

For Sale Mixed Use Investment 10,000 SF



The Overlook - New Price!

6-12 Commonwealth Ave, Claymont, Delaware 19703

Property Features

- Historical landmark in revitalized Claymont.
- 10,000+ SF Mixed Use Investment Property with 8 rental units including 5 apartments and 3 commercial units.
- All but one is leased.
- Slate roof, refurbished cupola.
- Laundry room and income potential.
- Just off Philadelphia Pike and minutes to I-95 and I-495.
 20 minutes to Philadelphia airport.
- Walking distance to retail and train stations.
- On Bus route.



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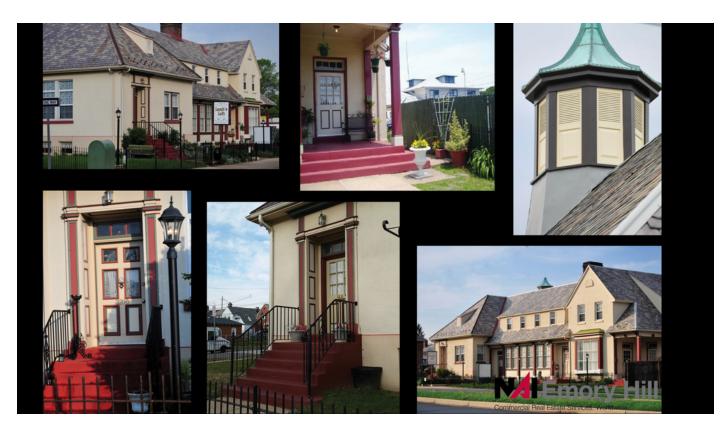
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Property Summary

Sale Price:

Lot Size:

Building Size:

Property Overview

\$700,000
Investment Opportunity in revitalized Claymont, Delaware. "The Overlook" is a historic and charming mixed-use property with 5 apartments and 3 commercial units. Commercial units range from 500 sf to 2,781 sf. Each unit separately metered. Apartments and commercial space recently updated. Lower level available for Lease.

Location Overview

Gateway to The Overlook Colony in Claymont, just off Philadelphia Pike and minutes to I-95 and I-495. 20 minutes to Philadelphia airport. Walking distance to retail and train stations. On Bus route.

Year Built:

Zoned:

1917

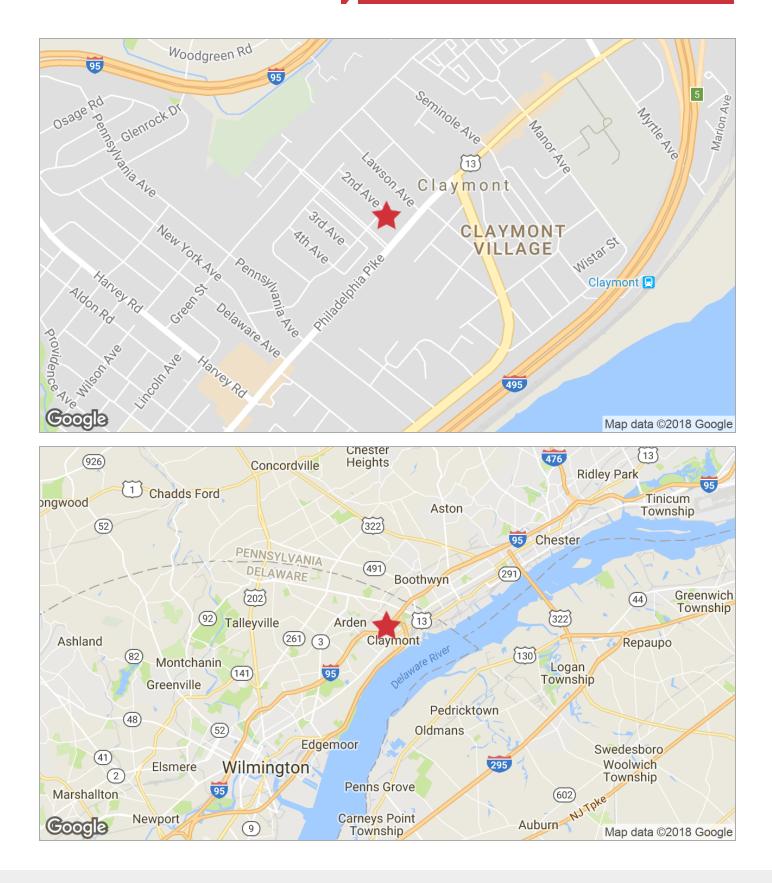
10,000 SF

Commercial

Neighborhood



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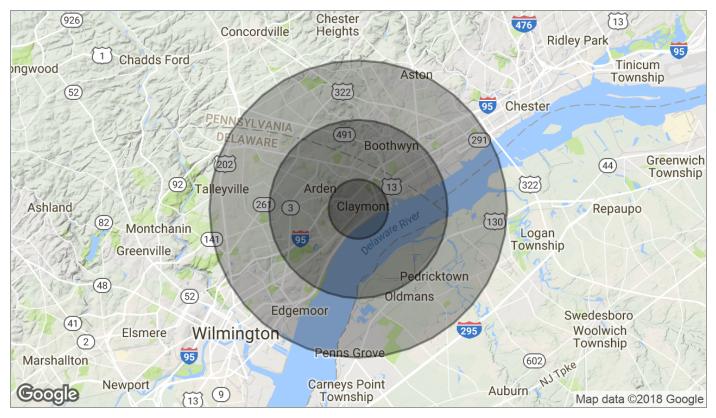




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For Sale Office



Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	9,103	56,866	139,313	
MEDIAN AGE	39.5	39.8	40.5	
MEDIAN AGE (MALE)	36.5	38.4	39.1	
MEDIAN AGE (FEMALE)	42.1	41.3	41.7	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	3,657	23,238	54,684	
# OF PERSONS PER HH	2.5	2.4	2.5	
AVERAGE HH INCOME	\$69,587	\$75,763	\$82,300	
AVERAGE HOUSE VALUE	\$199,945	\$267,948	\$292,307	
Race	1 Mile	3 Miles	5 Miles	
% WHITE	71.7%	77.6%	79.6%	
% BLACK	23.0%	15.3%	14.3%	
% ASIAN	3.8%	4.6%	3.5%	
% HAWAIIAN	0.0%	0.0%	0.0%	
% INDIAN	0.0%	0.1%	0.1%	
% OTHER	0.5%	0.6%	0.8%	
Ethnicity	1 Mile	3 Miles	5 Miles	
% HISPANIC	2.0%	2.4%	3.7%	

* Demographic data derived from 2010 US Census



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