

### SITE OVERVIEW

**1911 Old Capitol Trail** presents a premier development opportunity in the heart of New Castle County. **Situated immediately off Capitol Trail (Route 2)**, this **1.55-acre site** is fully approved for a **49,989 SF, three-story self-storage facility**, providing a valuable head start for developers. Its **CN (Commercial Neighborhood)** zoning also accommodates a variety of high-demand uses — from retail and medical to office and other neighborhood-focused concepts. With over **31,000 vehicles per day along Route 2** and **17,000 along Harmony Road**, the property benefits from exceptional visibility and access within one of New Castle County's busiest suburban corridors.

### OPPORTUNITY HIGHLIGHTS

- **Lot Size:** 1.55 Acres
- **Sale Price:** Please contact listing agent
- **Zoning:** CN (Commercial Neighborhood)
- **Tax Parcel #:** 08-054.40-153
- Surrounded by regional and national retailers
- Centrally located between Newark/Wilmington
- Convenient access to I-95 (+/- 2 miles), Route 4, and Christiana
- Dense residential base in 1-,3-, and 5-mile radii

### DEMOGRAPHICS AT A GLANCE

|                   | 1 MILE    | 3 MILES  | 5 MILES   |
|-------------------|-----------|----------|-----------|
| Total Population  | 8,016     | 74,636   | 188,086   |
| Total Households  | 3,322     | 30,236   | 72,099    |
| Average HH Income | \$100,274 | \$97,307 | \$104,098 |
| Average Age       | 41        | 41       | 40        |



### For More Information, Contact:

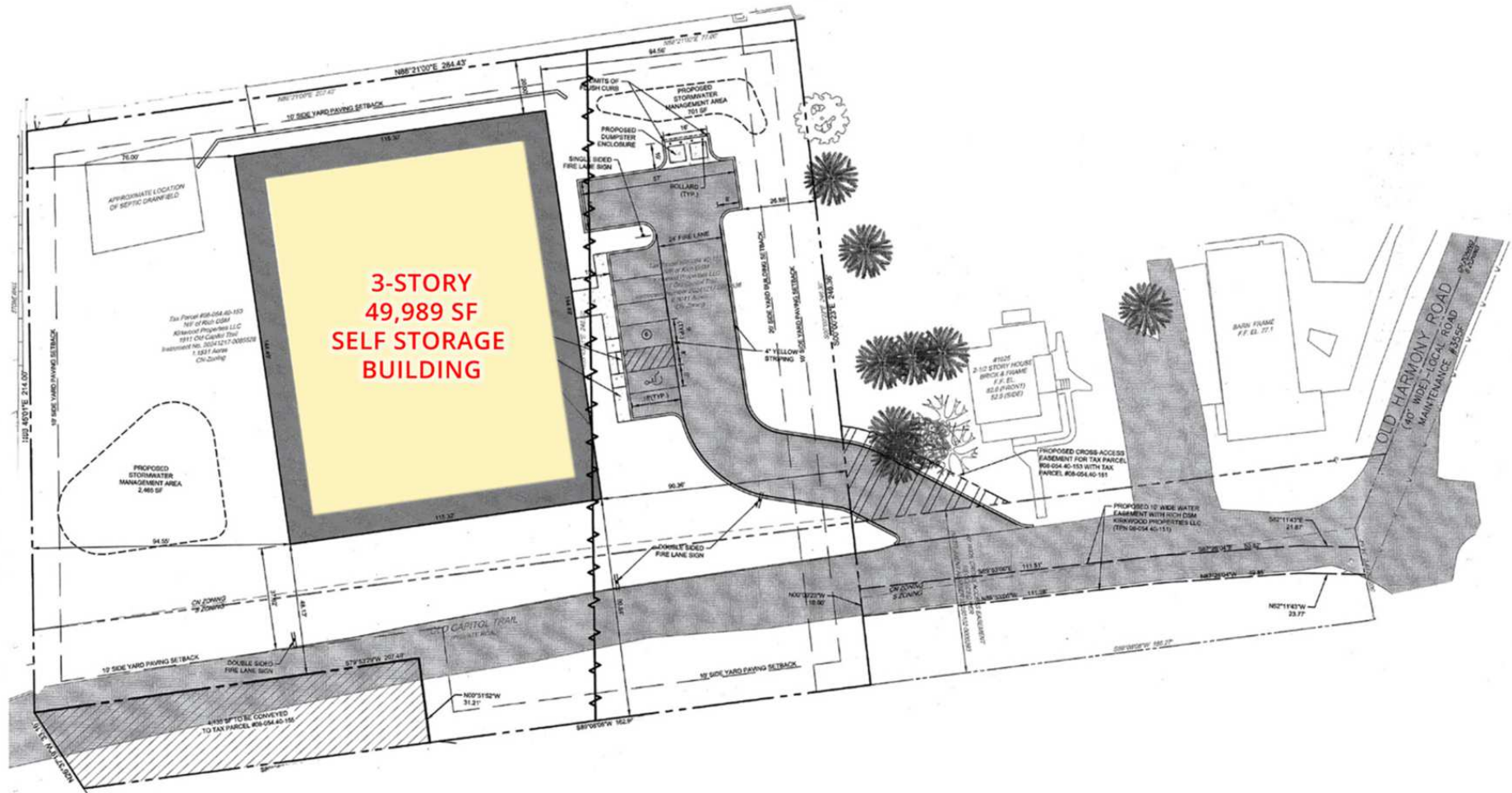
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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



