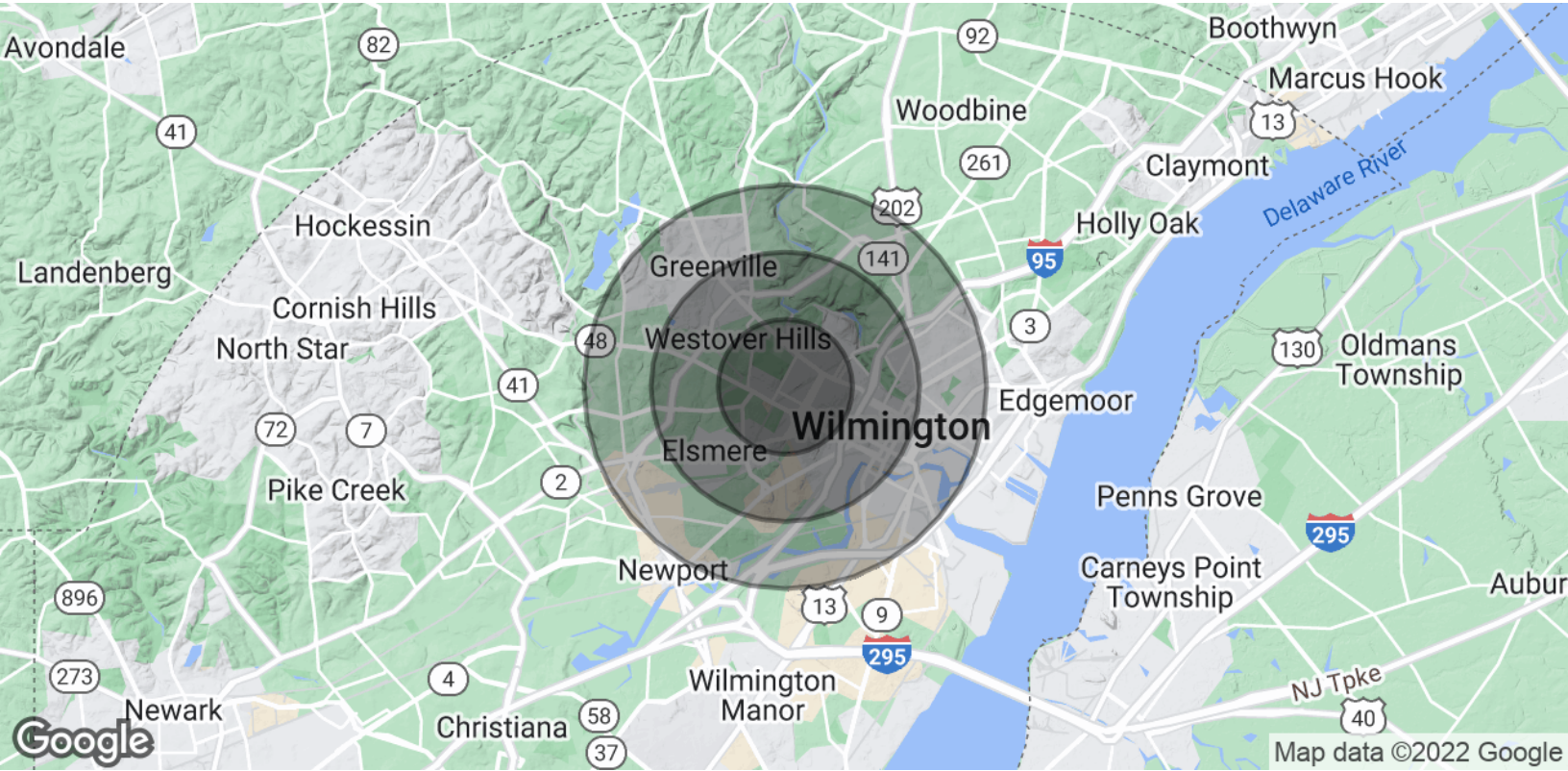
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,507	70,897	114,495
Average Age	35.6	35.7	36.1
Average Age (Male)	34.8	34.3	34.5
Average Age (Female)	36.9	38.0	38.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,096	29,457	46,285
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$73,613	\$67,553	\$67,241
Average House Value	\$357,530	\$331,959	\$285,393

* Demographic data derived from 2020 ACS - US Census

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