

WILMINGTON, DE

700 N MARKET ST

±14,400 SF TOTAL (±4,800 SF EACH LEVEL) 3-STORY BUILDING AVAILABLE

JOIN

bardea
FOOD & DRINK



DOUBLETREE
by Hilton™

WSFS

PRIME CORNER AVAILABLE IN WILMINGTON, DE CENTRAL BUSINESS DISTRICT



*OPERATING BUSINESS



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

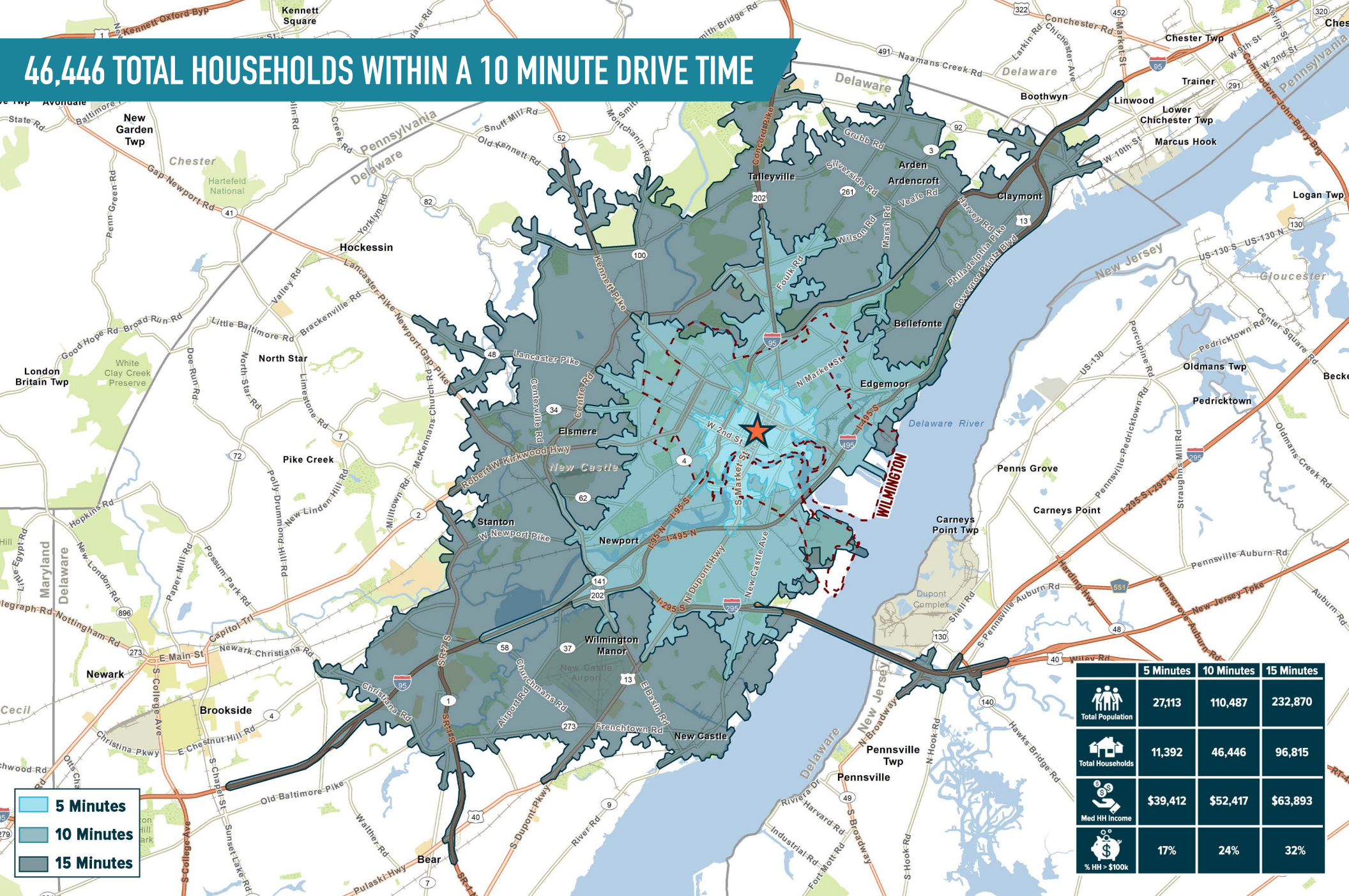
JOE DOUGHERTY

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direct 610.260.2670

jdougherty@metrocommercial.com

46,446 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



5 Minutes
10 Minutes
15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	27,113	110,487	232,870
Total Households	11,392	46,446	96,815
Med HH Income	\$39,412	\$52,417	\$63,893
% HH > \$100k	17%	24%	32%