APPROVED RECORD PLAN



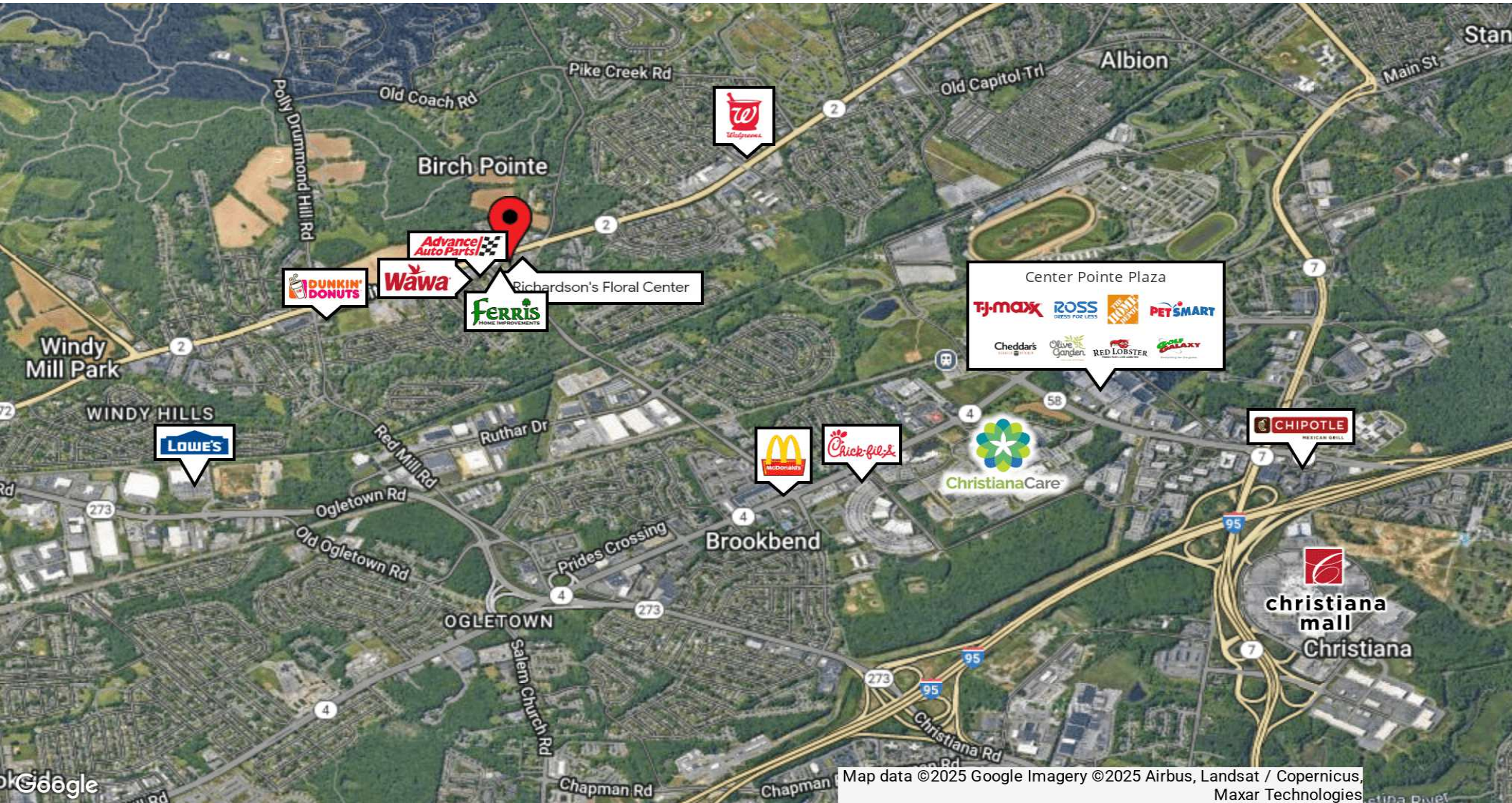
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