

FOR SALE



\$ \$160,000

1,600 SF

1324 N King Street
Wilmington, DE 19801

DSM
COMMERCIAL

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OFFERING SUMMARY

ADDRESS	1324 N King Street Wilmington DE 19801
COUNTY	New Castle County
TOTAL SF	1,600 SF

FINANCIAL SUMMARY

PRICE	\$160,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	35,714	109,947	195,972
2026 Median HH Income	\$50,794	\$64,160	\$76,367
2026 Average HH Income	\$74,163	\$97,848	\$112,765

Property Description

- 1324 N King Street presents a unique opportunity to acquire a professionally designed office building in the heart of Downtown Wilmington's business district. This ±1,600 SF property offers a functional three-level layout including a welcoming reception area, multiple private offices, conference room, kitchenette, and private restrooms.
- Positioned along the highly visible N. King Street corridor, the property is surrounded by Wilmington's legal, financial, and government offices, with close proximity to Rodney Square, the New Castle County Courthouse, and major corporate employers. The location provides convenient access to I-95, Route 202, and the Wilmington Train Station.

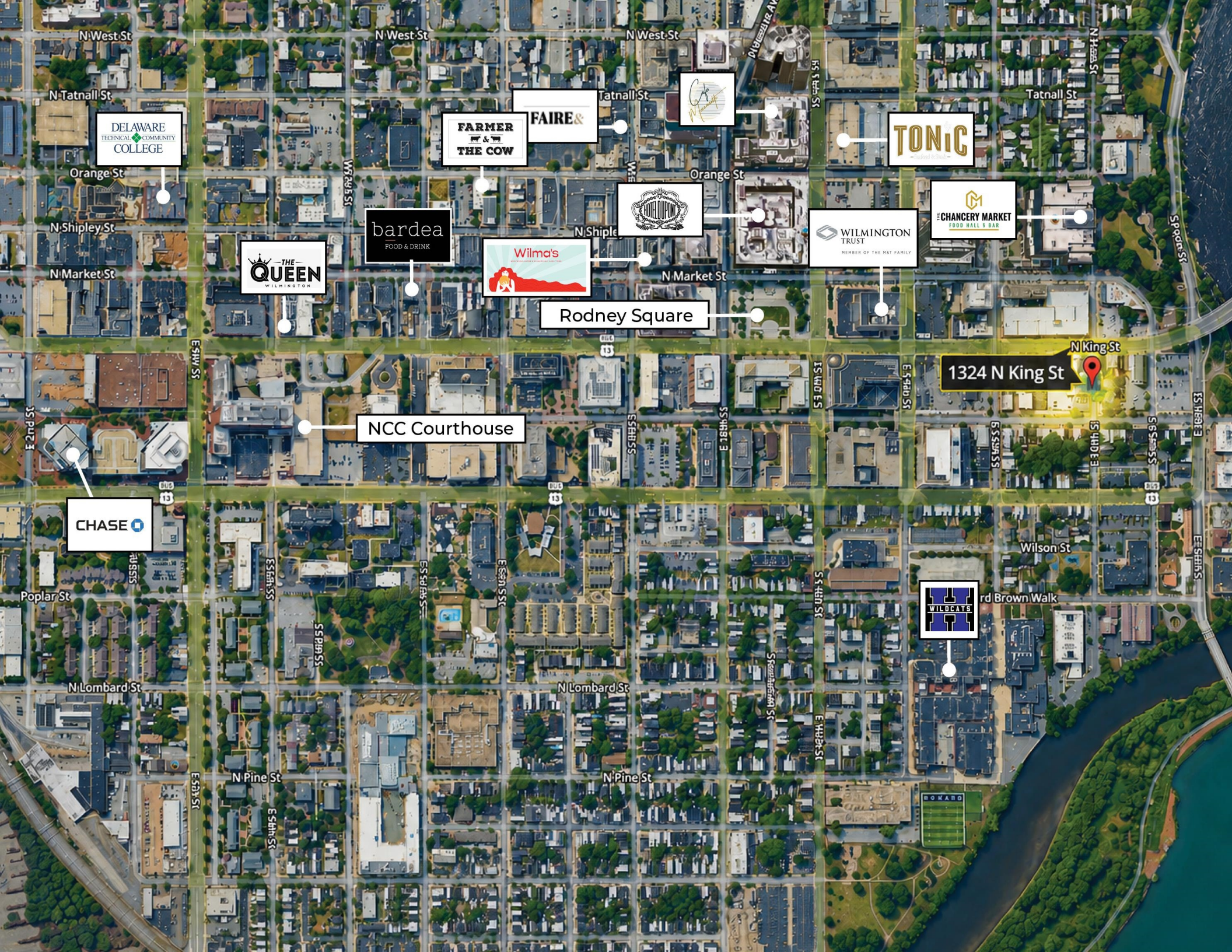


- The building combines historic Downtown Wilmington character with practical office functionality, offering strong street presence, signage opportunities, and walkability to nearby restaurants and amenities—ideal for attorneys, consultants, or boutique office users.

Strategic Market Insights

- Barrier to Entry: Historic Core Location: Opportunities to acquire fee-simple buildings in Downtown Wilmington are extremely limited, especially on N. King Street, where inventory is tightly held
- Owner-User Play: Ideal for a professional user to stop paying rent and build equity in a central business district location, particularly compelling for attorneys, consultants, therapists, etc.
- Walkability = Tenant Retention + Premium Appeal: Steps from restaurants, banks, courthouses, and corporate offices which enhances employee experience and long-term tenant desirability
- Rare Opportunity to Acquire a Small Standalone Office in Downtown Wilmington: Limited supply of 1,000–2,000 SF standalone buildings downtown which is a highly desirable niche size for small firms
- Strong Identity / Branding Opportunity: Standalone building presence on King Street which allows for signage + branding that tenants can't get in larger office buildings





