

# 2000 Pennsylvania Avenue | Wilmington, DE

FOR LEASE



Upscale Street Level Retail / Office / Medical



**TSIONAS**  
Tsionasinc.com

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**SITE**

- FRANKLIN MINT FEDERAL CREDIT UNION
- SIMON EYE Eye Care for Life
- SANTA FE MEXICAN GRILL
- HI LO TRIBE

## LOCATION

2000 Pennsylvania Avenue  
Wilmington, DE 19806  
New Castle County

## GLA

19,565 SF

## TRAFFIC COUNT

17,375 VPD

## PROPERTY HIGHLIGHTS

- Located on the prestigious Pennsylvania Avenue
- Adjacent to the neighborhoods Trolley Square and Greenville
- Commercial component of a Class A apartment complex featuring 166 units
- Minutes from I-95
- Garage and street parking

Join...

- FRANKLIN MINT FEDERAL CREDIT UNION
- SIMON EYE Eye Care for Life
- SANTA FE MEXICAN GRILL
- HI LO TRIBE

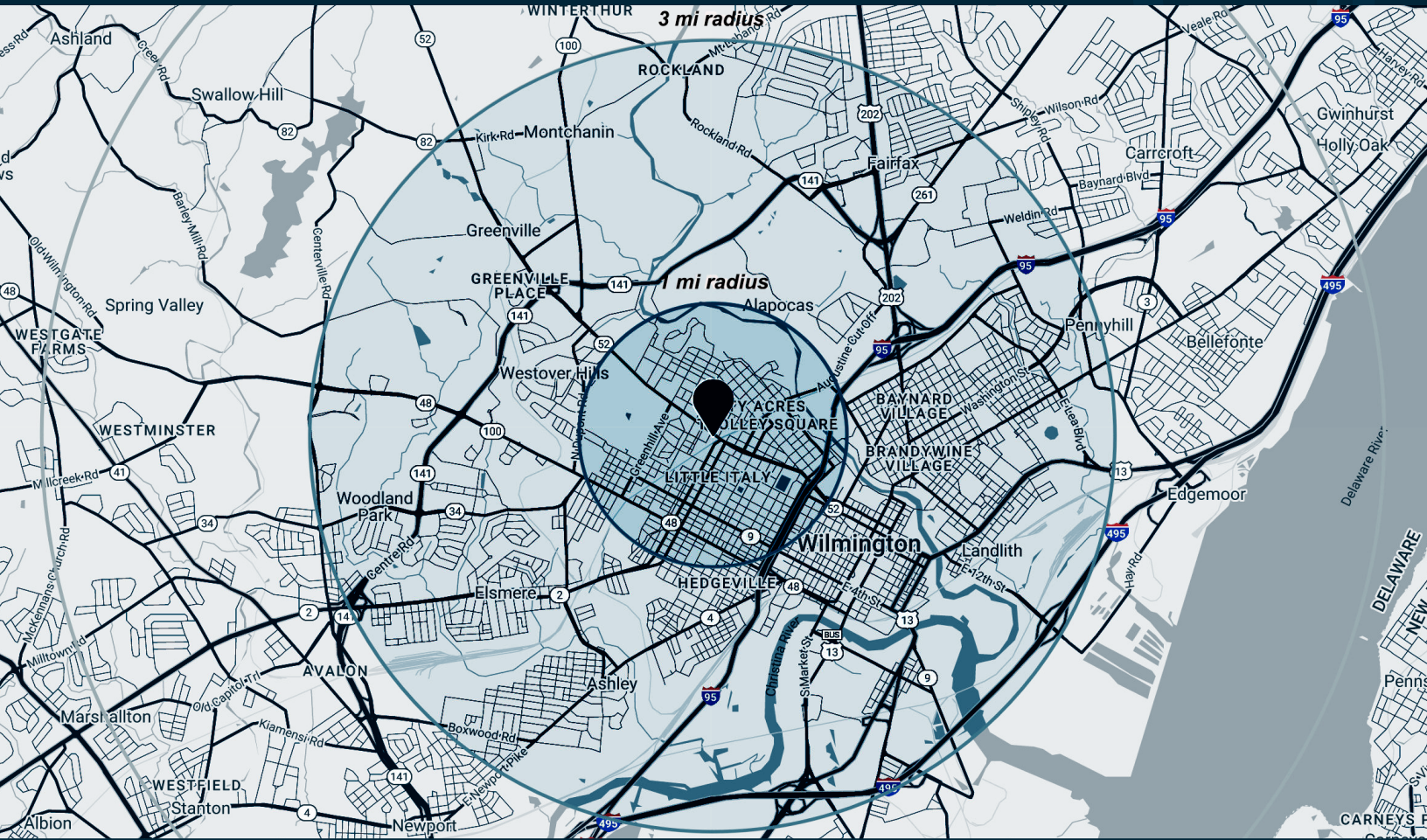


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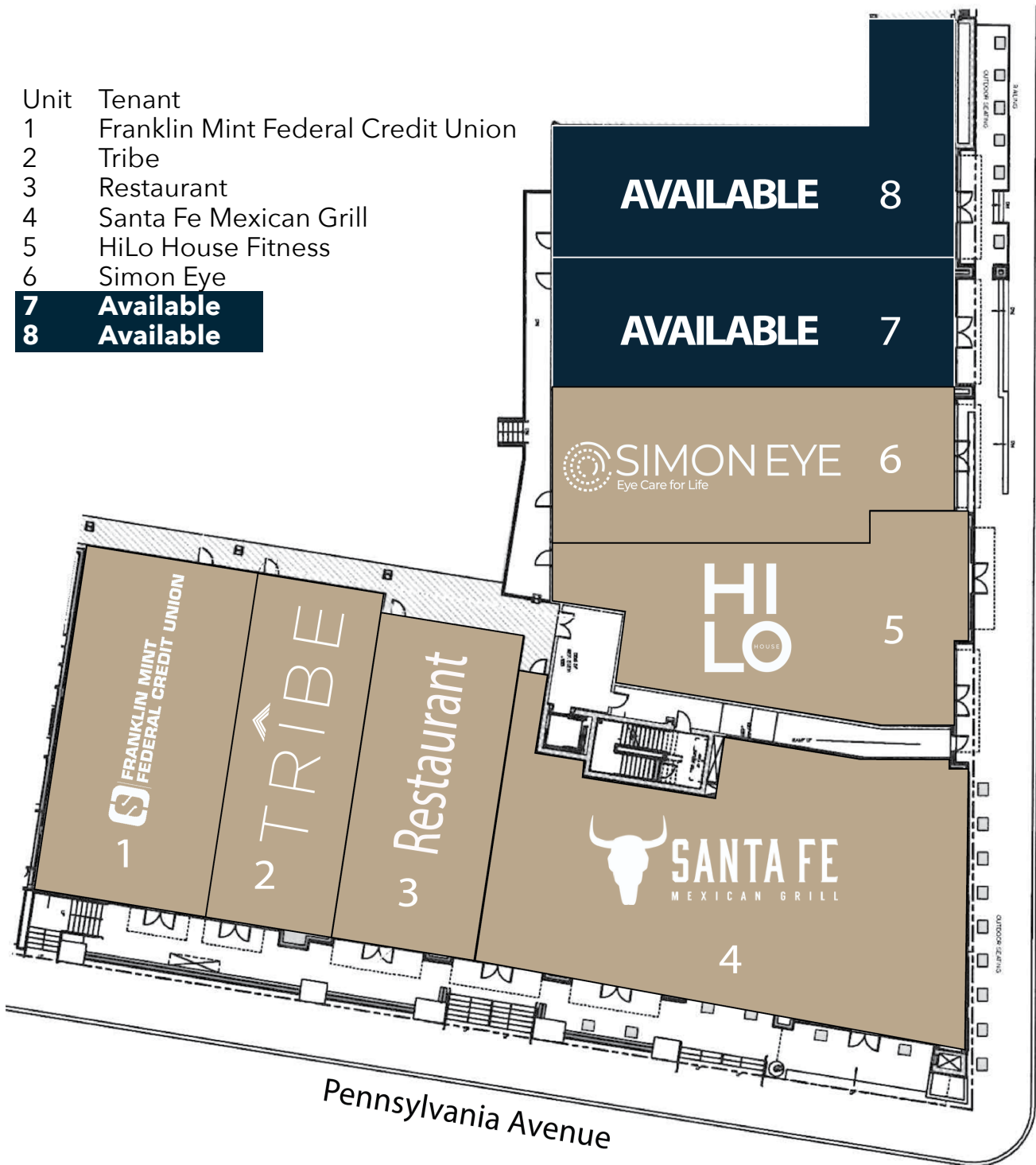




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Unit	Tenant
1	Franklin Mint Federal Credit Union
2	Tribe
3	Restaurant
4	Santa Fe Mexican Grill
5	HiLo House Fitness
6	Simon Eye
<b>7</b>	<b>Available</b>
<b>8</b>	<b>Available</b>





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## DEMOGRAPHICS

Population	1 mi	3 mi	5 mi
2023 Estimated Population	27,138	110,578	187,283
2028 Projected Population	27,158	110,560	187,148
2020 Census Population	26,850	110,247	186,636
