

# MERCHANTS SQUARE

FOR LEASE

4325 GOVERNOR PRINTZ BOULEVARD | WILMINGTON, DE

## DENSELY POPULATED WILMINGTON TRADE AREA

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### HIGHLIGHTS

#### ANCHOR SPACE AVAILABLE!

#### AVAILABLE SPACES:

- **End Cap:** 9,415 SF & 5,807 SF
- **In-Line:** 30,000 SF, 4,588 SF
- **Pad Site:** Up to 8,000 SF
- Additional pad site opportunities for ground lease or build-to-suit at Merchants Square South
- Close proximity to downtown Wilmington with easy access to Governor Printz Boulevard (Rt. 13) and I-495
- Pylon signage space available and excellent visibility and easy access from I-495
- Abundant parking

### TRAFFIC GENERATORS



### DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	88,688	188,494	276,452
AVERAGE HH INCOME	\$97,375	\$111,371	\$116,986
DAYTIME EMPLOYEES	86,551	132,532	195,812

SOURCE: REGIS ONLINE



The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data © 2025 Google | AADT provided by DVRPC



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**EXCLUSIVE AGENT**

**RICHARD L. SOLOFF**

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# SITE PLAN

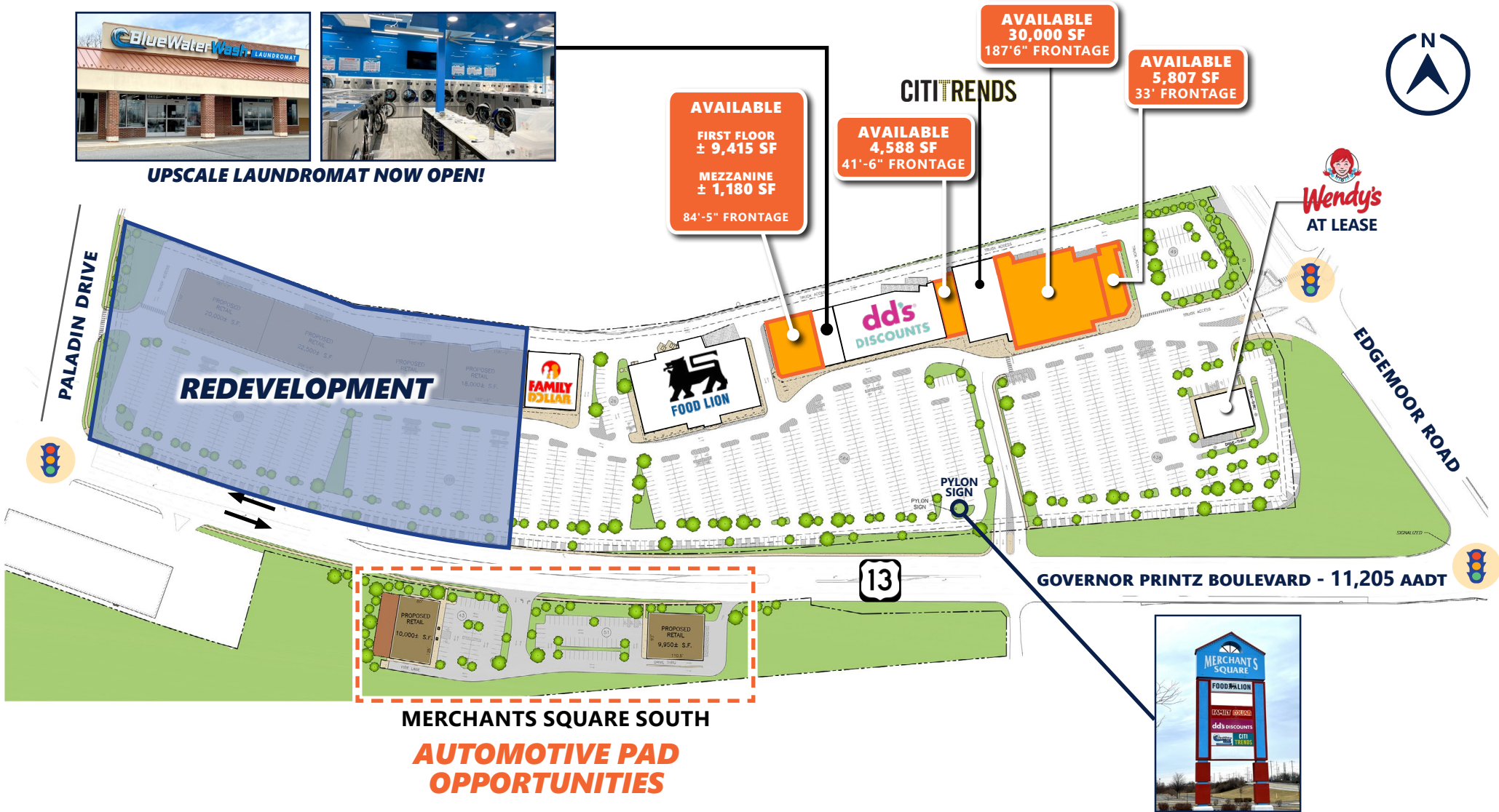
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UPSCALE LAUNDROMAT NOW OPEN!



