

# 506 N CHURCH

506 N Church Street, Wilmington, DE 19801



## PROPERTY DESCRIPTION

Neighborhood Office for Sale. The building is currently owned by a non-profit organization. Excellent property for a user - could be suited for a professional office such as accounting, attorney, real estate, engineer, architect, corporate office, etc. Could also be converted to residential.

## PROPERTY HIGHLIGHTS

- Plug and play potential for user
- Neighborhood Setting
- C-5 zoning allows for great variety of approved uses

## OFFERING SUMMARY

Sale Price:	\$245,000
Lot Size:	0.03 Acres
Building Size:	1,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,320	46,899	80,205
Total Population	15,557	115,812	202,534
Average HH Income	\$38,756	\$59,625	\$68,259

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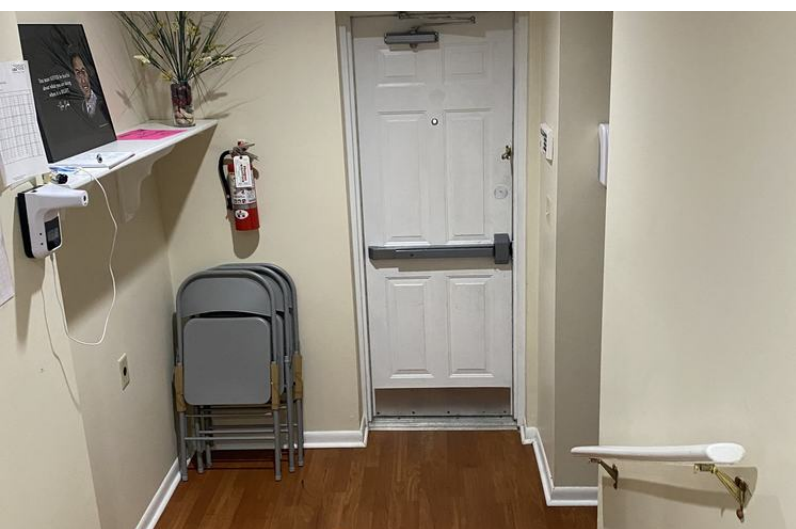
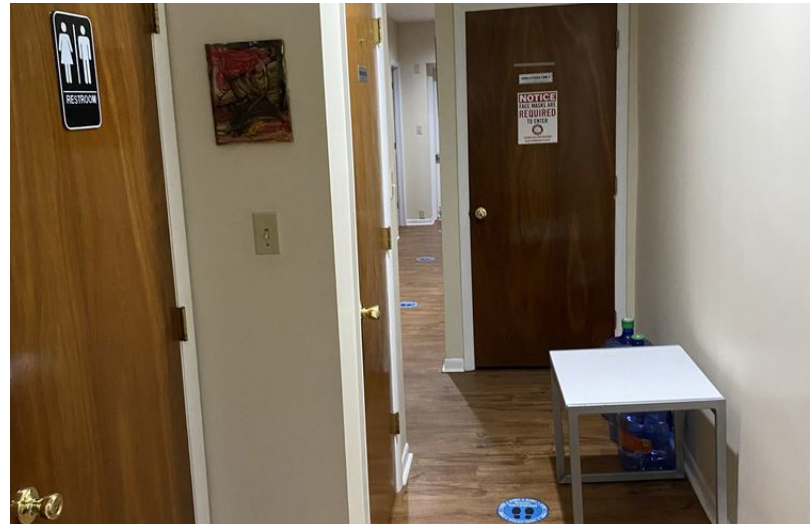
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OFFICE BUILDING FOR SALE

