

MIXED-USE PROPERTY FOR SALE

# 12 TROLLEY SQUARE

Wilmington, DE 19806

JOSEPH LATINA, SIOR  
Managing Principal  
O: 302.530.1233 | C: 302.414.1000  
jlatina@LMTCRE.com

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### PROPERTY DESCRIPTION

Rare mixed-use investment or restaurant opportunity in Wilmington's sought-after Trolley Square neighborhood. This three-story mixed-use property features three condominium units, including a former restaurant on the first floor and two leased residential apartments above, providing diversified commercial and residential income. Located in one of the city's most established neighborhoods, the property offers convenient access to Downtown Wilmington, I-95, restaurants, retail, and major employers.

### OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	871 +/- SF
Building Size:	1,920 +/- SF

### PROPERTY HIGHLIGHTS

- Three-story mixed-use property with three separate units
- Former restaurant occupies the entire first floor and two leased residential apartments provide diversified income alongside the commercial space
- Located in the heart of Trolley Square, surrounded by restaurants, retail, and neighborhood amenities
- Walkable location with strong residential demand and consistent pedestrian activity
- Convenient access to Downtown Wilmington and I-95
- Well-suited for restaurant operators, investors or 1031 exchange buyers seeking stable cash flow and long-term appreciation

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Ground Floor Restaurant



Ground Floor Restaurant



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Second Floor Unit B



Second Floor Unit B

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Third Floor Unit C



Third Floor Unit C

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Third Floor Unit C



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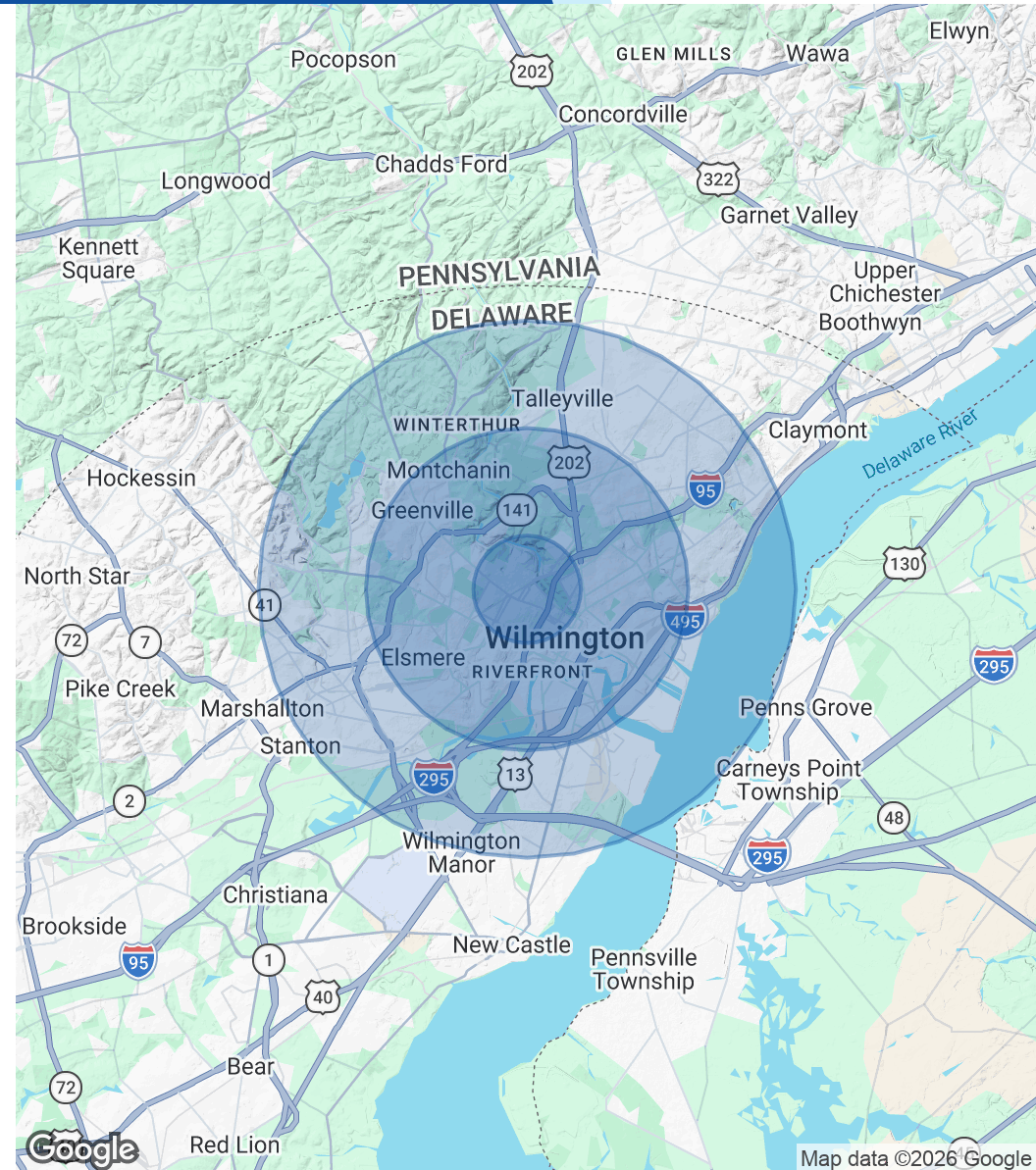


POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	26,011	110,512	187,094
<b>Average Age</b>	42.1	39.9	41.3
<b>Average Age (Male)</b>	41.3	37.3	39.2
<b>Average Age (Female)</b>	42.0	42.0	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	13,149	48,483	78,818
<b># of Persons per HH</b>	2.0	2.3	2.4
<b>Average HH Income</b>	\$99,010	\$100,307	\$110,365
<b>Average House Value</b>	\$342,961	\$317,976	\$339,241

2023 American Community Survey (ACS)



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