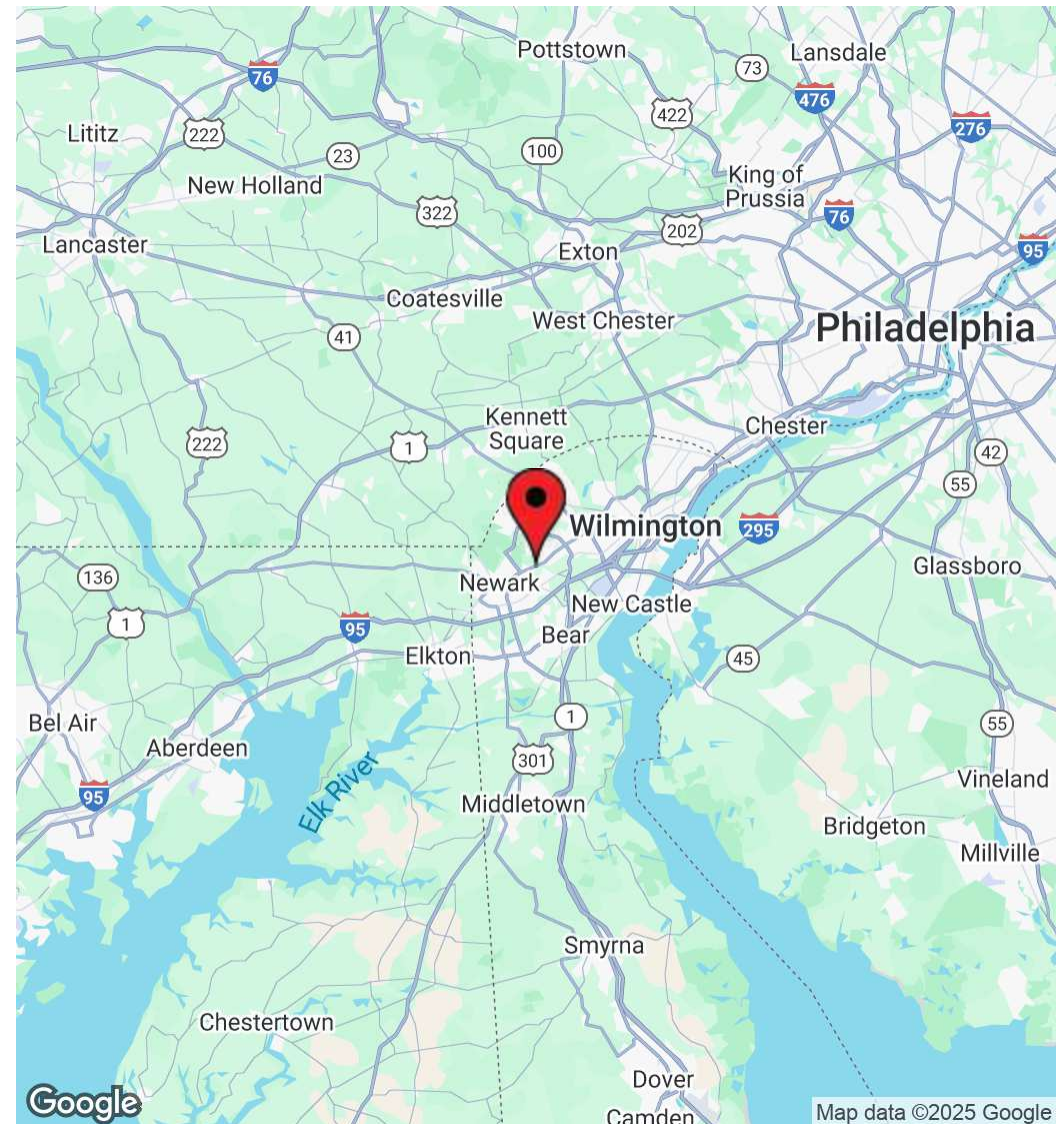
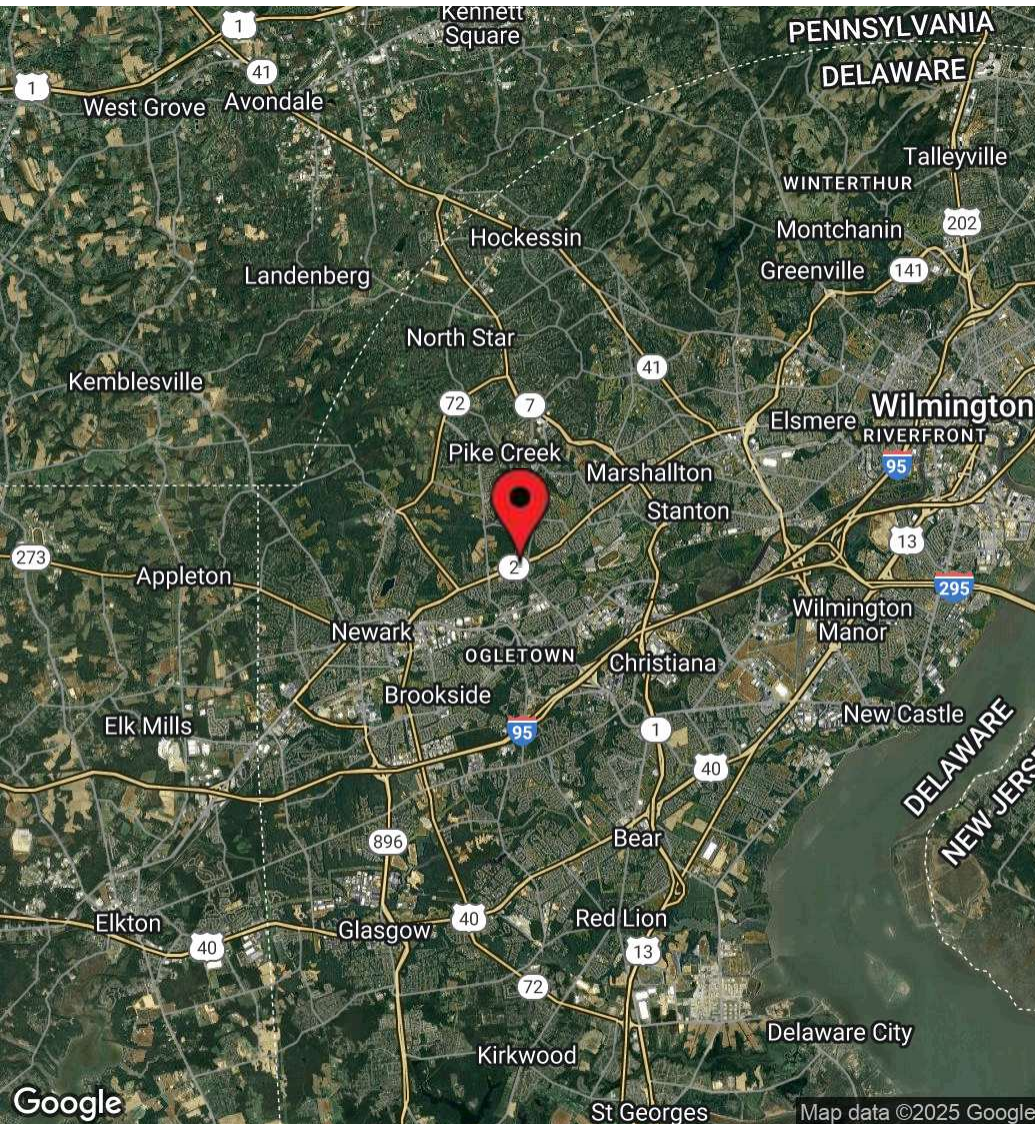
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1911 Old Capitol Trail  
Newark, DE 19711