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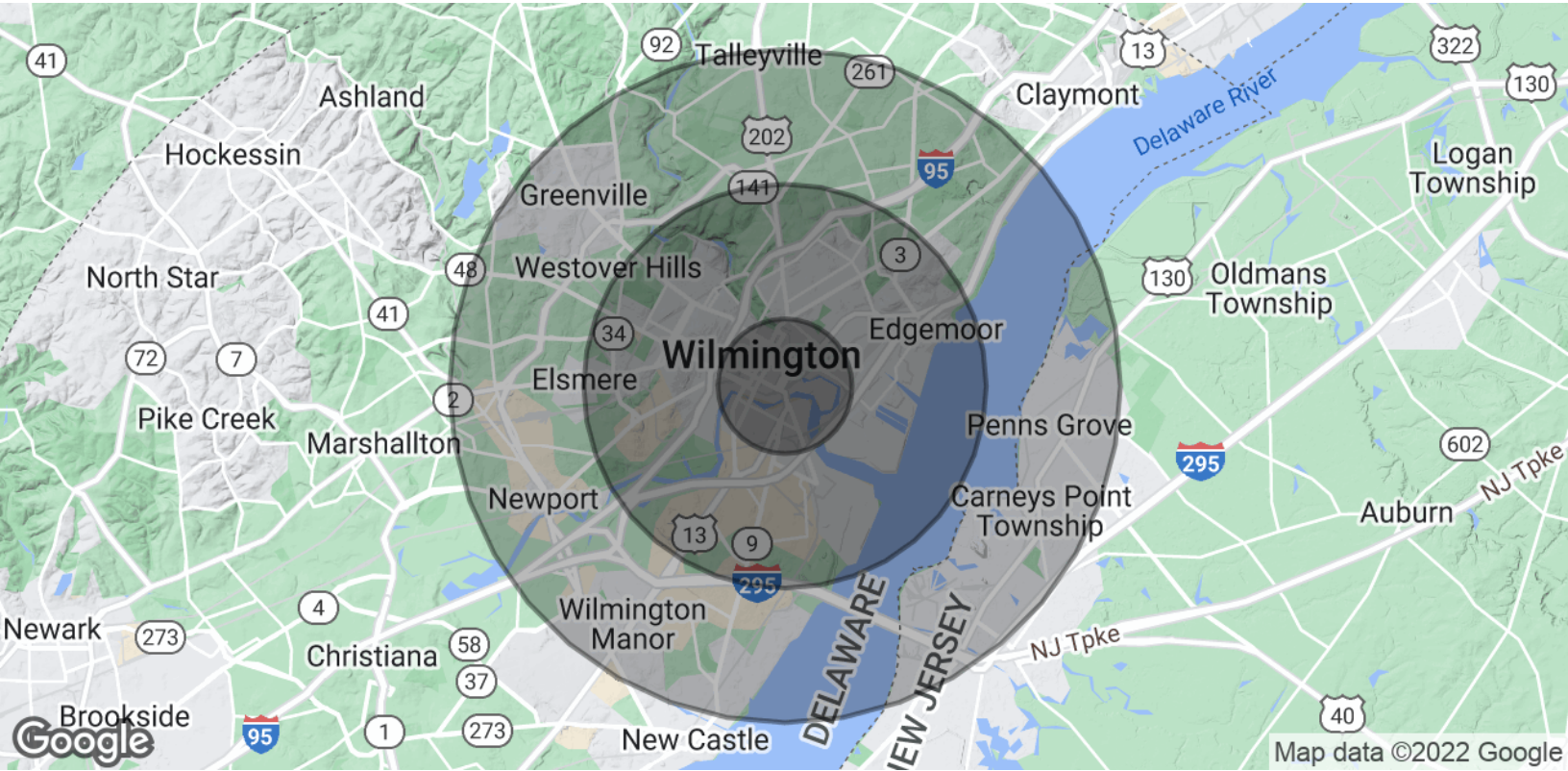
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,557	115,812	202,534
Average Age	33.9	36.1	37.4
Average Age (Male)	30.4	33.9	36.0
Average Age (Female)	35.1	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,320	46,899	80,205
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$38,756	\$59,625	\$68,259
Average House Value	\$220,065	\$275,572	\$275,371

\* Demographic data derived from 2010 US Census

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## What is an Opportunity Zone?

Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities by providing tax benefits to investors.

Investments in Opportunity Zones must be made through Qualified Opportunity Funds. Those are investment vehicles set up as either a partnership or corporation for investing in eligible property located in one or more Opportunity Zones. Investors must contribute only money to Opportunity Funds which have been generated through prior investments (i.e. capital gains).

Investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. If the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

### 5 Reasons to Invest in Delaware Opportunity Zones

- 1 Delaware conforms with Federal Program
- 2 Fiscally Responsible 'AAA' Bond Rating
- 3 Fast-track Permitting and Licensing
- 4 Highly skilled workforce
- 5 Stackable Incentives (tax & grant)

