



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.



For more information:

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For Sale Mixed Use Investment



Property Summary

| | |
|----------------|----------------------------|
| Sale Price: | \$700,000 |
| Lot Size: | 0.28 Acres |
| Building Size: | 10,000 SF |
| Zoned: | Commercial Neighborhood |
| Year Built: | 1917 |

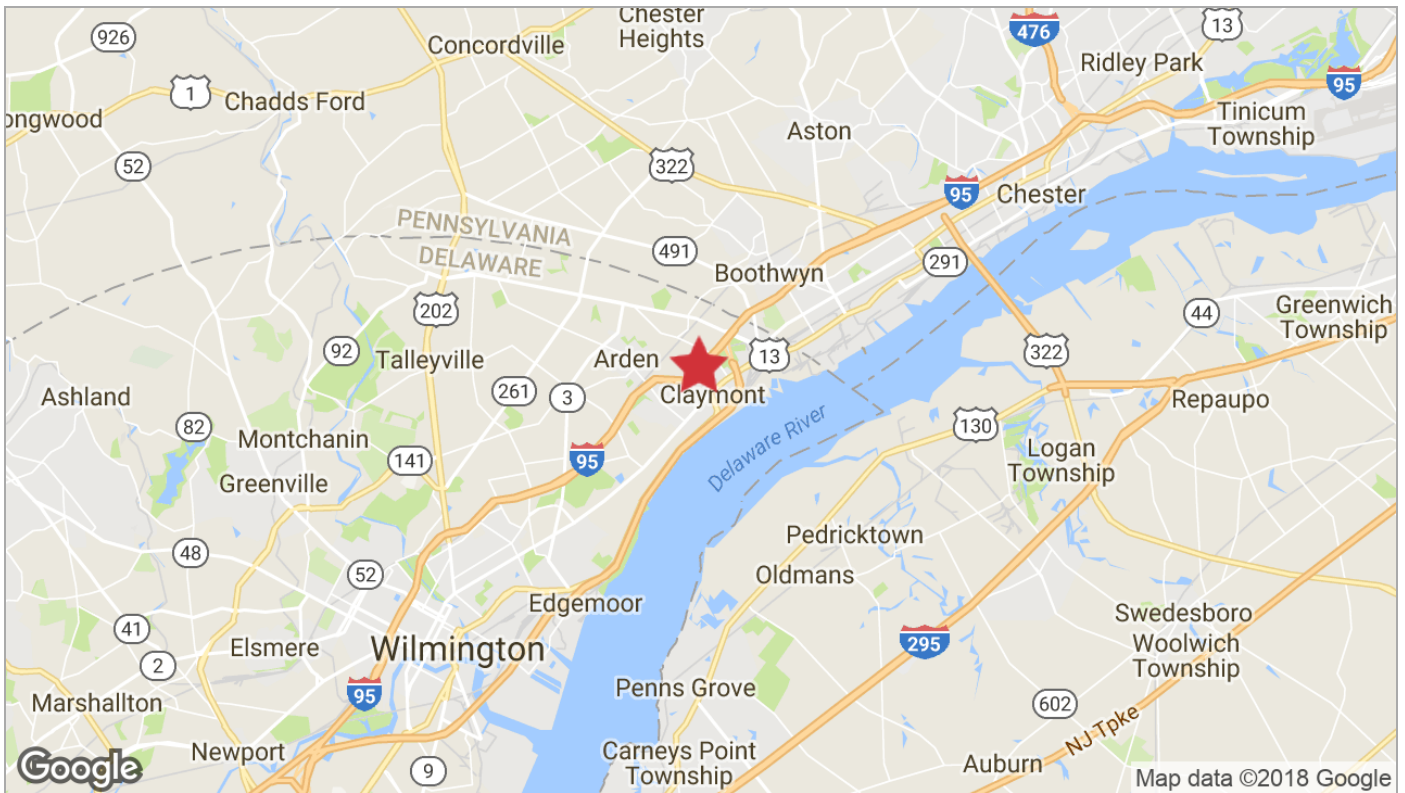
Property Overview

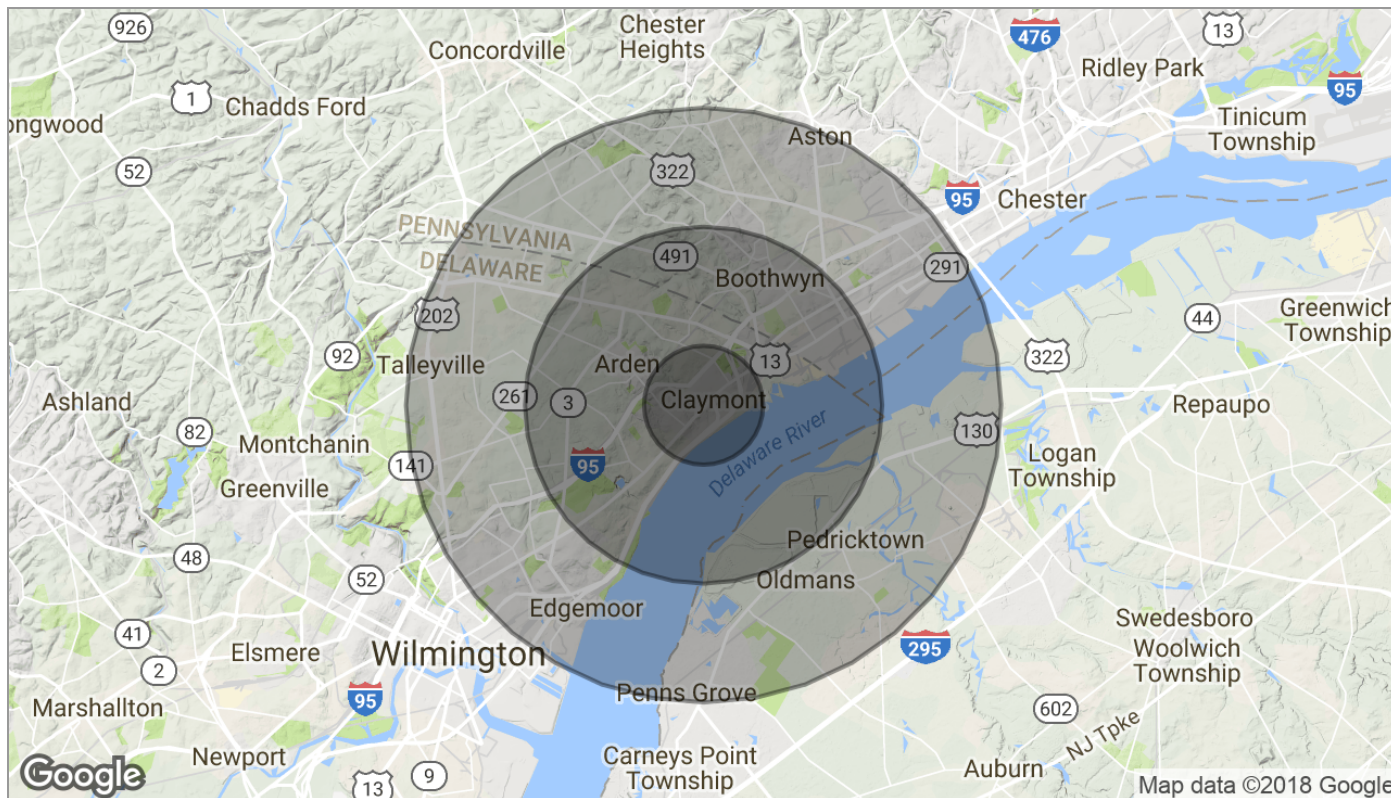
Investment Opportunity in revitalized Claymont, Delaware. "The Overlook" is a historic and charming mixed-use property with 5 apartments and 3 commercial units. Commercial units range from 500 sf to 2,781 sf. Each unit separately metered. Apartments and commercial space recently updated. Lower level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

For Sale Mixed Use Investment





| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| 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 | | | |
| 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 | | | |
| % 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 | | | |
| % HISPANIC | 2.0% | 2.4% | 3.7% |

* Demographic data derived from 2010 US Census