APPROVED SELF-STORAGE SITE  
**FOR SALE**



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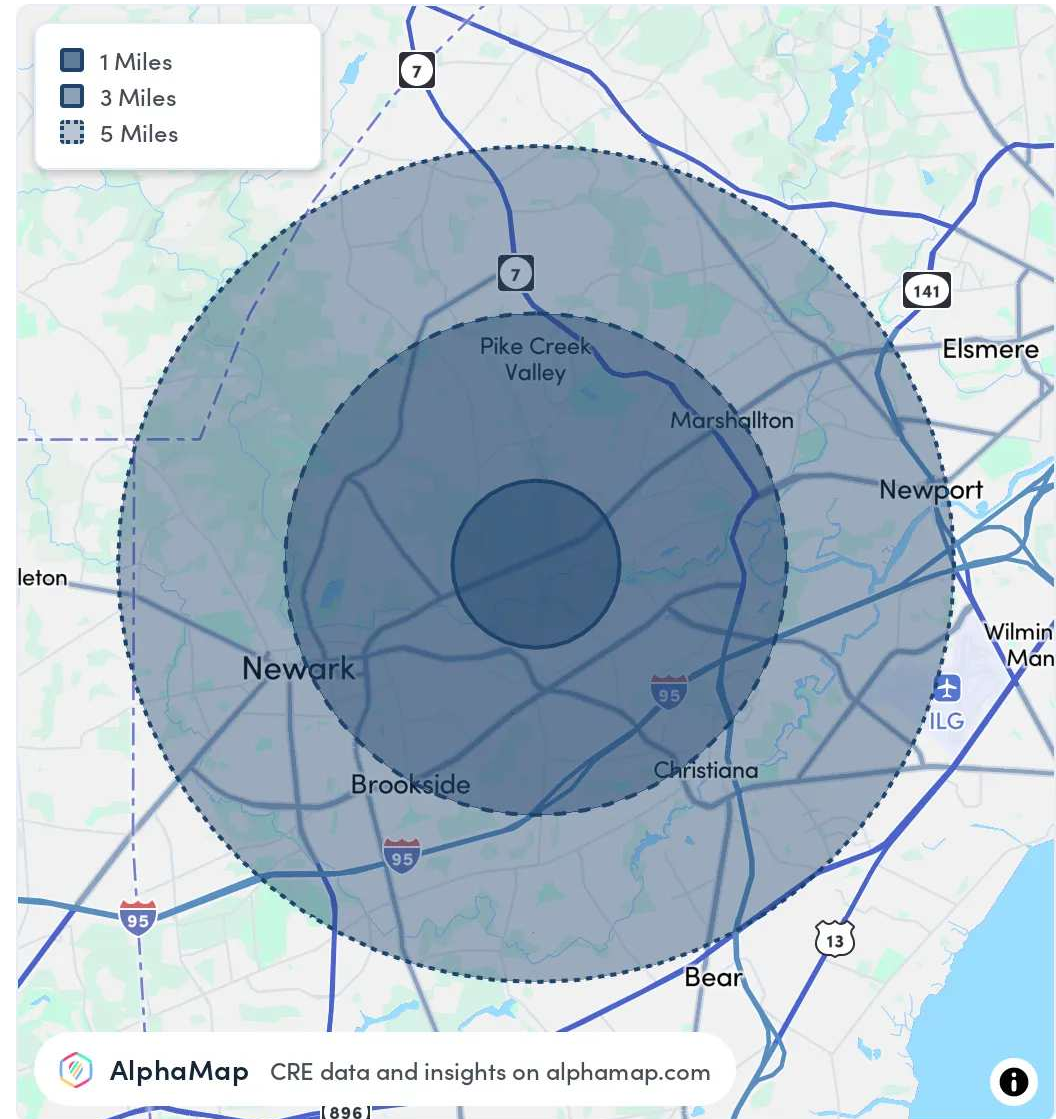
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| POPULATION                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| Total Population            | 8,016     | 74,636    | 188,086   |
| Average Age                 | 41        | 41        | 40        |
| Average Age (Male)          | 40        | 39        | 39        |
| Average Age (Female)        | 43        | 42        | 41        |
| HOUSEHOLD & INCOME          | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households            | 3,322     | 30,236    | 72,099    |
| Persons per HH              | 2.4       | 2.5       | 2.6       |
| Average HH Income           | \$100,274 | \$97,307  | \$104,098 |
| Average House Value         | \$314,041 | \$346,129 | \$357,823 |
| Per Capita Income           | \$41,780  | \$38,922  | \$40,037  |
| RACE                        | 1 MILE    | 3 MILES   | 5 MILES   |
| Population White            | 5,082     | 45,014    | 105,591   |
| Population Black            | 1,237     | 11,856    | 38,044    |
| Population American Indian  | 26        | 376       | 792       |
| Population Asian            | 350       | 5,613     | 15,960    |
| Population Pacific Islander | 4         | 23        | 62        |
| Population Other            | 532       | 4,447     | 11,063    |

Map and demographics data derived from AlphaMap



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