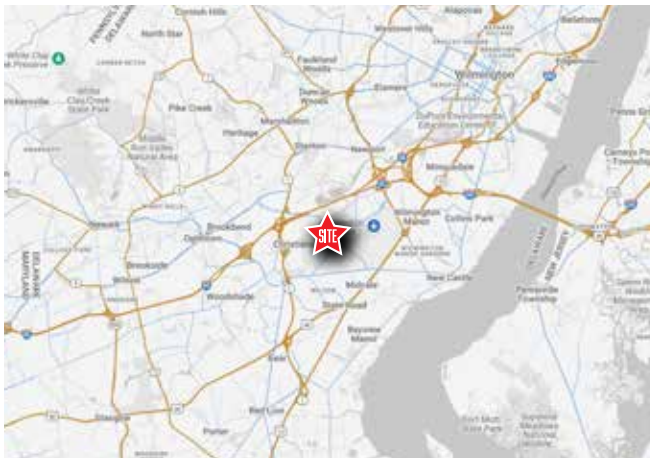


1,042 SF END-CAP OPPORTUNITY | FOR SUB-LEASE
1325 Churchmans Rd. | Newark, DE 19713 | New Castle County



FOR SUB-LEASE | Newark, DE 19713 | New Castle County

1,042 SF
Ground Floor

IMMEDIATE
Availability

LEASE
Upon Request

PROPERTY INFORMATION

- Sub-Lease opportunity next to Darden Restaurant's Cheddars Concept Located on the pad of Center Pointe Shopping Center
- End cap space visble from Churchmans Rd.
- Hard to find small shop space for many users, zoned CR
- Highly populated trade area surrounding the site with excellent daytime traffic counts
- Easily accessible to I-95 and Route 1 nearby
- Ideal location for Retail, Professional and Office Space

Demographics	1 Mile	3 Miles	5 Miles
Population	1,419	73,224	210,073
Average HH Income	\$100,940	\$106,738	\$106,738
Total Businesses	600	3,604	9,175
Number of Employees	7,354	44,274	114,518
Traffic Counts	Churchmans Rd. (Rt. 58) : 18,317 VPD Ogletown Stanton Rd. (Rt. 4): 22,230 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION: STEVEN DEPETRIS
PLEASE CONTACT: 856-231-1010 x203
609-760-2543 CELL
SDEPETRIS@LPRE.COM



1,042 SF END-CAP OPPORTUNITY | FOR SUB-LEASE

1325 Churchmans Rd. | Newark, DE 19713 | New Castle County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAILER AERIAL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