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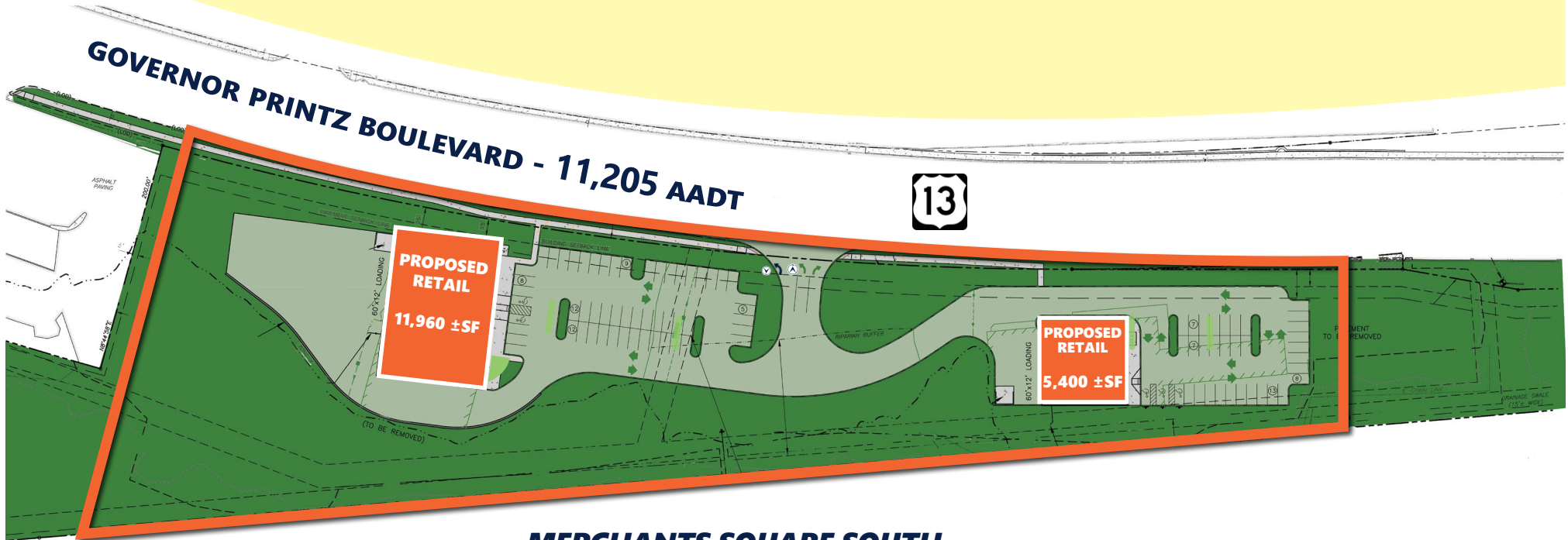
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## PAD SITE PLAN

