

# LEASE: Holy Rosary School

3110 Philadelphia Pike, Claymont DE 19703

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

School, Offices  
Conference Center,  
Daycare?



## Former Holy Rosary School:

- Quick Access to Philadelphia/ Wilmington via I-95, I-495, busses and local commuter rail system.
- 11.1 +/- Acre Parcel on 4 Lane Commercial Artery
- Overlay district and local governance will improve chances of rapid approvals for use desired by community!
- 23,500 sq-ft +/- school including commercial kitchen, community hall and stage.
- Potential daycare site with existing enclosed playground.
- Traffic signal ingress and egress with trip switch in park. lot.
- Addnl. buildings on site could allow for immediate expansion.
- Expansive site allows potential for future expansion.



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# Former School Building



## Featuring:

- 23,500 sq-ft +/- school building in great condition.
- Ingress and egress off of major 4 lane artery at traffic light intersection. Trip signals on premises. Additional ingress/egress by Cathedral avenue.
- Fenced in playground with separate “out” building.
- Building features several spacious classrooms, commercial kitchen, community hall with stage, library and more!
- Some furniture, fixtures and equipment optional



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