



PROPERTY DESCRIPTION

Extremely unique property in Downtown Wilmington with tons of possibilities! This +/-26,800 SF space is located underneath a parking garage on North Market Street, directly across the street from the newly renovated Hercules building. Formerly Kirkwood Fitness, this space has been completely opened to allow for a multitude of potential uses.

PROPERTY DETAILS

- **Available:** +/-26,800 SF (expansion possible with additional story)
- **Sale Price:** \$1,250,000
 - > Leasehold Interest - 59 years remaining
- **Lease Rate:** \$7.00/SF + utilities
- **Access:** Street level staircase and (1) roll-up door along King Street
- **Ceiling Height:** 12' 10" - 30' 6"
- **Signage:** Multiple options available
- **Parking:** On-site available
- Fully sprinklered

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	34,856	107,492	189,623
Total Households	16,995	49,940	82,954
Average HH Income	\$49,091	\$69,568	\$79,668
Median Age	36.6	38.3	39.2

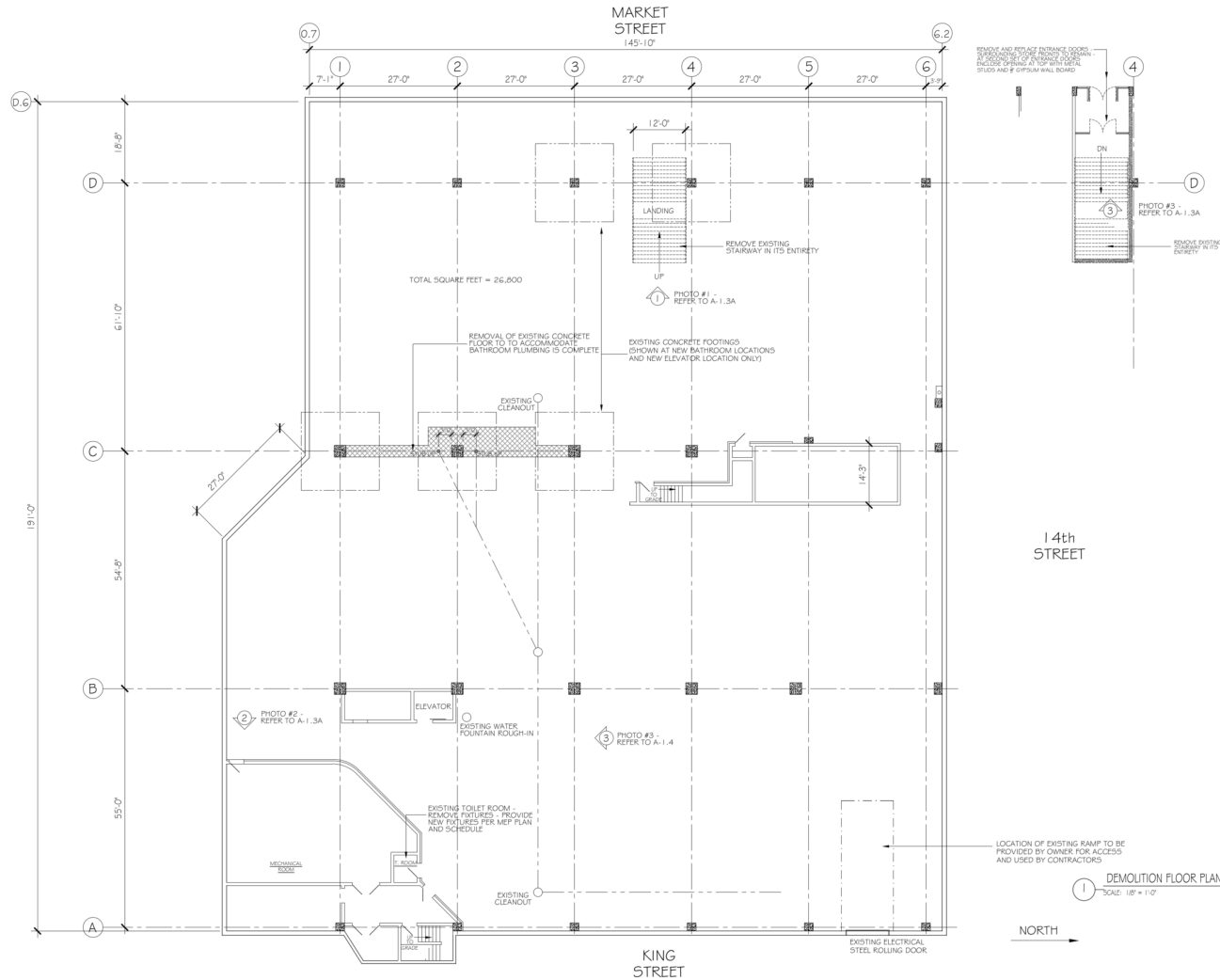


For More Information, Contact:

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Current Layout

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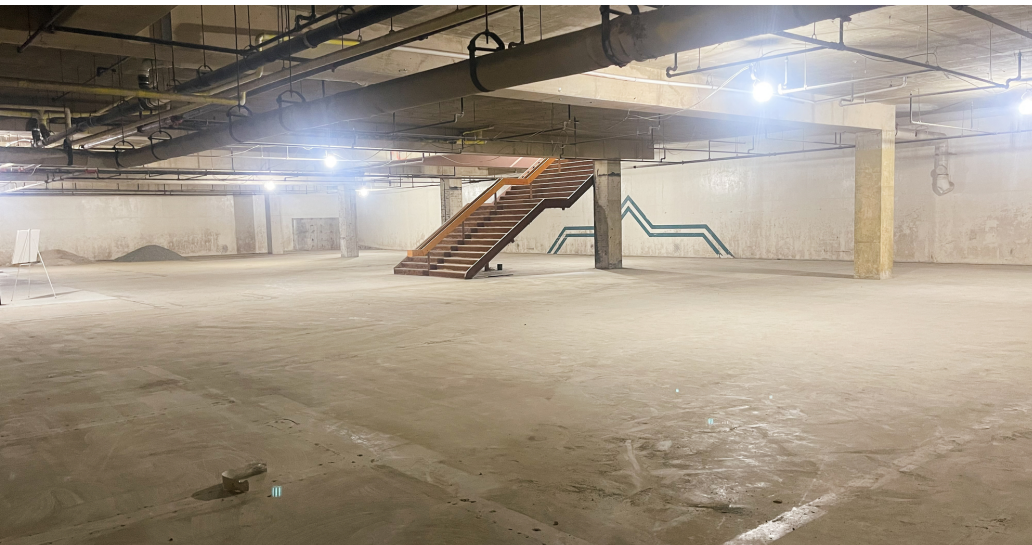
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SPECIAL PURPOSE PROPERTY
FOR SALE/LEASE