DELAWARE
TECHNICAL COMMUNITY
COLLEGE

FARMER
& THE COW

FAIRE

TONIC

CHANCERY MARKET
FOOD HALL & BAR

WILMINGTON
TRUST
MEMBER OF THE NAT FAMILY

bardea
FOOD & DRINK

Wilma's

Rodney Square

1324 N King St

NCC Courthouse

CHASE

WILDCATS

N West St

N West St

N West St

N West St

N Tatnall St

Tatnall St

Tatnall St

Orange St

Orange St

N Shipley St

N Shipley St

N Market St

N Market St

N King St

E 2nd St

E 3rd St

E 4th St

Poplar St

E 5th St

E 6th St

E 7th St

N Lombard St

N Lombard St

N Pine St

N Pine St

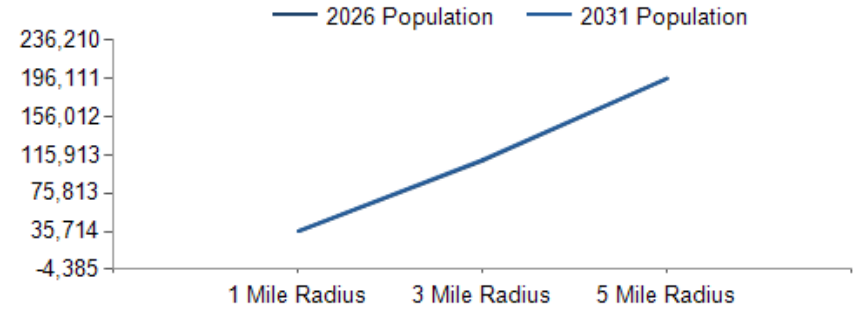
Wilson St

1st Brown Walk

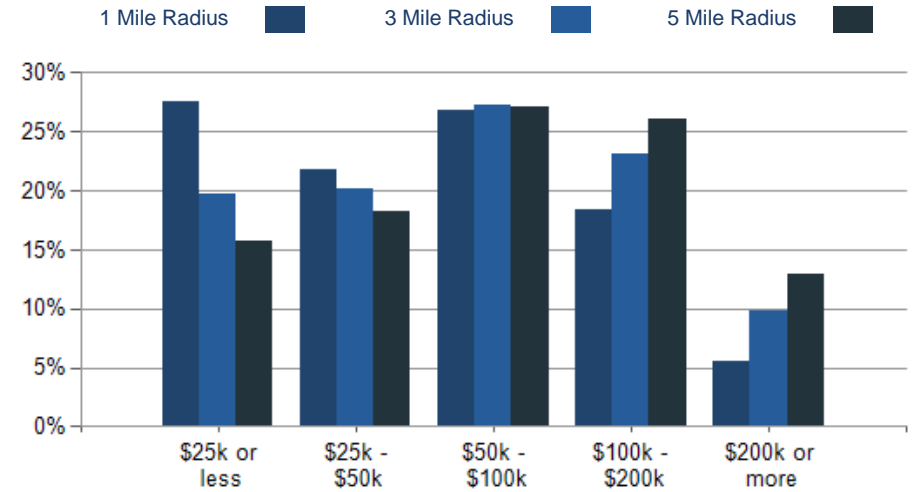
BONABO

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,522	107,898	192,206
2010 Population	34,855	106,347	190,883
2026 Population	35,714	109,947	195,972
2031 Population	36,072	110,916	196,111
2026 African American	24,082	51,079	66,182
2026 American Indian	109	480	1,021
2026 Asian	463	2,138	5,432
2026 Hispanic	3,156	16,935	32,325
2026 Other Race	1,249	7,924	15,401
2026 White	7,541	39,301	90,903
2026 Multiracial	2,266	8,986	16,960
2026-2031: Population: Growth Rate	1.00%	0.90%	0.05%

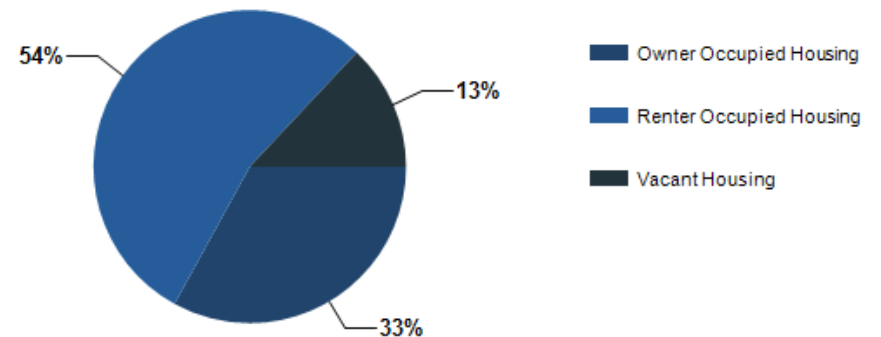
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,971	5,905	8,078
\$15,000-\$24,999	1,447	3,495	4,844
\$25,000-\$34,999	1,461	3,832	5,675
\$35,000-\$49,999	2,040	5,815	9,222
\$50,000-\$74,999	2,605	7,614	12,454
\$75,000-\$99,999	1,703	5,435	9,690
\$100,000-\$149,999	1,940	7,002	13,052
\$150,000-\$199,999	1,006	4,065	8,267
\$200,000 or greater	889	4,670	10,637
Median HH Income	\$50,794	\$64,160	\$76,367
Average HH Income	\$74,163	\$97,848	\$112,765



