



## JOIN THESE RETAILERS



## RETAIL FOR LEASE OR SALE

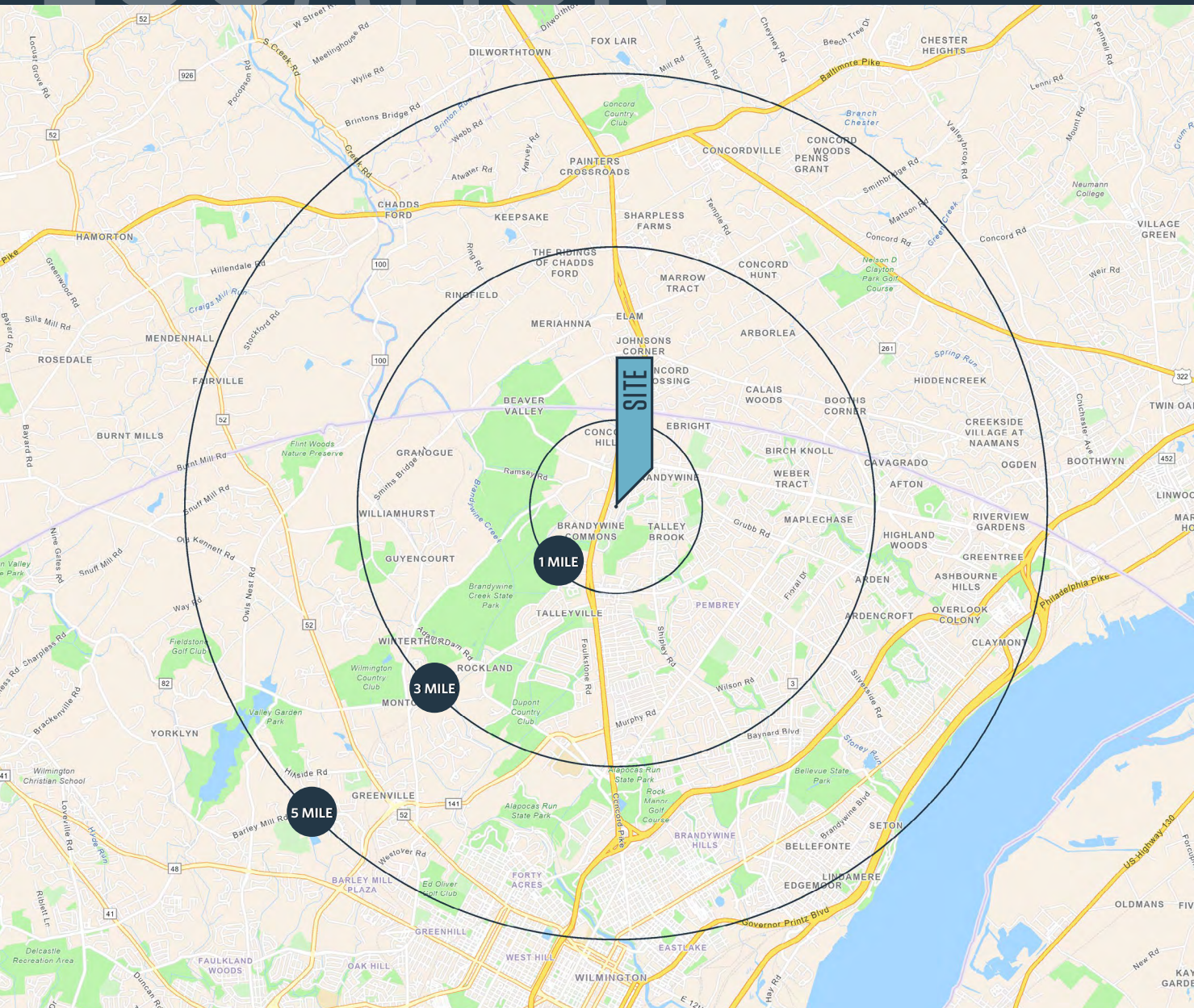
- Former Sears (two levels) total of 180,172 SF on 2 acres ideally located on US 202 (at the Concord Mall) and just minutes away from the Pennsylvania and New Jersey Border.
- Major retailers enjoy strong same store sales due to easy access from Pennsylvania and New Jersey shoppers traveling for tax-free shopping.
- Universities and colleges are found in the immediate trade area, including Wilmington University, which is located directly across the street.
- Concord Mall is adjacent to a new Sprouts Farmers Market, Best Buy and Ulta Beauty. It is also across the street from Brandywine Commons, which is home to ShopRite, Burlington, Raymour & Flanigan and The Tile Shop.
- It's also located near Brandywine Town Center - which is home to the number 1 trafficked Target in greater Philadelphia, plus Dick's House of Sport, Lowe's, PetSmart, Michaels and many more.



