

## **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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NAI Emory Hill 10 Corporate Circle, New Castle, DE 19720 302 322 9500

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# For Sale Mixed Use Investment



### **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

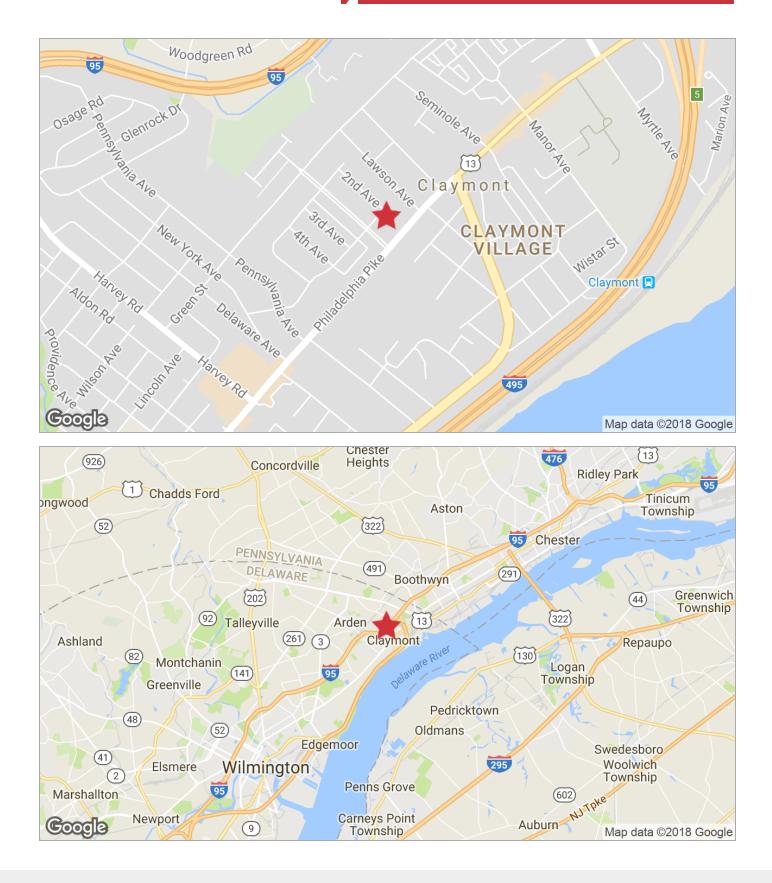
10,000 SF

Commercial

Neighborhood



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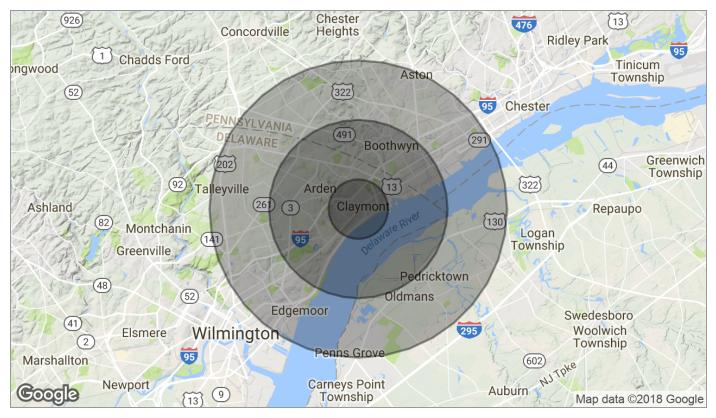




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# For Sale Office



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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