

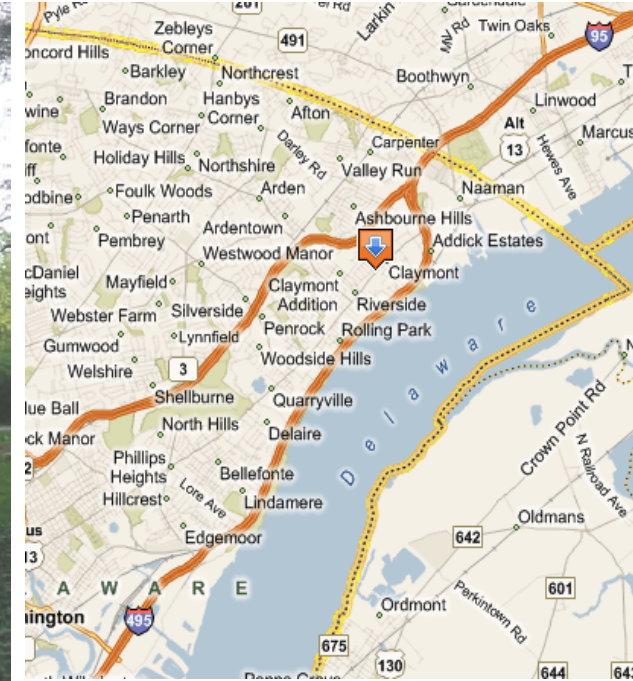
SALE or LEASE: Holy Rosary Retreat

3110 Philadelphia Pike, Claymont DE 19703

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

Offices, School
Conference Center,
Historic Reuse
Continuing Care?



Holy Rosary Retreat:

- Quick Access to Philadelphia/ Wilmington via I-95, I-495, busses and local commuter rail system.
- 5.9 Acre Parcel on 4 Lane Commercial Artery
- Overlay district and local governance will improve chances of rapid approvals for use desired by community!

- Historic character without historic overlay makes property ideal for adaptive re-use.
- Classic 8,500 sq-ft +/- stone mansion with carriage house and potential to expand on parcel.
- Carriage house with apt. and former stables on site.
- Has been used for offices, weddings, and conference events.



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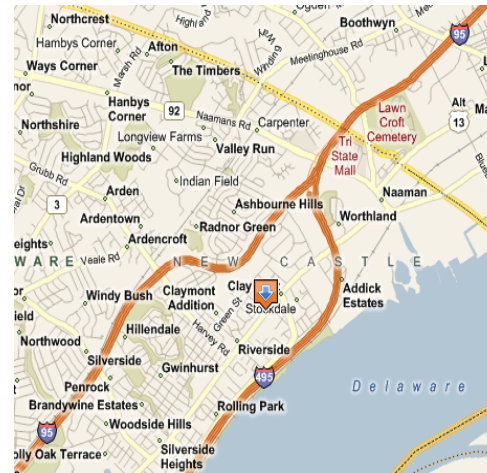
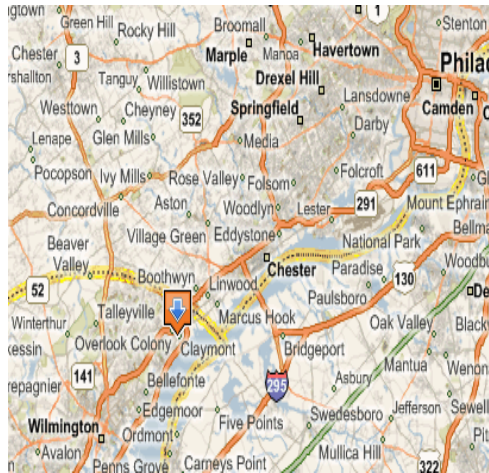
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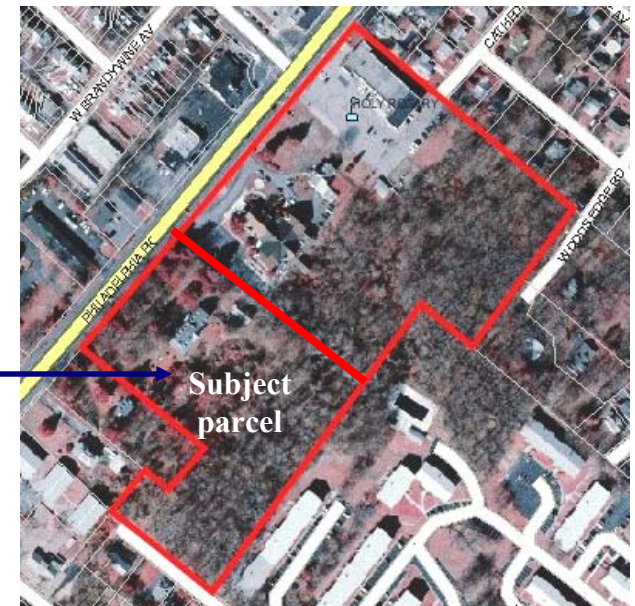
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The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with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

Location, Surrounding Business/Residential Density, Upside Potential



- Located in Claymont, the first stop in **sales tax free** Delaware on the main arteries (I-95, I-495, and Rail lines) between Philadelphia and Wilmington. Philadelphia International Airport less then 30 minutes.
- Located on Philadelphia Pike (Rt. 13). This former retreat parcel is a partially undeveloped wooded oasis on a business artery that runs through a high density residential area undergoing a major renaissance. For more details on other renaissance development in the area in the area please see <http://www.claymontrenaissance.org>
- The Subject parcel is a portion of the larger parcel and will need to be sub-divided from the main parcel upon sale. Seller will entertain offers subject to subdivision and approval. (Location of division line separating parcels is approximate.)



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Former Mansion, Convent, Retreat, Offices



Featuring:

- Stone construction, slate roofing.
- Presentation semi-circle driveway with 2 curb cuts on Philadelphia pike.
- Serenity garden.
- Carriage house with apartment and former downstairs stables.
- Working fire-places, grand entrance stairway.
- Many meeting rooms that exit French doors to the exterior wrap around porch.

• Note: Many of these features indicated are rare in today's designs and new construction. While that makes this property a great candidate for a adaptive re-use or historic theme, the current structures are in need of significant work to bring back the luster of the past. Such consideration has been accounted for in the offering price.



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