# LOCATION

## 4737 CONCORD PIKE

WILMINGTON, DE 19803, NEW CASTLE COUNTY



### PROPERTY HIGHLIGHTS:

Former Sears (two levels) total of 180,172 SF

Parcel size: 2 acres

Zoning: CR (Commercial Regional)

### DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
6,052	46,898	145,756
Daytime Population		
12,138	51,562	162,558
Households		
2,326	18,639	62,357
Average HH Income		
\$171,533	\$180,014	\$145,740

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Concord Pike 41,312 ADT

JOE BOTZLER

jbotzler@klnb.com | O: 410-266-2703

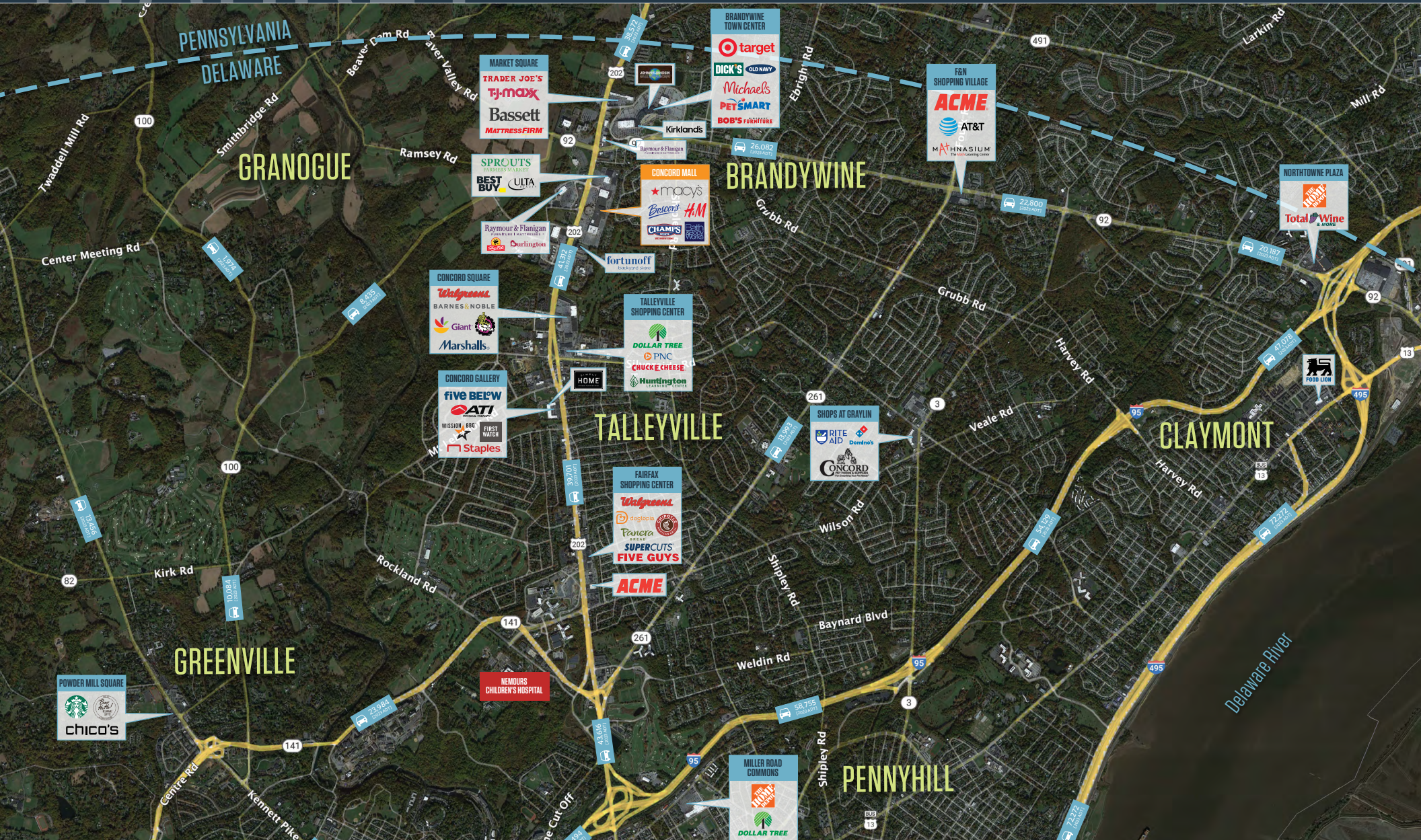
klnb



# MARKET

## 4737 CONCORD PIKE

WILMINGTON, DE 19803, NEW CASTLE COUNTY



JOE BOTZLER

jbotzler@klnb.com | O: 410-266-2703

klnb



# MIDVIEW

## 4737 CONCORD PIKE

WILMINGTON, DE 19803, NEW CASTLE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | O: 410-266-2703

**klnb**



# SITE PLAN

## 4737 CONCORD PIKE

WILMINGTON, DE 19803, NEW CASTLE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | O: 410-266-2703

**klnb**



# 4737 CONCORD PIKE

WILMINGTON, DE 19803, NEW CASTLE COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### JOE BOTZLER

[jbotzler@klnb.com](mailto:jbotzler@klnb.com)

O: 410-266-2703

.....

## klnb.com

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

O: 703-268-2700



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**JOE BOTZLER**

[jbotzler@klnb.com](mailto:jbotzler@klnb.com) | O: 410-266-2703