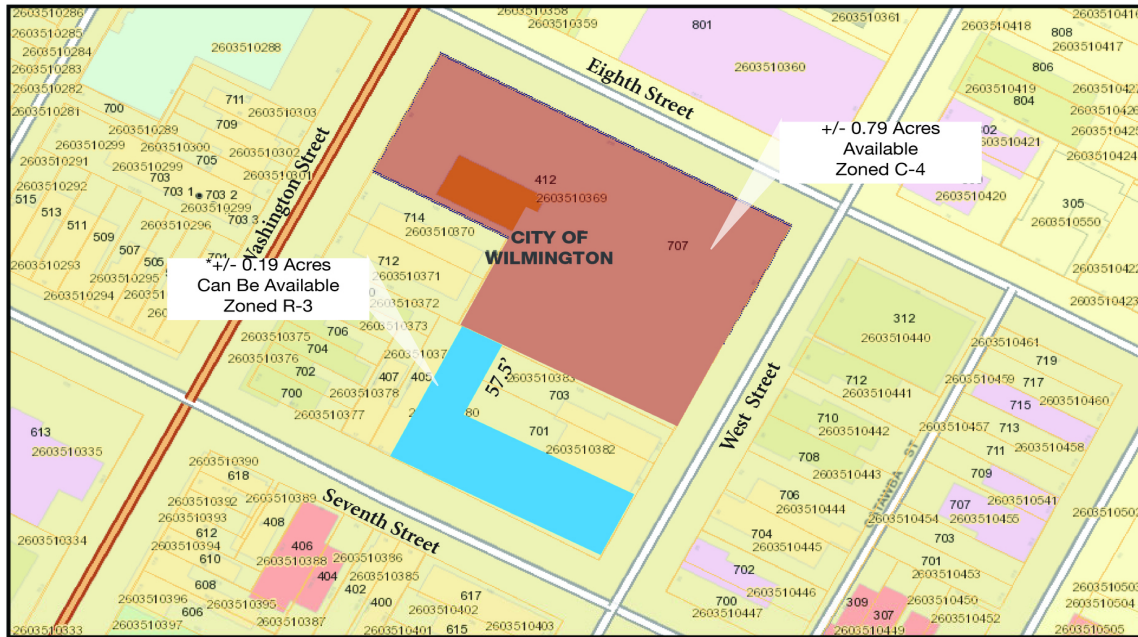


For Sale:

Wilmington CBD Development Site
 +/- 34,484 SF or +/- 0.79 Acres

*(Additional +/- 0.19 Acres Also Available -
 See Broker for Details.)



Downtown Wilmington Development Site

705-707 West Street Wilmington, Delaware 19801

Property Features

- +/- .79 acres or +/- 34,484 SF; Additional +/- 0.19 Ac also available, see broker for details
- Located at two Downtown Wilmington corners: Eighth & West and Eighth & Washington Streets (see parcel map)
- Eligible for up to \$1,500,000 in rebate funding from Downtown Development District Grant Program
- Zoned C4 (see zoning map)
- Income producing - currently generates six-figure annual net income! Operates as commercial parking lot; includes fully-leased +/- 1,682 SF bldg. to single tenant
- Proximity to major office buildings and Downtown Wilmington restaurants, theaters and attractions
- NEW PRICE: \$2,100,000 for +/- 0.79 Acres



For more information:

