

# MSC



3596 CONCORD PIKE, WILMINGTON, DE

# CONCORD GALLERY

2ND GENERATION ENDCAP RESTAURANT + 2,200 SF AVAILABLE

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WILMINGTON, DE

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2,200 SF AVAILABLE



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**JOE RANISZEWSKI**  
jraniszewski@hellomsc.com  
215.883.7390

**DOUGLAS GREEN**  
dgreen@hellomsc.com  
215.883.7400



- Available 2nd generation restaurant endcap
- Ideally positioned along heavily trafficked Rt. 202, the dominant retail corridor in Wilmington, DE
- Property is located within an affluent dense daytime population and immediate
- Anchored by Staples and Five Below, this 84,114 square foot specialty center has rare vacancy with flexible square footage availability
- In extreme high barrier to entry market, center is ideal for a variety of uses including: service, medical, fitness, home furnishings, beauty, etc.

## JOIN THESE TENANTS



## JOIN THESE AREA TENANTS



## DEMOGRAPHICS

**EST. POPULATION**  
1 mi 7,494 | 3 mi 46,010 | 5 mi 181,900

**EST. TOTAL EMPLOYEES**  
1 mi 9,495 | 3 mi 36,796 | 5 mi 133,887

**EST. AVG HH INCOME**  
1 mi \$253,336 | 3 mi \$175,403 | 5 mi \$129,272

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Available

At Lease

US-202                      49,020 AADT

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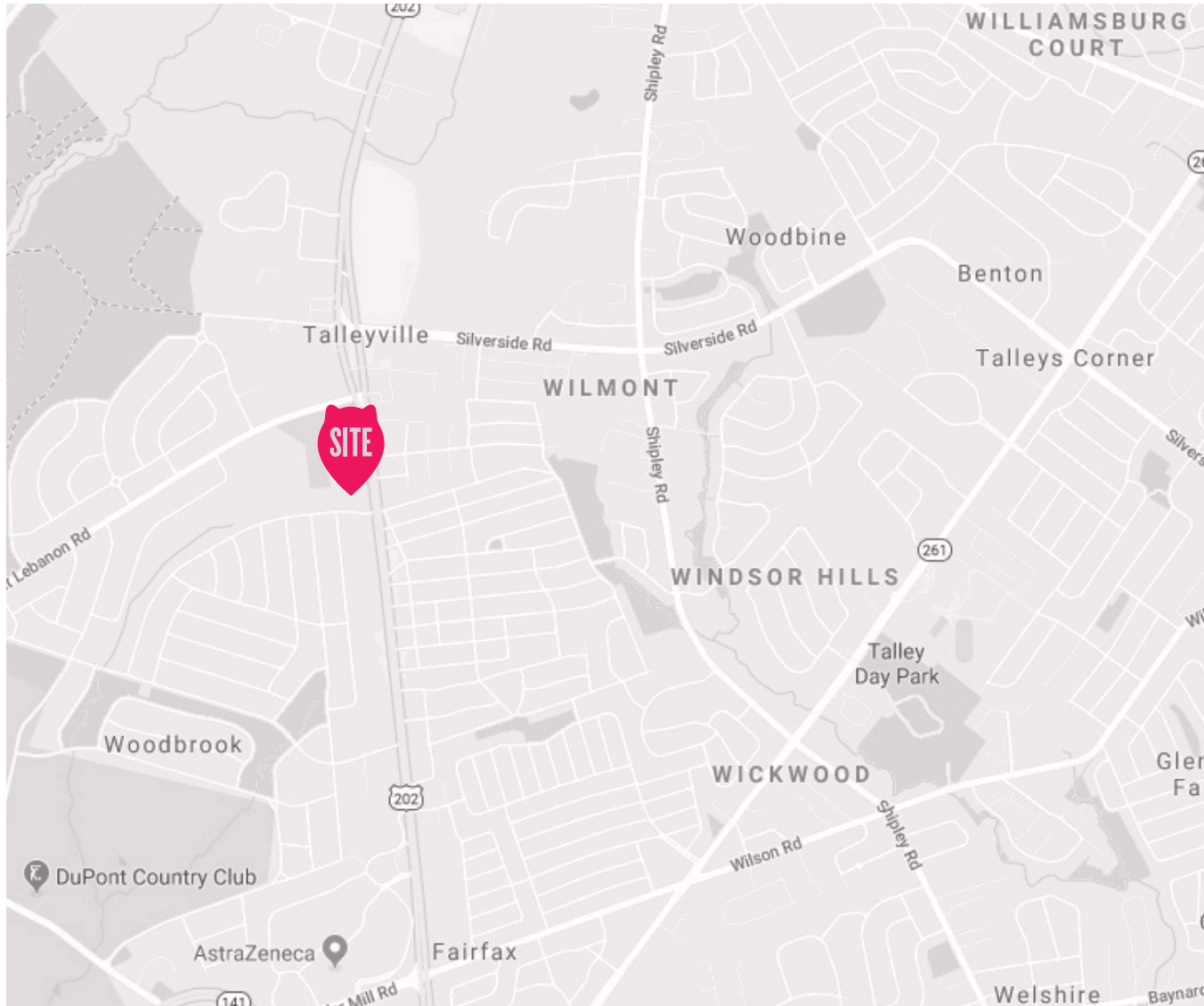
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