



# For Sale

## 2 Story Commercial Building For Sale

1704 Augustine Cutoff  
Wilmington, DE 19806

- Prominent retail opportunity
- Unmatched location
- Beautifully renovated
- Meticulously upkept
- Ample Off Street Parking
- 7,500 +/- employees within a 2 mile radius
- Zoning: Commercial Neighborhood
- Lot size: .20 AC
- Building: 7,250 SF

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### Demographics (5 mile radius)

Population	183,957
Avg. Household Income	\$74,193
Traffic Count	+/- 10,676 AADT





## The Location:

- Directly across the street from Incyte's new Global Headquarters
- Located on Augustine Cutoff
- Walking distance to Trolley Square
- 1.5 miles to Concord Pike
- Very close proximity to all major road arteries

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