Jon Hickey

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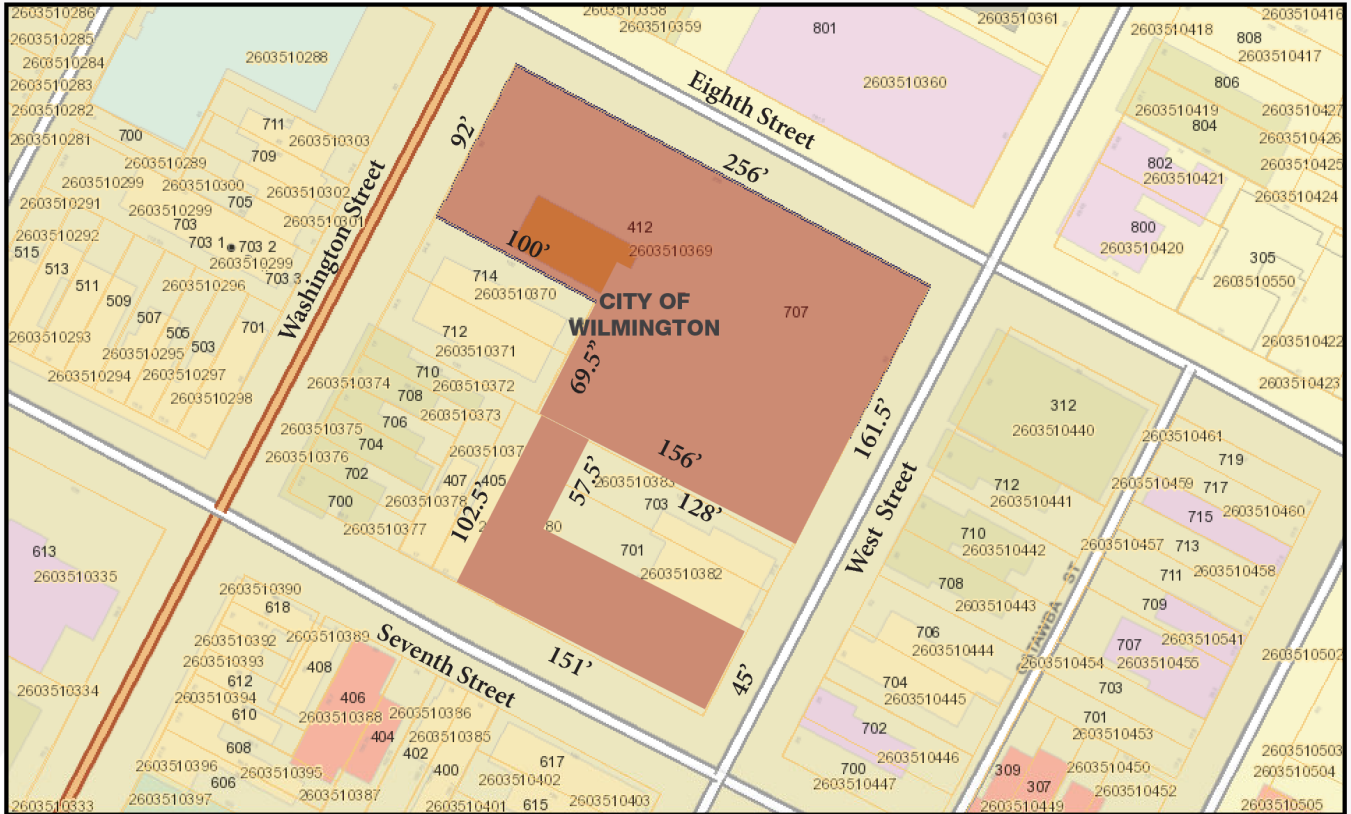
Fact Sheet

Wilmington CBD Development Site

Property Address:	705-707 West Street, Wilmington, DE 19801
Location Highlights:	Proximity to major office buildings and Downtown Wilmington restaurants, theaters, amenities and attractions Easy walking distance to Christiana Care's Wilmington Hospital Proximity to two different exits off Interstate-95 5-minute drive to Joseph R. Biden, Jr. Railroad Station (Amtrak & Septa lines) 25-minute drive to Philadelphia International Airport via Interstate-95
Parcels & Zoning:	705 West Street, Zoned C4, Parcel # 2603510384 707 West Street, Zoned C4, Parcel # 2603510369
Property Frontage	(See parcel map) 256 feet of frontage on Eighth Street 161.5 feet of total frontage on West Street 92 feet of frontage on Washington Street
Land Area:	+/- 0.79 acres or +/- 34,484 square feet
Improvements:	+/- 1,682 square foot building
Tenant:	Building is currently leased to a Tenant who performs automotive repair. Per a DNREC "No Further Action Letter" dated 5-9-1991, a successful tank removal was performed in November 1989. See broker or DNREC for "No Further Action" Letter.
NOTE:	401 and 403 W. Seventh Street can also be available, representing an additional +/- 0.19 acres; see broker for details

Parcel Map

Wilmington CBD Development Site



* Dimensions are a close approximation. Please consult your engineer.

