

SALE or LEASE: Pike Creek Fitness Club

4905 Mermaid Blvd. Wilmington, DE 19808

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”



Investor or
user potential!

- Suburban setting surrounded by affluent, dense residential neighborhoods.
- Convenient to retail shopping, services, local community college, and recreation areas.
- Office? school? church? healthcare? sports specialty?
- 39,000 sq-ft +/- building with pool and gymnasium
- 2.6 Acre Parcel Zoned CN
- 3.5+ parking /1000 sq-ft. ratio with potential for more!!

Establish your business in an area where you, your customers and employees live, shop, and play!

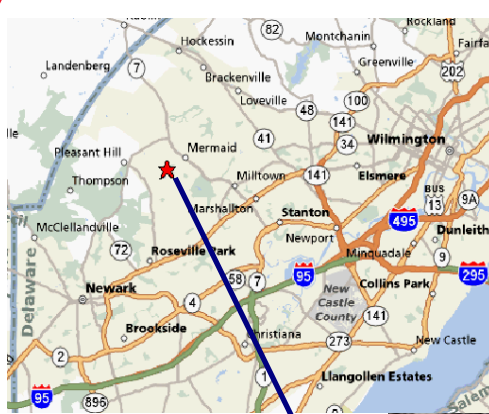


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Greenville Center
Wilmington, Delaware 19807
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Please contact:

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for more information.

LOCATION:



- Located in northwestern New Castle County.
- Surrounded by affluent suburbs and local (Goldey Beacom) community college.
- Convenient to local retail shopping centers and services as well as parks and recreation areas.
- *Establish your business in an area where you, your customers, and employees can live, shop, learn and play!*

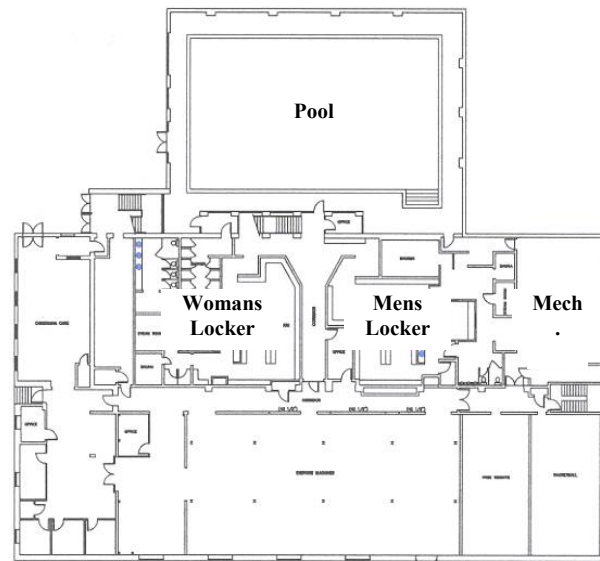


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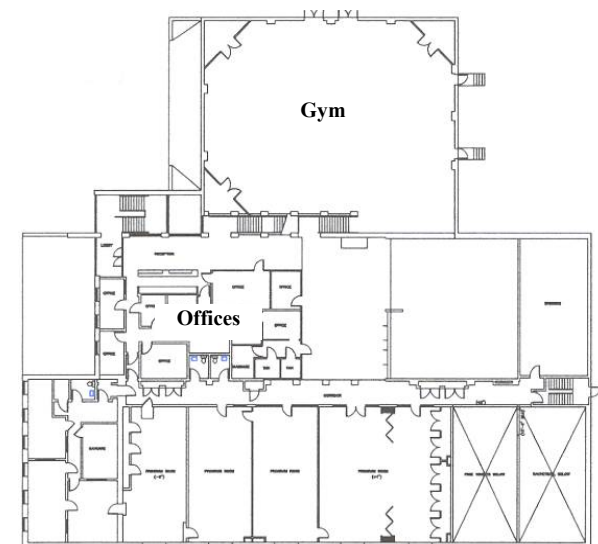
Lot and Facility:

- CN Zoning, 2.6 Acres
- Current Facility is ~39,500 sq-ft +/- on two levels and features a full size indoor swimming pool, small gymnasium, and plenty of plumbing.
- Currently 137 parking spaces (3.5/1000) exist on site.
July 1987 minor record plan exists indicating 152 parking spaces.
Potential for converting existing space, to additional sq-ft.
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First Floor

ling medical



Second Floor