



Shoppes of Graylyn
Redevelopment Rendering



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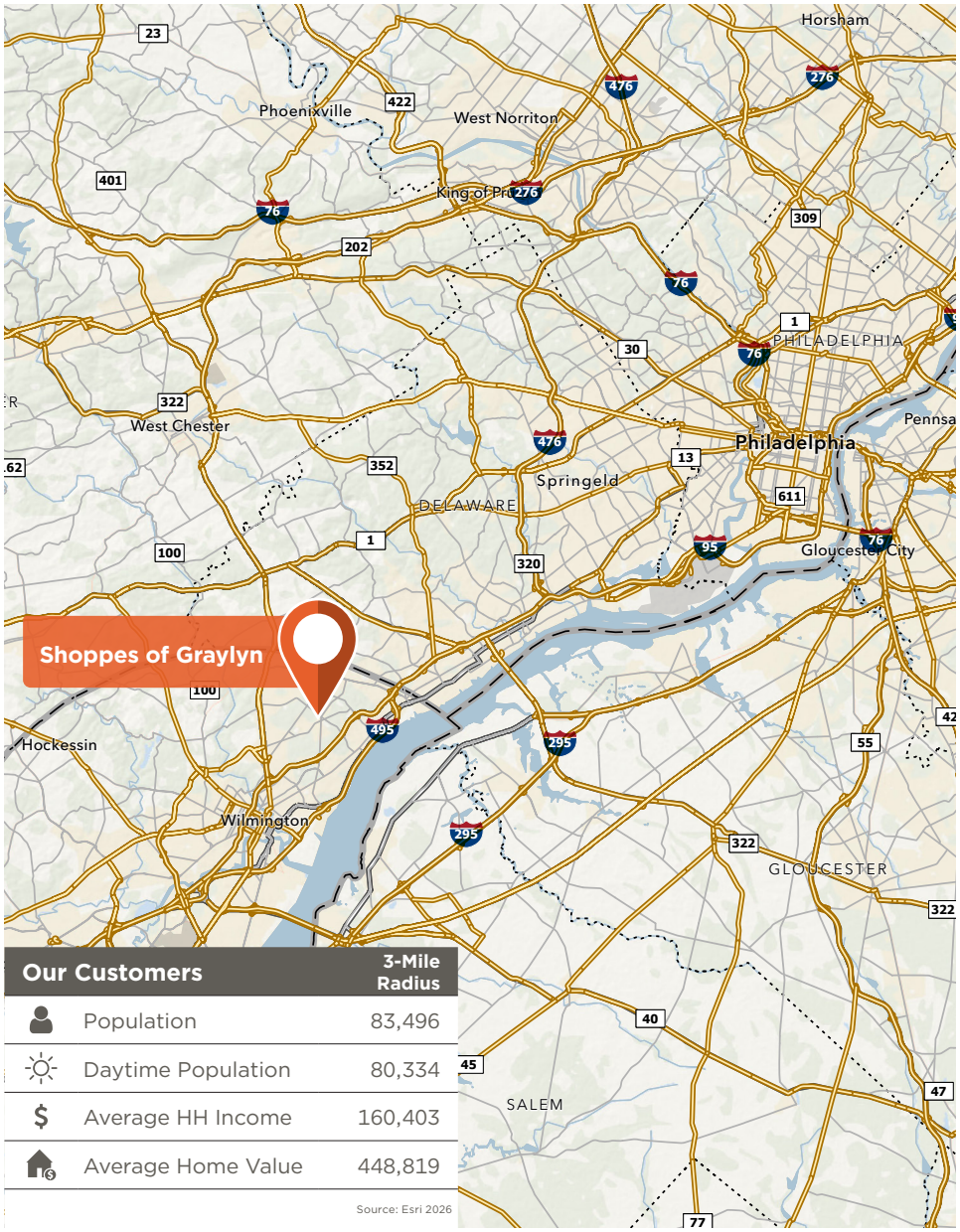
LEASING OPPORTUNITIES

Shoppes of Graylyn

1732 Marsh Road
Wilmington, DE 19810

Regency Centers.

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Our Customers	3-Mile Radius
Population	83,496
Daytime Population	80,334
Average HH Income	160,403
Average Home Value	448,819

Source: Esri 2026

The Location

Embedded in the Wilmington community

Shoppes of Graylyn is a Lidl-anchored neighborhood shopping center in Wilmington, DE, surrounded by established residential communities. With façade improvements planned, the center offers two available spaces well suited for restaurant or service concepts.

Key Highlights

- **Established Draw:** Attracts 708K annual visits from 171.2K unique visitors.
- **Affluent Community:** Average household income reaches $198K within a one-mile radius.
- **Family-Focused Audience:** Upper Suburban Diverse Families and Ultra Wealthy Families represent a combined 44% of visitors.
- **Upcoming Improvements:** Planned façade renovations will refresh the center's appearance.
- **Convenient Location:** Situated at Marsh Road (10.1K VPD) and Silverside Road (11.3K VPD), serving surrounding neighborhoods.
- **Regional Hub:** Wilmington is Delaware's largest city and a regional center for business and commerce.

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

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DEMOGRAPHICS



LIFESTYLE SEGMENT*

Upper Suburban Diverse Families

26%

Upwardly mobile, multicultural households with strong community ties, frequent visits to grocery, dining, and service destinations, and diverse culinary tastes spanning fast-casual to casual dining concepts.