Amenities & Attractions Wilmington CBD Development Site

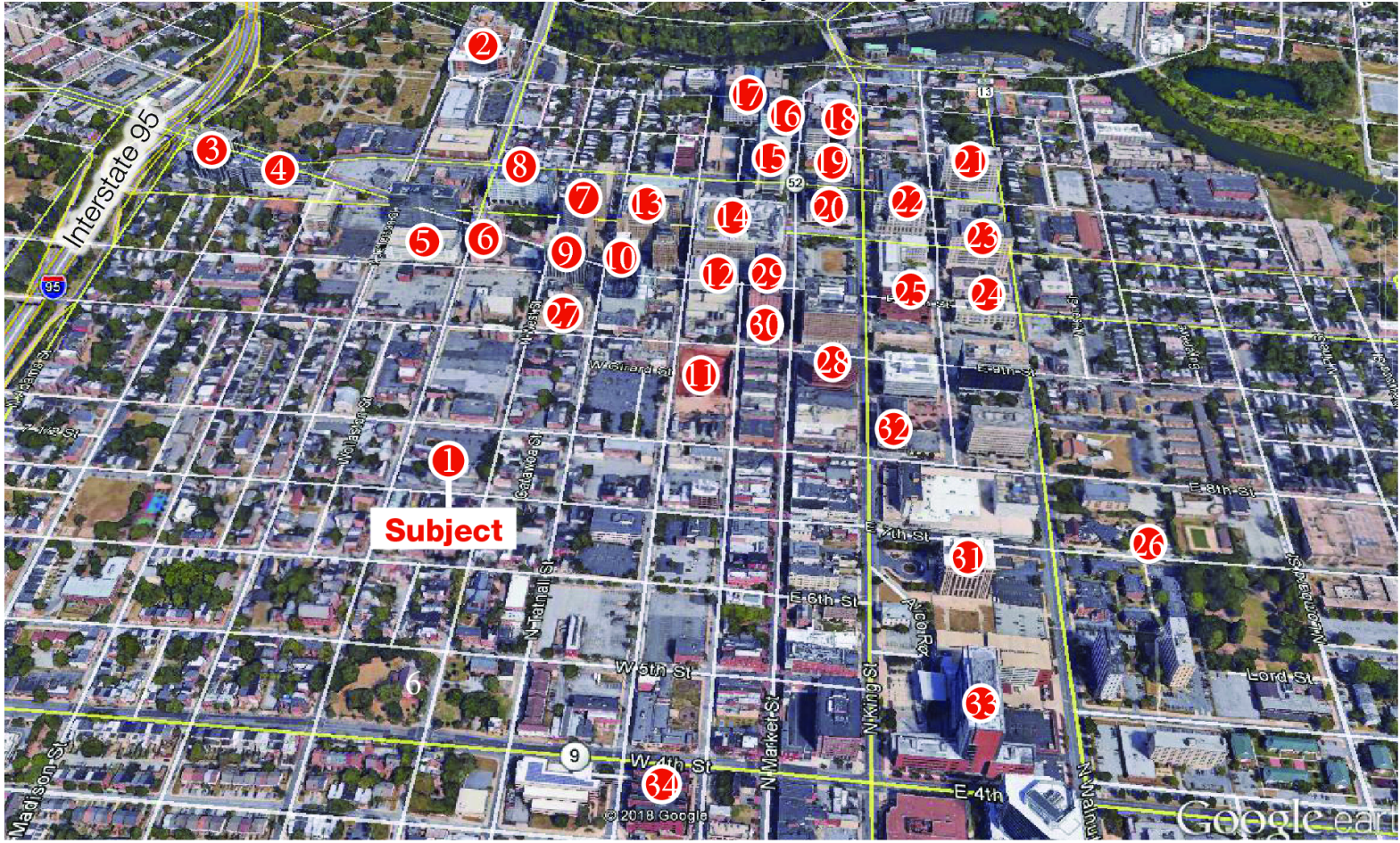
Wilmington CBD

Amenities & Attractions



Major Surrounding Buildings Wilmington CBD Development Site

Wilmington CBD Major Buildings



- | | | | |
|--|---------------------------------|-------------------------------|--|
| 1. Subject | 9. 300 Delaware Avenue | 18. Residences Inn | 27. Verizon |
| 2. Christiana Care Wilmington Hospital | 10. 212 Delaware Avenue | 19. 1220 Market Street | 28. 824 Market Street |
| 3. Capital One | 11. Residences at Mid Town Park | 20. M&T Bank | 29. 919 Market Street |
| 4. Blue Cross/Blue Shield | 12. Community Services Building | 21. Community Education Bldg. | 30. 901 Market Street |
| 5. 500 Delaware Avenue | 13. Nemours Building | 22. Bank of America | 31. Courthouse Square |
| 6. Sheraton Suites | 14. Hotel DuPont | 23. Bank of America | 32. 800 N. King Street |
| 7. Brandywine Building | 15. I.M. Pei Building | 24. Bank of America | 33. New Castle Co. Courthouse |
| 8. Capital One | 16. 1201 N. Market Street | 25. One Rodney Square | 34. Delaware Technical & Community College |
| | 17. Hercules Building | 26. Wilmington Library | |

Qualifying Property!



Downtown Development Districts Rebate Program

The subject property is located within the bounds of Wilmington's Downtown Development District which allows the developer to qualify for up to \$1,500,000 in rebate funding based on the size of the project! If you are contemplating development at this site, you should MOST DEFINITELY look into this program, as our State Government wants to work together with you!

The Downtown Development Districts Act was created to leverage state resources in a limited number of designated areas in Delaware's cities and towns to:

- spur private capital investment in commercial business districts and other neighborhoods;
- stimulate job growth and improve the commercial vitality of our cities and towns; and
- help build a stable community of long-term residents in our downtowns and other neighborhoods.

Under this Act, funding was allocated through the General Assembly to DSHA for the purpose of establishing and administering the DDD Rebate Program. Investors who make Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities may apply to DSHA for a DDD Rebate.

Invest in the City of Wilmington Wilmington CBD Development Site



Invest in the City of Wilmington, Delaware

Wilmington's status as Delaware's largest city and economic engine gives us a big city feel while our scale and walkability preserve some small-town charm.

