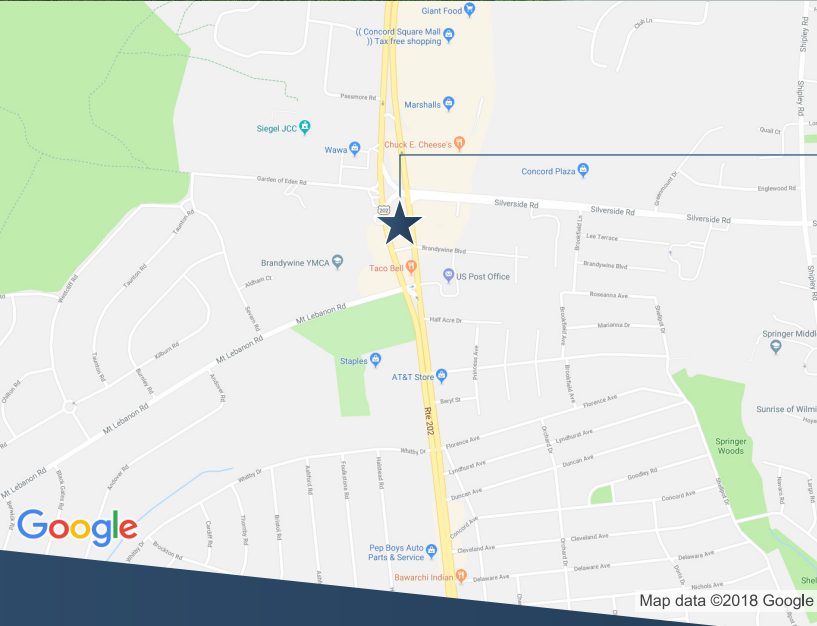


# AVAILABLE

GROUND LEASE BUILT-TO-SUIT OPPORTUNITY ON RT. 202



**Garden of Eden Shopping Center**  
4000 CONCORD PIKE · WILMINGTON DE

**Location:**  
4000 Concord Pike  
Wilmington, DE 19803



For more information please contact:  
Marco DiPrinzio | 302.510.6397 | mdiprinzio@virtusREA.com

# Garden of Eden Shopping Center

4000 CONCORD PIKE · WILMINGTON DE



Site Plan

## Demographics

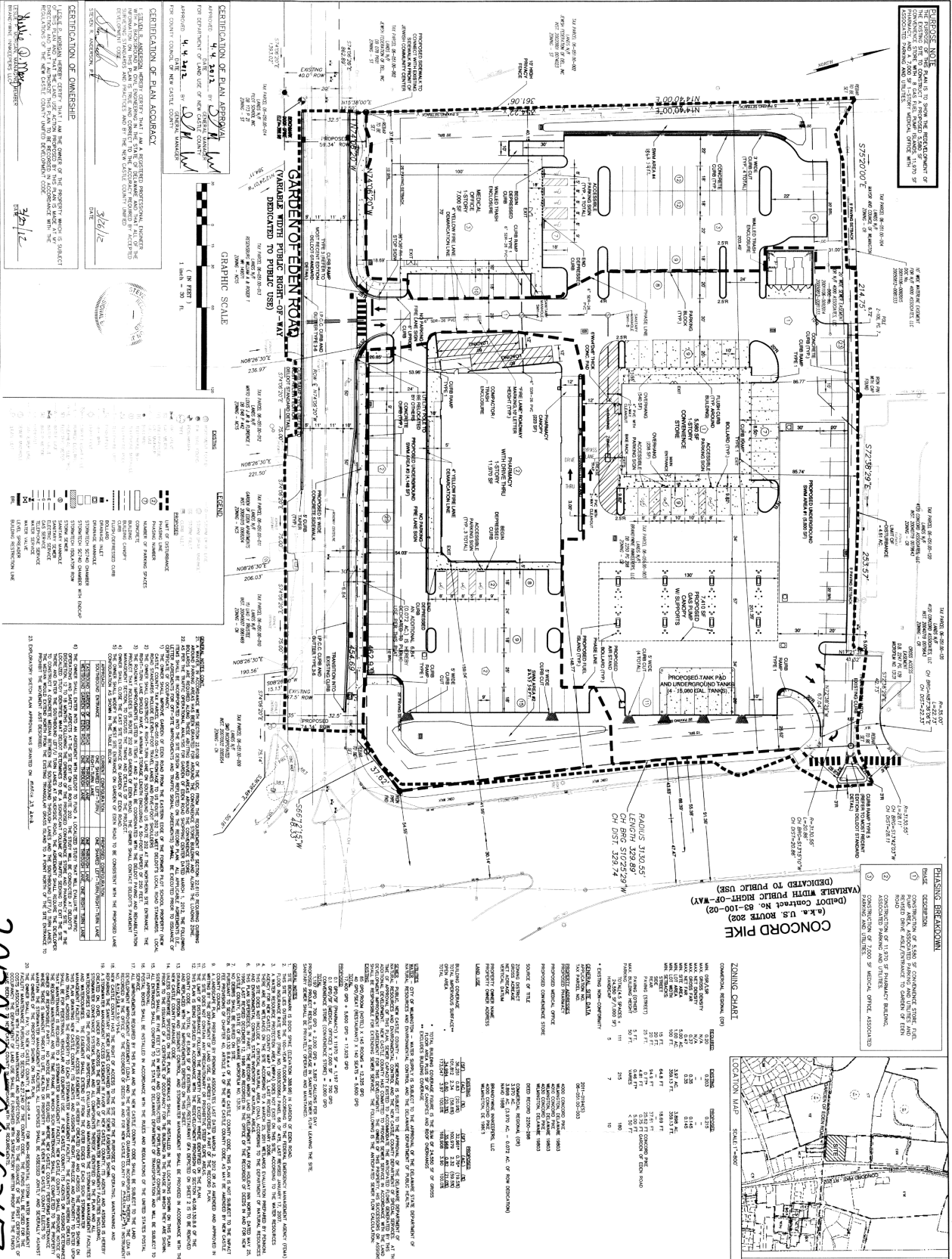
	1 Mile	3 Mile	5 Mile
Total Daytime Population	13,691	58,910	214,901
Average Household Income	\$180,838	\$161,496	\$122,298
Households	2617	15765	73517
Median Age	49	47	42