LIFESTYLE SEGMENT*

Ultra Wealthy Families

18%

The highest-income shopper segment, drawn to premium, curated environments, with a strong preference for chef-driven, upscale dining concepts and the highest average dining spend of any shopper segment.

Source: 2025 Spatial.ai Personalive, based on 70% of shopping center visitors.

	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
Population	9,293	83,496	174,990	96,527
Daytime Population	8,653	80,334	202,136	103,266
Average HH Income	198,293	160,403	139,642	146,908
Average Home Value	457,838	448,819	444,607	431,718
Bachelor's Degree or Higher	59.6%	50.8%	45.2%	48.7%

Source: Esri 2026



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LEASING PLAN

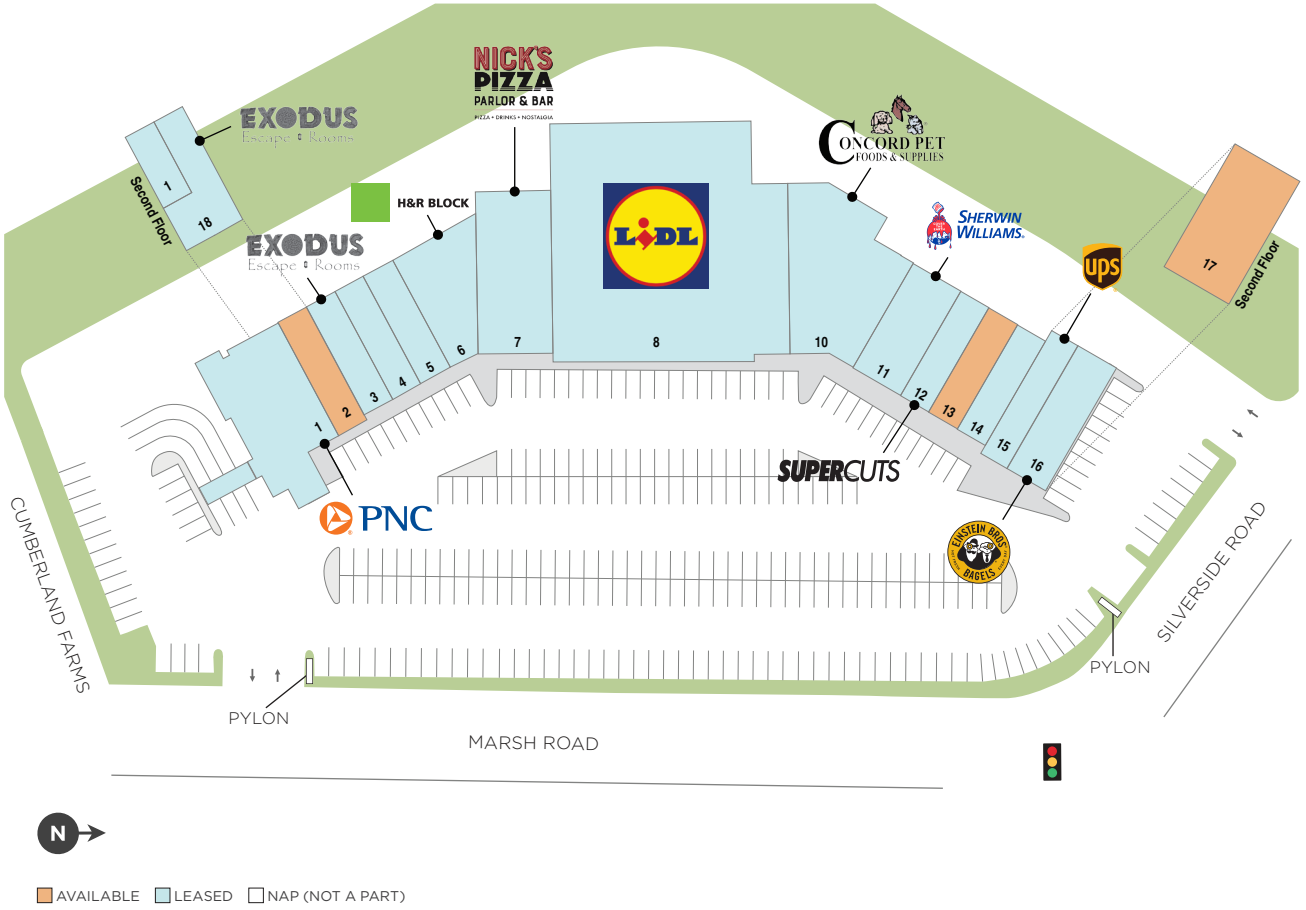
CENTER SIZE: 59,156 SF

AVAILABLE

SPACE	TENANT	SF
02	AVAILABLE	1,600
13	AVAILABLE (RESTAURANT)	1,560
17	AVAILABLE	2,576

LEASED

01	PNC BANK	5,670
03	EXODUS ESCAPE ROOMS	1,600
04	TAIL WAGGERS PET SALON	1,600
05	POPPYCOCK TATTOO	1,600
06	H & R BLOCK	2,730
07	NICK'S PIZZA PARLOR AND BAR	4,725
08	LIDL	21,320
10	CONCORD PET FOODS & SUPPLIES	4,900
11	SHERWIN-WILLIAMS	2,800
12	SUPERCUTS	1,600
14	BLAZE TERIYAKI	1,600
15	THE UPS STORE	1,329
16	EINSTEIN BROS BAGELS	2,092
18	EXODUS ESCAPE ROOMS	2,430



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About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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District at Metuchen
Metuchen, NJ



Pike Creek
Wilmington, DE



Glenwood Green
Old Bridge, NJ

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