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WILMINGTON, DE
 700 N MARKET ST

HOTBED FOR COMMERCIAL AND RESIDENTIAL GROWTH



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PRIME CORNER OF MARKET & 7TH STREET



CAVANAUGH'S

DUNKIN'



±14,400 SF
3 LEVELS

bardea
FOOD & DRINK

DTLR

BARDEA STEAK

DCAD
DELAWARE
COLLEGE OF ART
AND DESIGN

TERRA CAFE & GRILLE

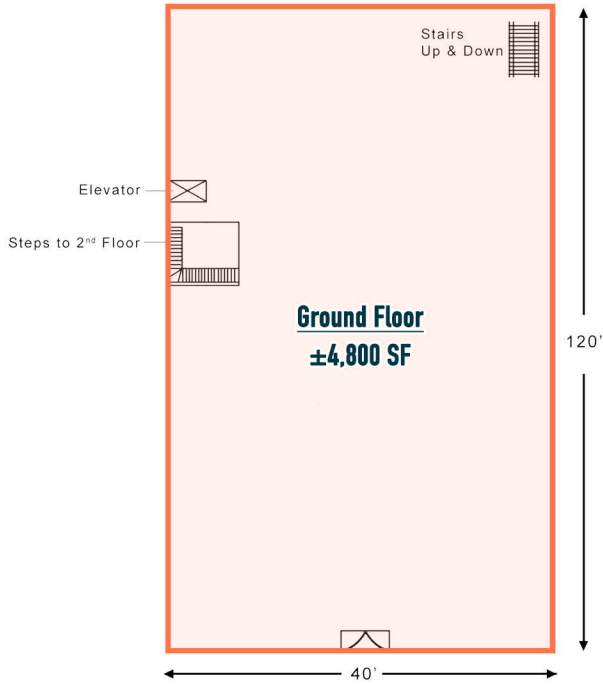
DOUBLE TREE
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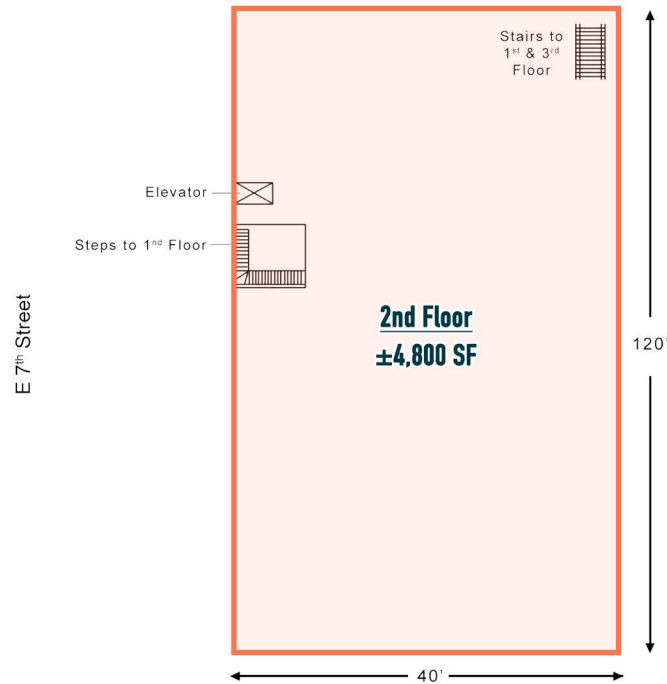
WILMINGTON, DE
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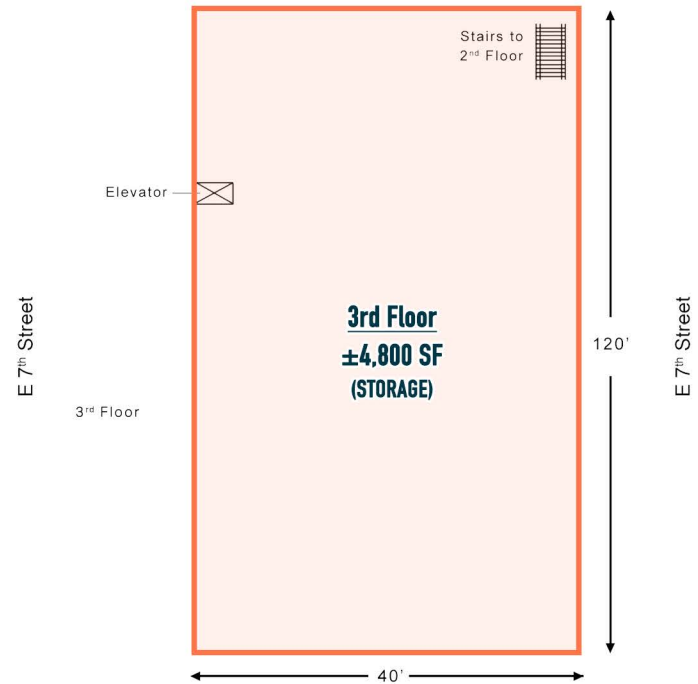
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N. Market Street



