



**PROPERTY DESCRIPTION**

Prime leasing opportunity in Ocean View, Delaware, located at 29 Atlantic Avenue in the vibrant Northeast Seafood Kitchen Plaza on Route 26. This second-floor, elevator-served unit offers approximately 1,680 SF of flexible, open space—formerly a gym—ideal for a range of business applications. The adaptable layout features shared restroom facilities with the adjacent hair salon and benefits from ample parking and easy access from Atlantic Avenue. The property is part of a dynamic commercial environment with a diverse mix of co-tenants including SODEL's Northeast Seafood Kitchen, Pivot Physical Therapy, The UPS Store, Papa John's, Sleepy's, Curves, a professional attorney office, a hair salon, as well as yoga, nail, and personal training studios, ensuring steady foot traffic and high visibility for your business.

**PROPERTY DETAILS & HIGHLIGHTS**

- **Available:** +/-1,680 SF
- **Lease Rate:** Please contact leasing agent
- **Traffic Counts:** 16,274 VPD (Route 26)
- **Location:** Prime location on Atlantic Avenue (Route 26) in the heart of Ocean View
- **Layout:** Second-floor, elevator-served suite featuring a gym-converted design
- **Parking & Access:** Ample parking/convenient entry directly off Atlantic Avenue
- **Co-Tenants:** Co-tenants including SODEL's Northeast Seafood Kitchen, Pivot Physical Therapy, The UPS Store, Papa John's, Sleepy's, Curves, a legal office, a hair salon, yoga and nail studios, and a personal training gym

**DEMOGRAPHICS AT A GLANCE**

	1 MILE	3 MILES	5 MILES
Total Population	3,614	17,817	26,243
Total Households	1,843	9,023	13,029
Average HH Income	\$121,913	\$123,751	\$122,951
Average Age	59	58	58



For More Information, Contact:

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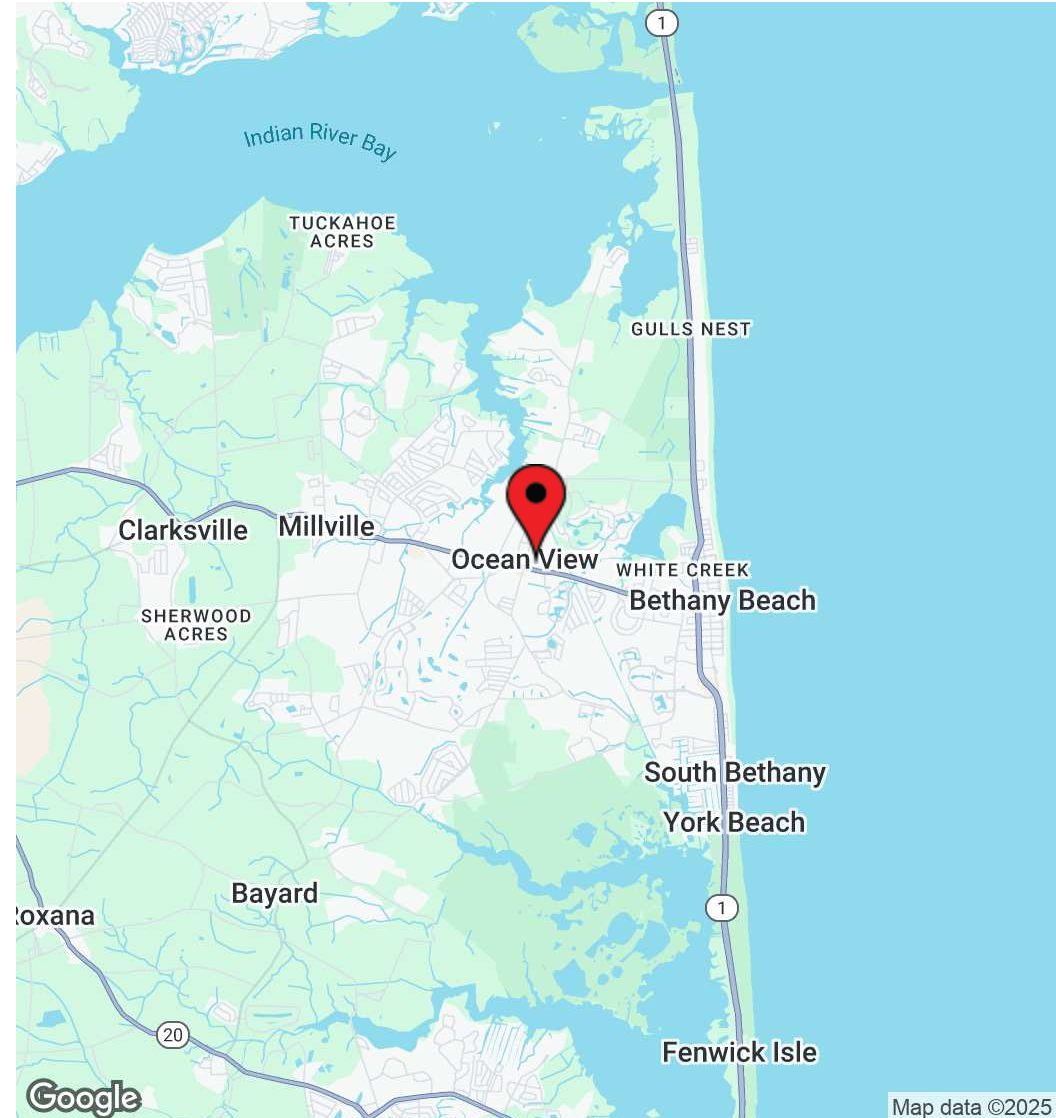
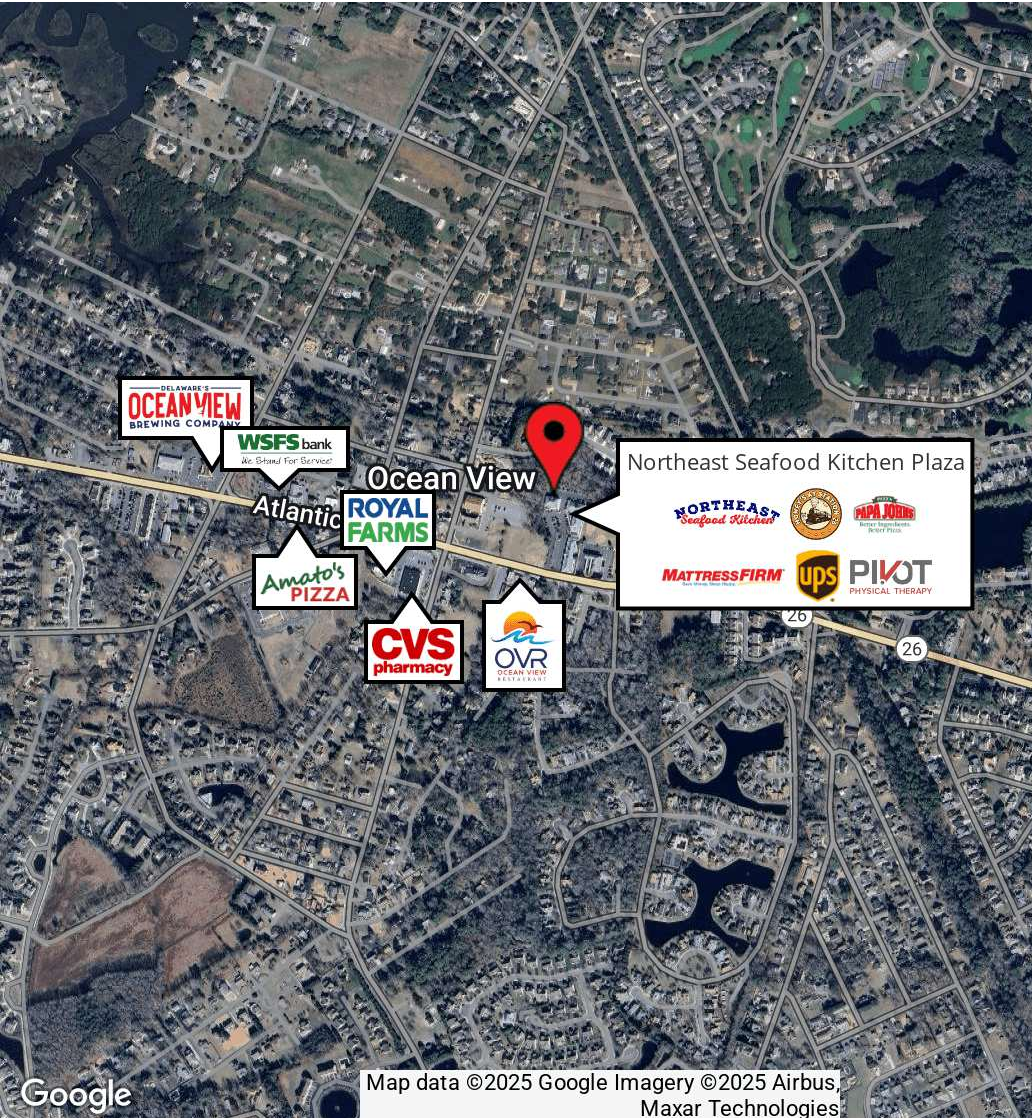
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**NORTHEAST SEAFOOD KITCHEN  
PLAZA**