## Property highlights

- Fully Approved 7,000 Sq. Ft. Retail or Medical Office Building
- Lot Size: +/- 1 Acre
- 55,000 VPD
- 180 Parking Spots
- Join CVS and Wawa
- Unprecedented Monument Signage along Rt. 202
- Zoned Commercial - multiple retail and medical office uses permitted
- On-site Public Water/Sewer



For more information please contact:  
 Marco DiPrinzio | 302.510.6397 | mdiprinzio@virtusREA.com



**CERTIFICATION OF PLAN APPROVAL**  
I, **H. W. M. III**, Surveyor, do hereby certify that I am the duly qualified and duly sworn Surveyor of the State of Delaware, and that I have examined the above described plan and find that it conforms to the provisions of the Delaware Code, Chapter 101, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101.

**CERTIFICATION OF OWNERSHIP**  
I, **BRANDYWINE INNKEEPERS, LLC**, do hereby certify that I am the duly qualified and duly sworn owner of the above described property, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101.

**CERTIFICATION OF PLAN ADOPTION**  
I, **H. W. M. III**, Surveyor, do hereby certify that I am the duly qualified and duly sworn Surveyor of the State of Delaware, and that I have examined the above described plan and find that it conforms to the provisions of the Delaware Code, Chapter 101, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101.

**CERTIFICATION OF OWNERSHIP**  
I, **BRANDYWINE INNKEEPERS, LLC**, do hereby certify that I am the duly qualified and duly sworn owner of the above described property, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101, and that I have caused the same to be recorded in accordance with the provisions of the Delaware Code, Chapter 101.

**LEGEND**

**WALLS**

**DOORS**

**WINDOWS**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**GENERAL**

**NOTES**

1. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

20204050679347

**Pennoni Associates Inc.**  
Christiana Executive Campus, 121 Continental Drive, Suite 207  
Newark, DE 19713-4810 (302) 655-4451

**Engineers • Surveyors • Planners • Landscape Architects**

**GARDEN OF EDEN SHOPPING CENTER**  
4000 CONCORD PIKE  
BRANDYWINE HARBOR, NEW CASTLE COUNTY, DE 19803

**RECORD MINOR LAND DEVELOPMENT PLAN**

**BRANDYWINE INNKEEPERS, LLC**  
4000 CONCORD PIKE  
WILMINGTON, DE 19803

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DATE	NO.	REVISIONS	BY
05/27/11	1	PER NCC LAND USE COMMENTS	JOA
10/25/11	2	PER NCC LAND USE COMMENTS	SRA
02/07/12	3	PER NCC COMMENTS	SRA
03/07/12	4	PER DELDOT COMMENTS	SRA
11/19/12	5	PER NCC COMMENTS	SRA

**Pennoni**