2010 Census Population	27,454	108,644	184,175
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	-	0.1%	0.1%
2023 Median Age	39.1	38.3	40.5
<b>Households</b>			
2023 Estimated Households	12,928	47,391	77,879
2028 Projected Households	13,135	48,205	79,129
2020 Census Households	12,632	46,602	76,650
2010 Census Households	12,248	43,943	72,966
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	49.6%	42.9%	51.7%
2023 Estimated Black or African American	35.4%	42.5%	33.2%
2023 Estimated Asian or Pacific Islander	1.6%	2.1%	2.9%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	13.1%	12.1%	11.8%
2023 Estimated Hispanic	15.8%	14.3%	13.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$112,358	\$105,077	\$114,249
2023 Estimated Median Household Income	\$73,867	\$72,916	\$80,057
2023 Estimated Per Capita Income	\$53,716	\$45,394	\$47,804
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.4%	6.2%
2023 Estimated High School Graduate	26.2%	32.2%	31.1%
2023 Estimated Some College	13.4%	15.5%	16.0%
2023 Estimated Associates Degree Only	4.6%	7.2%	7.0%
2023 Estimated Bachelors Degree Only	25.8%	19.8%	20.8%
2023 Estimated Graduate Degree	20.5%	15.6%	15.8%
<b>Business</b>			
2023 Estimated Total Businesses	1,390	7,655	12,162
2023 Estimated Total Employees	13,130	108,531	167,809
2023 Estimated Employee Population per Business	9.4	14.2	13.8
2023 Estimated Residential Population per Business	19.5	14.4	15.4

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