29 Atlantic Avenue  
Ocean View, DE 19970

**OFFICE/RETAIL SPACE  
FOR LEASE**



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# NORTHEAST SEAFOOD KITCHEN PLAZA

29 Atlantic Avenue  
Ocean View, DE 19970

# OFFICE/RETAIL SPACE FOR LEASE

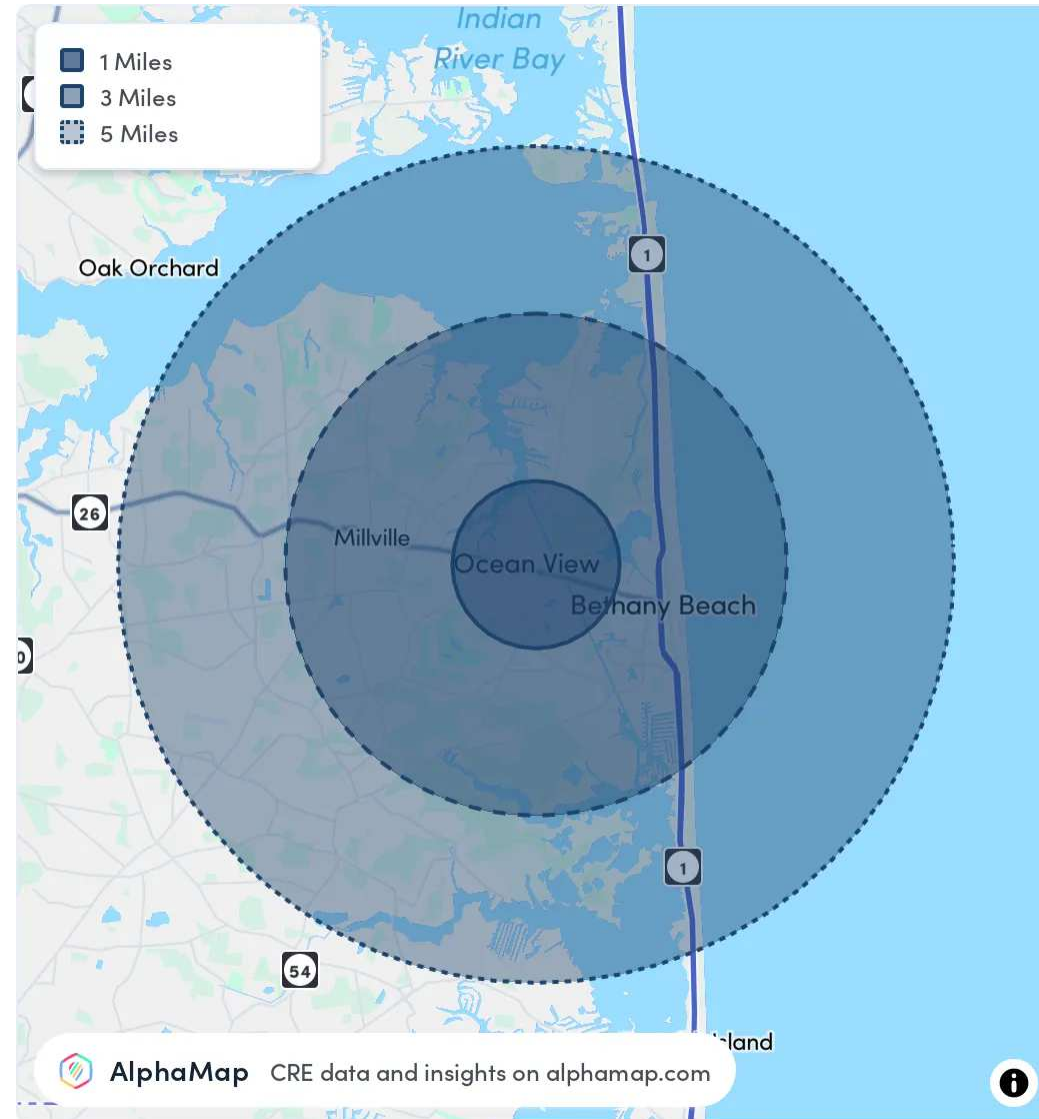


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,614	17,817	26,243
Average Age	59	58	58
Average Age (Male)	58	58	57
Average Age (Female)	59	59	58

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,843	9,023	13,029
Persons per HH	2	2	2
Average HH Income	\$121,913	\$123,751	\$122,951
Average House Value	\$562,535	\$609,626	\$590,300
Per Capita Income	\$60,956	\$61,875	\$61,475

RACE	1 MILE	3 MILES	5 MILES
Population White	3,321	16,382	24,075
Population Black	34	191	343
Population American Indian	3	21	51
Population Asian	51	212	283
Population Pacific Islander	2	12	16
Population Other	37	177	274

Map and demographics data derived from AlphaMap



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