

PRE-LEASING: NORTH WILMINGTON

(Limited ownership opportunities for office users)

RETAIL, MEDICAL/OFFICE, RESIDENTIAL



MIXED USE DEVELOPMENT

Convenient access to
North Wilmington, + PA
via I-95 and Rt. 202.

Near intersection at Marsh
& Naamans Roads

73,000 Sq-ft +/- Total.



Please contact:

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**3801 Kennett Pike D-100
Greenville Center
Wilmington, Delaware 19807
302-622-3500**

* Product available "subject to" plan approval by local authorities.



Patterson Woods & Associates is the Exclusive Agent for the Owner. The above information is believed to be accurate but the users must verify it for their own satisfaction. Price availability and design elements are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.



BRANDYWINE PAVILION



- **Maximum exposure:** Buildings are “up front” on Naamans Road (29,000 +/- Daily Traffic Count).
- Win on two fronts: Pedestrian access from Naamans Road and retail signage attractive exposure expected from both Naamans Road and parking field side of buildings.
- Pedestrian precinct with central courtyard area between buildings.
- Affluent suburban area. (See attached demographics.)

- Open and covered parking.
- Mixed use environment provides great synergy for all tenants.
- **Ownership (Condo) opportunities for office users.**

For more information: Please contact
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Demographic and Income Profile

Marsh Rd AT Naamans Rd
Wilmington, DE 19810

Site Type: Radius

Latitude: 39.82275
Longitude: -75.4871
Radius: 1.0 miles

| Summary | 2000 | 2006 | 2011 |
|------------------------|-------|-------|-------|
| Population | 8,370 | 8,722 | 9,127 |
| Households | 3,384 | 3,471 | 3,620 |
| Families | 2,329 | 2,296 | 2,334 |
| Average Household Size | 2.46 | 2.50 | 2.51 |
| Owner Occupied HUs | 2,483 | 2,589 | 2,705 |
| Renter Occupied HUs | 901 | 882 | 916 |
| Median Age | 39.7 | 42.8 | 44.0 |

| Trends: 2006-2011 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.91% | 1.86% | 1.30% |
| Households | 0.84% | 1.94% | 1.33% |
| Families | 0.33% | 1.47% | 1.08% |
| Owner HHs | 0.88% | 2.05% | 1.41% |
| Median Household Income | 4.17% | 3.18% | 3.32% |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|-----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 187 | 5.5% | 129 | 3.7% | 100 | 2.8% |
| \$15,000 - \$24,999 | 310 | 9.1% | 187 | 5.4% | 129 | 3.6% |
| \$25,000 - \$34,999 | 304 | 9.0% | 260 | 7.5% | 193 | 5.3% |
| \$35,000 - \$49,999 | 495 | 14.6% | 396 | 11.4% | 342 | 9.5% |
| \$50,000 - \$74,999 | 762 | 22.5% | 662 | 19.1% | 583 | 16.1% |
| \$75,000 - \$99,999 | 539 | 15.9% | 564 | 16.2% | 525 | 14.5% |
| \$100,000 - \$149,999 | 515 | 15.2% | 746 | 21.5% | 881 | 24.3% |
| \$150,000 - \$199,000 | 164 | 4.8% | 280 | 8.1% | 400 | 11.1% |
| \$200,000+ | 113 | 3.3% | 248 | 7.1% | 466 | 12.9% |
| Median Household Income | \$62,243 | | \$78,437 | | \$96,225 | |
| Average Household Income | \$74,343 | | \$99,735 | | \$127,622 | |
| Per Capita Income | \$30,983 | | \$40,535 | | \$51,655 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 478 | 5.7% | 472 | 5.4% | 512 | 5.6% |
| 5 - 9 | 504 | 6.0% | 497 | 5.7% | 487 | 5.3% |
| 10 - 14 | 532 | 6.4% | 508 | 5.8% | 565 | 6.2% |
| 15 - 19 | 426 | 5.1% | 483 | 5.5% | 482 | 5.3% |
| 20 - 24 | 402 | 4.8% | 334 | 3.8% | 397 | 4.3% |
| 25 - 34 | 1,159 | 13.8% | 1,031 | 11.8% | 893 | 9.8% |
| 35 - 44 | 1,407 | 16.8% | 1,361 | 15.6% | 1,379 | 15.1% |
| 45 - 54 | 1,252 | 15.0% | 1,335 | 15.3% | 1,529 | 16.7% |
| 55 - 64 | 1,031 | 12.3% | 1,183 | 13.6% | 1,236 | 13.5% |
| 65 - 74 | 675 | 8.1% | 805 | 9.2% | 895 | 9.8% |
| 75 - 84 | 389 | 4.6% | 543 | 6.2% | 534 | 5.8% |
| 85+ | 116 | 1.4% | 171 | 2.0% | 221 | 2.4% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 7,078 | 84.6% | 7,032 | 80.6% | 7,036 | 77.1% |
| Black Alone | 764 | 9.1% | 915 | 10.5% | 1,052 | 11.5% |
| American Indian Alone | 12 | 0.1% | 14 | 0.2% | 15 | 0.2% |
| Asian Alone | 401 | 4.8% | 622 | 7.1% | 862 | 9.4% |
| Pacific Islander Alone | 7 | 0.1% | 7 | 0.1% | 7 | 0.1% |
| Some Other Race Alone | 28 | 0.3% | 35 | 0.4% | 44 | 0.5% |
| Two or More Races | 81 | 1.0% | 96 | 1.1% | 110 | 1.2% |
| Hispanic Origin (Any Race) | 97 | 1.2% | 135 | 1.5% | 172 | 1.9% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.