N. Market Street



N. Market Street

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ZONING: C-3 (INCLUDES PERMITTED USES ALLOWED IN C-2)

Zoning: C-2

Permitted Uses:

1. Any use permitted in R-5-C districts under section 48-139(c) or in C-1 districts under section 48-191(c), but without regard to restrictions on hours of business specified for those districts and subject to the hours of operation contained in section 5-78 and except that bed and breakfast guests facilities shall be permitted subject only to the requirement that one parking space for every two guest rooms shall be provided; further provided, that all such uses shall at all times comply with all applicable city and state regulations
2. Laundromat, without limit on number of machines
3. Hotel
4. Motel
5. Telephone central office, including storage of materials or trucks, maintenance of repair facilities, or housing of repair crews
6. Funeral home
7. Place of business of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, furrier, mason, milliner, optician, painter, photographer, plumber, roofer, shoemaker, tinsmith, upholsterer, and similar nonnuisance businesses; provided, that power propelling units of not more than five horsepower are used for processing equipment or machinery
8. Commercial parking lot, subject to the special provisions of sections 48-477, 48-478 and article XI, division 3 of this chapter; provided however, that no new commercial surface parking lot shall be permitted in any part of the downtown design district, regardless of the zoning classification nor in any C-3 or C-4 zoning district. A property owner or agent for the owner, may appeal any denial of any such parking lot use, pursuant to the prohibition herein, to the zoning board of adjustment seeking a variance from the said prohibition
9. Public garage, including repair or service facilities for motor vehicles, but not including paint or body shop, subject to the special provisions of section 48-47
10. Used car lot
11. Indoor theater
12. Assembly hall
13. Commercial recreation, such as bowling alleys, skating rinks, billiard and pool parlors, but not including amusement game machines, nor arcades
14. Gasoline service station, subject to the special provisions of section 48-478
15. All antenna uses, except freestanding towers, tower farms and monopoles; provided that, the height of the antenna does not exceed 15 feet from the point of mounting, regardless of antenna type, and such antenna shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof
16. A sign, other than a billboard, subject to compliance with the sign regulations of the city
17. Family day care homes, group day care homes and day care centers, not subject to the conditions as provided in section 48-131, but subject to the parking requirements in section 48-443
18. Emergency shelters for the homeless
19. Consumer recycling collection centers

Conditional Uses:

1. Public utility substation or regulator station
2. Mini-warehouses
3. Amusement game machines up to four in number on the premises of uses otherwise permitted under subsection (c)(13) of this section and subject to the conditions specified in section 48-191(d)(3)
4. Arcades
5. The conversion of a three-story building housing one family for the use of more than one family

Zoning: C-3

Permitted Uses:

1. Any use permitted in C-2 districts under section 48-193(c)
2. Wholesale storage or a wholesale department, within a building, incidental and secondary to a retail establishment
3. Finishing, fitting, converting, fabricating, assembling and light manufacturing operations incidental and secondary to a retail store or service establishment
4. Passenger terminal, rail or bus
5. Newspaper office or printing plant
6. Consumer recycling collection centers, subject to being not less than 100 feet from the boundary of any residential zoning district and operating only between the hours of 7:00 a.m. and 9:00 p.m., daily

Conditional Uses:

1. Public utility substation or regulator station; provided, that it shall conform with such setbacks, screening or other similar requirements as the zoning board of adjustment shall deem necessary for the protection of neighboring or adjacent property
2. The conversion of a three-story building housing one family for the use of more than one family

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