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### MERCHANTS SQUARE



### MERCHANTS SQUARE SOUTH AUTOMOTIVE PAD OPPORTUNITIES



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MID AERIAL

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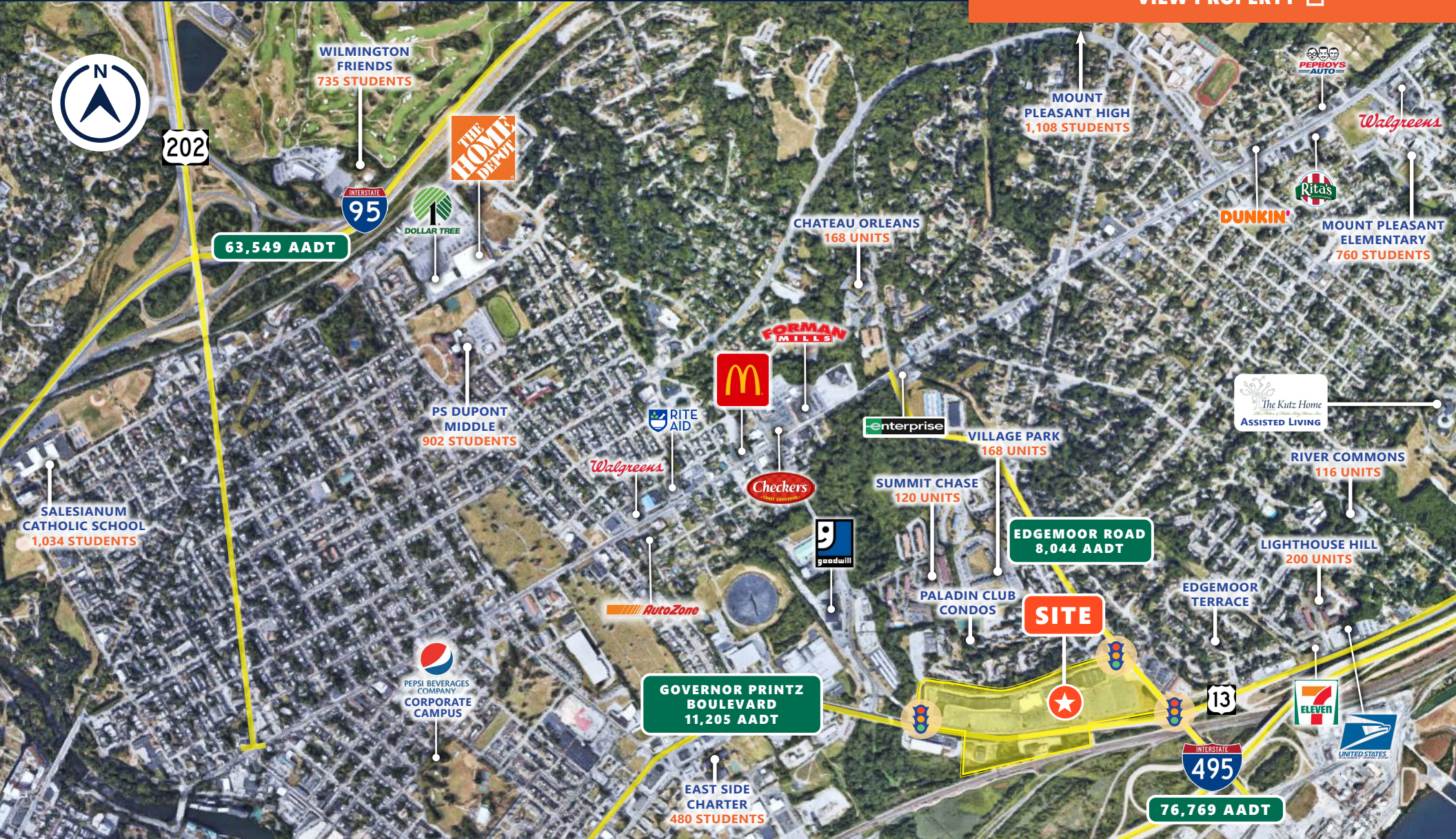
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## HIGH AERIAL

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