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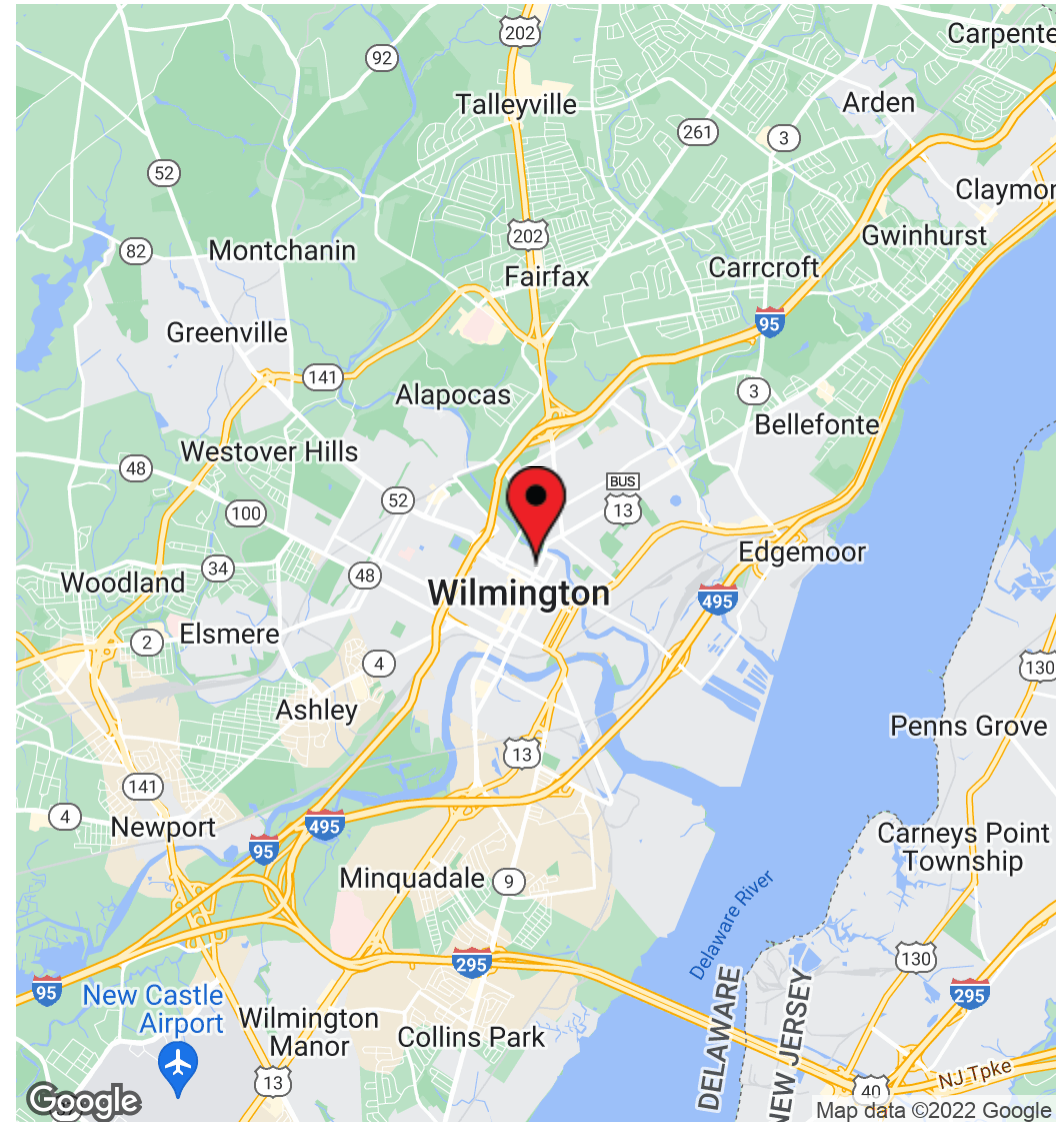
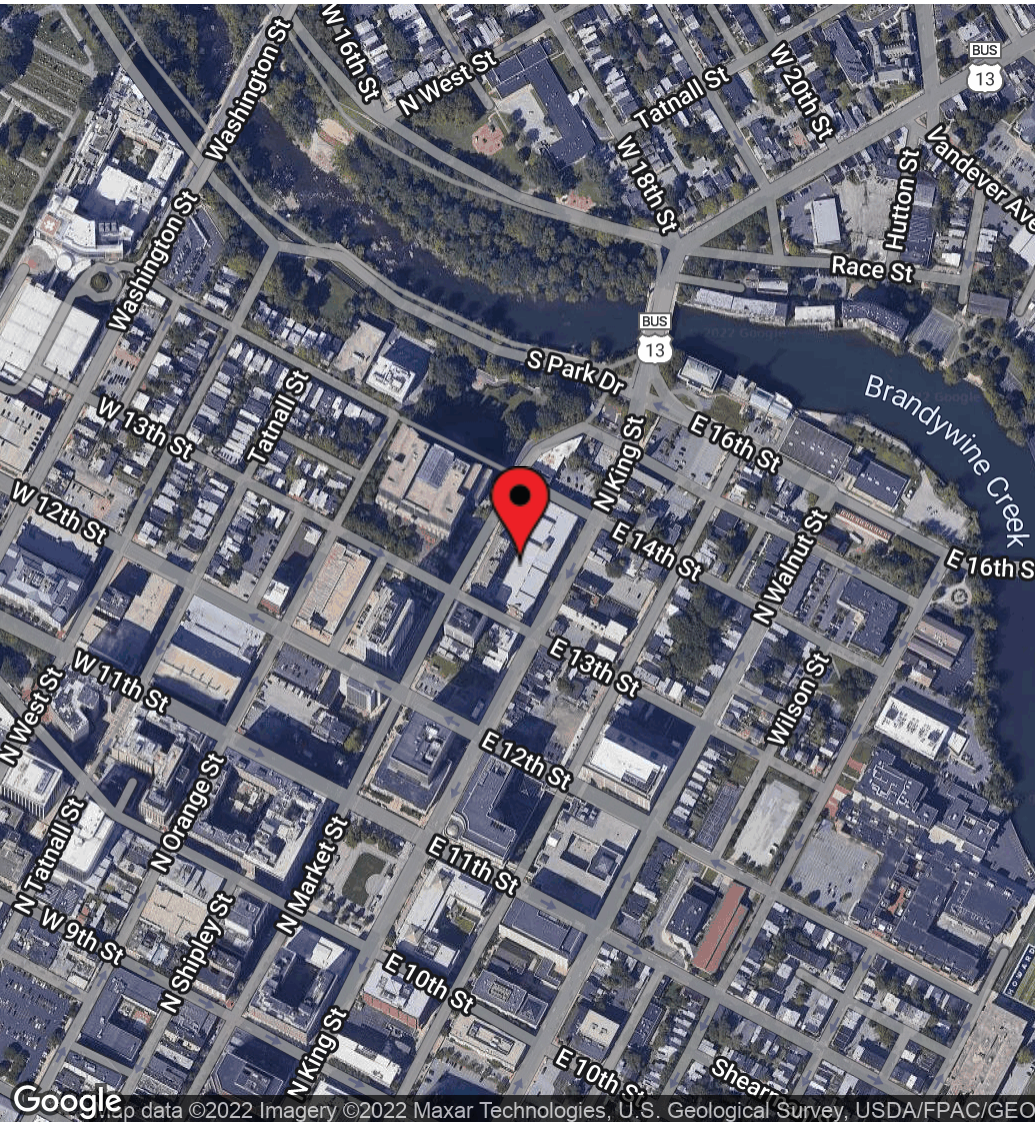
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