1,042 SF END-CAP OPPORTUNITY | FOR SUB-LEASE

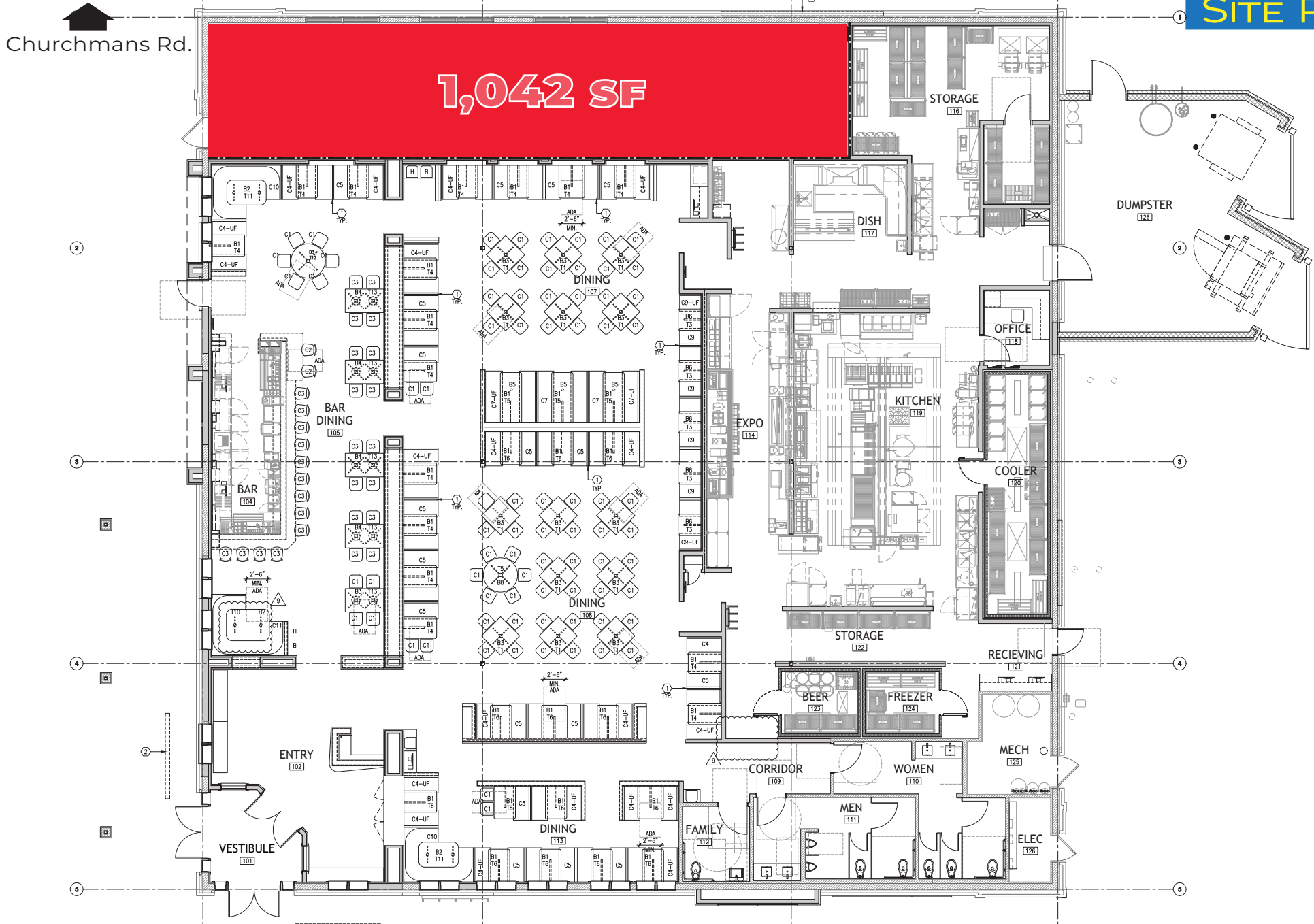
1325 Churchmans Rd. | Newark, DE 19713 | New Castle County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN



1,042 SF END-CAP OPPORTUNITY | FOR SUB-LEASE

1325 Churchmans Rd. | Newark, DE 19713 | New Castle County



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	1,419	73,224	210,073
Projected Population (2029)	1,440	73,946	212,734
Projected Annual Growth (2024 to 2029)	0.3%	0.2%	0.3%

Households & Growth

Households	573	30,378	82,762
Projected HH (2029)	586	30,900	84,580
HH Growth with Children (2024 to 2029)	27.0%	25.8%	27.4%

Income

Average HH Income (Est. 2024)	\$100,940	\$106,738	\$108,563
Median HH Income (2024)	\$76,748	\$79,804	\$80,951

Daytime Population

Total Businesses (2024)	600	3,604	9,175
Number of Employees (2024)	7,354	44,274	114,518

Education

High School Graduate	28.4%	33.7%	30.6%
Some College	12.1%	18.1%	18.7%
Bachelor Degree	22.5%	19.4%	21.0%
Graduate	11.0%	12.5%	13.7%

Traffic Counts:

Churchmans Rd. (Rt. 58) : 18,317 VPD

Ogletown Stanton Rd. (Rt. 4): 22,230 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