Our city is located 30 minutes south of Philadelphia, mid-point between New York and Washington DC. Because Wilmington is right in the middle of it all, the city boasts excellent connections to the region as well as to national and international destinations from Philadelphia International Airport (PHL), Wilmington Airport (ILG), Amtrak / SEPTA Wilmington Station (WIL), I-95, and I-495.

Rich in history, Wilmington offers a unique blend of old and new. Old Swedes Church was erected in 1698 and is still in use, and the Harriet Tubman Byway of the Underground Railroad runs right through downtown Wilmington. On Market Street, Willingtown Square hosts several of our oldest residential structures, and Rodney Square is our central public space that honors Delaware's vote for colonial independence. The street is dotted with beautiful, historic buildings and ornate architecture brought back to life with new uses for a new age, right in the heart of the city.

Our city celebrates a diversity of cultures and lifestyles. Foodies love Wilmington's burgeoning restaurant scene on Market Street, Union Street, and in Trolley Square. Art lovers enjoy access to Delaware Art Museum, dozens of galleries, live music venues like The Grand Opera House and Live Nation at The Queen, and the state's premier centers for the performing arts. Outdoor enthusiasts have 552 acres of parks at their fingertips, ranging from neighborhood pocket parks to Brandywine Park's winding trails through thick forest – there's no better place in the state to be a runner or cyclist.

Wilmington is a city of beautiful neighborhoods, abundant housing, and affordable living. Downtown has restored brownstones and high-rise residential towers, communities in the hills offer the comfort of country living, and between the two sit dozens of rowhome neighborhoods with their own unique history and character. The Riverfront, a new district forged from a former shipyard and industry hub, is one of the city's hottest destinations with its dynamic live-work-play environment.

More than half of all Fortune 500 companies call Wilmington their corporate home. Our city offers a dynamic environment for more than 40,000 workers and is the corporate, financial, and governmental hub of the state and region. Wilmington has some of the most promising startups in the state and some of the most celebrated new economy training programs anywhere. While our city honors the titans of industry who called Wilmington home in the past, we're already fast at work building the next big thing.

In Wilmington, we are proud of our history and ambitious about our future. Don't miss out on the ride.