

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.