2026 Household Income



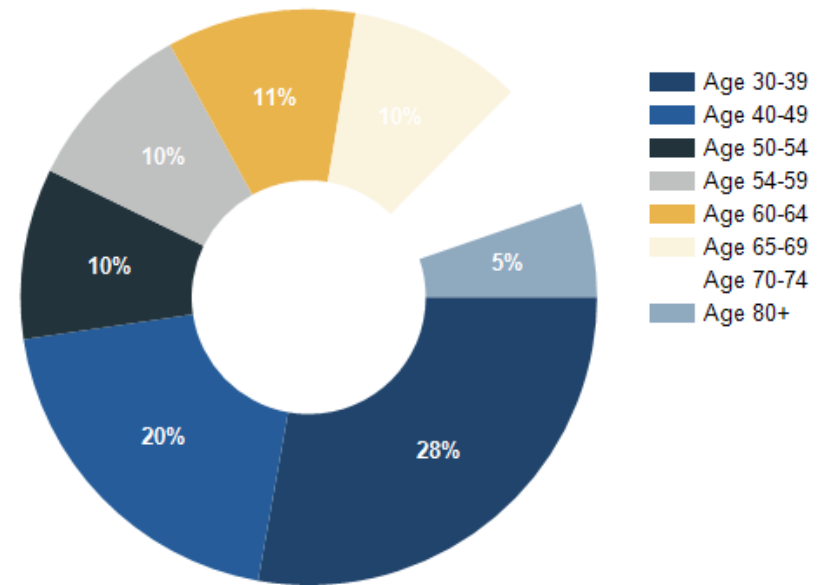
2026 Own vs. Rent - 1 Mile Radius



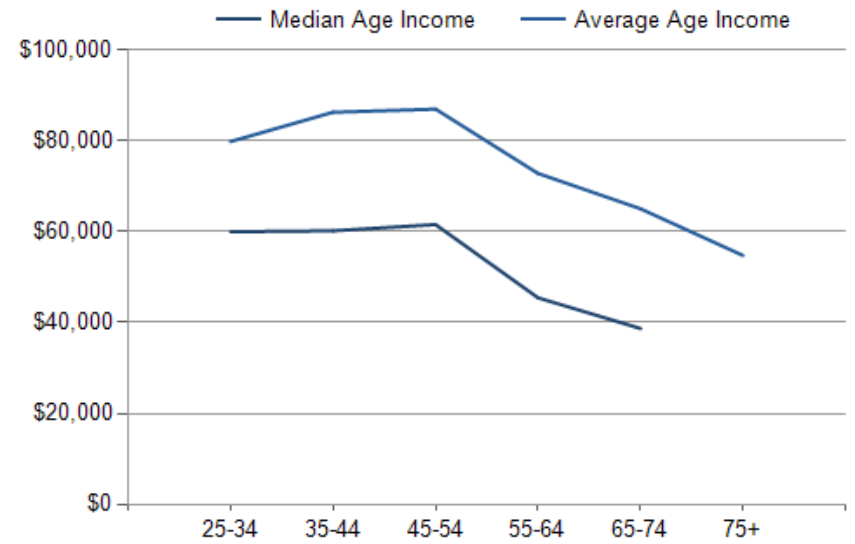
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,077	8,489	14,053
2026 Population Age 35-39	2,586	7,861	13,665
2026 Population Age 40-44	2,214	7,263	12,962
2026 Population Age 45-49	1,826	6,387	11,425
2026 Population Age 50-54	1,951	6,301	11,536
2026 Population Age 55-59	1,987	6,519	11,819
2026 Population Age 60-64	2,156	6,848	12,749
2026 Population Age 65-69	1,992	6,294	11,946
2026 Population Age 70-74	1,493	4,981	9,585
2026 Population Age 75-79	1,075	3,667	7,098
2026 Population Age 80-84	714	2,280	4,560
2026 Population Age 85+	570	2,043	4,388
2026 Population Age 18+	28,129	86,683	155,161
2026 Median Age	36	39	40
2031 Median Age	37	40	41

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,007	\$71,481	\$81,165
Average Household Income 25-34	\$79,875	\$96,273	\$108,195
Median Household Income 35-44	\$60,220	\$78,018	\$92,905
Average Household Income 35-44	\$86,328	\$110,748	\$128,066
Median Household Income 45-54	\$61,581	\$82,219	\$97,879
Average Household Income 45-54	\$87,023	\$118,447	\$135,157
Median Household Income 55-64	\$45,446	\$66,487	\$83,698
Average Household Income 55-64	\$72,844	\$106,940	\$125,186
Median Household Income 65-74	\$38,683	\$51,410	\$62,105
Average Household Income 65-74	\$65,064	\$85,920	\$101,751
Average Household Income 75+	\$54,783	\$68,894	\$79,519



1324 N King Street

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Exclusively Marketed by:

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