

# BEST NIGHT INN

118 ROOM MOTEL

# NAI Emory Hill



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1200 WEST AVENUE  
NEW CASTLE, DE 19720

CONFIDENTIAL OFFERING MEMORANDUM

## **BEST NIGHT INN**

NEW CASTLE, DE 19720

Exclusive Contacts:

### **Neil Kilian, CCIM, SIOR**

Partner, Director of Brokerage  
302.221.7256 | 302.521.7291 Cell  
neilkilian@emoryhill.com

### **Kyle McLaughlin**

Brokerage Associate  
302.221.7217 | 215.622.0905 Cell  
kylemclaughlin@emoryhill.com

### **NAI Emory Hill**

10 Corporate Circle, Suite 100  
New Castle, DE 19720  
302.322.9500  
naiemoryhill.com



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## EXECUTIVE SUMMARY

This economy, limited-service motel features **118 guest rooms** across two stories and is situated on a **±4.35-acre parcel** along West Avenue (Route 9) in New Castle, Delaware. The property offers essential accommodations designed to serve value-oriented transient and extended-stay guests.

**Strategically located along Route 9**, one of New Castle County's primary commercial and industrial corridors, the property benefits from strong frontage, high daily traffic counts, convenient ingress and egress, and immediate access to public transportation. The site is located along an established bus route, providing connectivity to downtown Wilmington, surrounding employment centers, healthcare facilities, and retail amenities. Route 9 provides **direct connectivity to Interstates 95 and 295 and U.S. Route 40**, enabling efficient access throughout New Castle County, downtown Wilmington, and the broader Mid-Atlantic region.

The Route 9 corridor is the focus of ongoing public- and private-sector reinvestment initiatives aimed at strengthening the area as a long-term employment, logistics, and mixed-use spine within New Castle County. Notable examples include the Claymont Renaissance redevelopment to the north, a large-scale Route 9 revitalization effort, and continued capital investment to the south at the Port of Wilmington.

The property is located approximately 5 miles from the **Port of Wilmington**, a major Mid-Atlantic seaport handling containerized cargo, perishables, automobiles, and bulk freight. The Port supports a steady flow of truck drivers, logistics personnel, maritime contractors, and port-related vendors who seek conveniently located lodging near primary freight routes. Healthcare-driven lodging demand is anchored by **ChristianaCare's Christiana Hospital**, a 1,000+ bed regional medical center located approximately 6 miles north of the property.

The motel is also well positioned near major industrial parks, warehousing and distribution facilities, and last-mile logistics hubs throughout the Route 9, Route 13, and I-295 corridors. Accessibility to **New Castle Airport (ILG)** and proximity to historic Old New Castle, the Wilmington Riverfront, and attractions such as Winterthur Museum, Garden & Library, the Delaware Art Museum, and Longwood Gardens provide supplemental demand from leisure travelers and regional visitors.

## PROPERTY DETAILS

Name Best Night Inn

APN

1001000022

Address 1200 West Avenue

Zoning

CR-UDC-Commercial Regional

City, State, Zip New Castle, DE 19720

Rooms 118

Year Built/Renovated 1982/1997

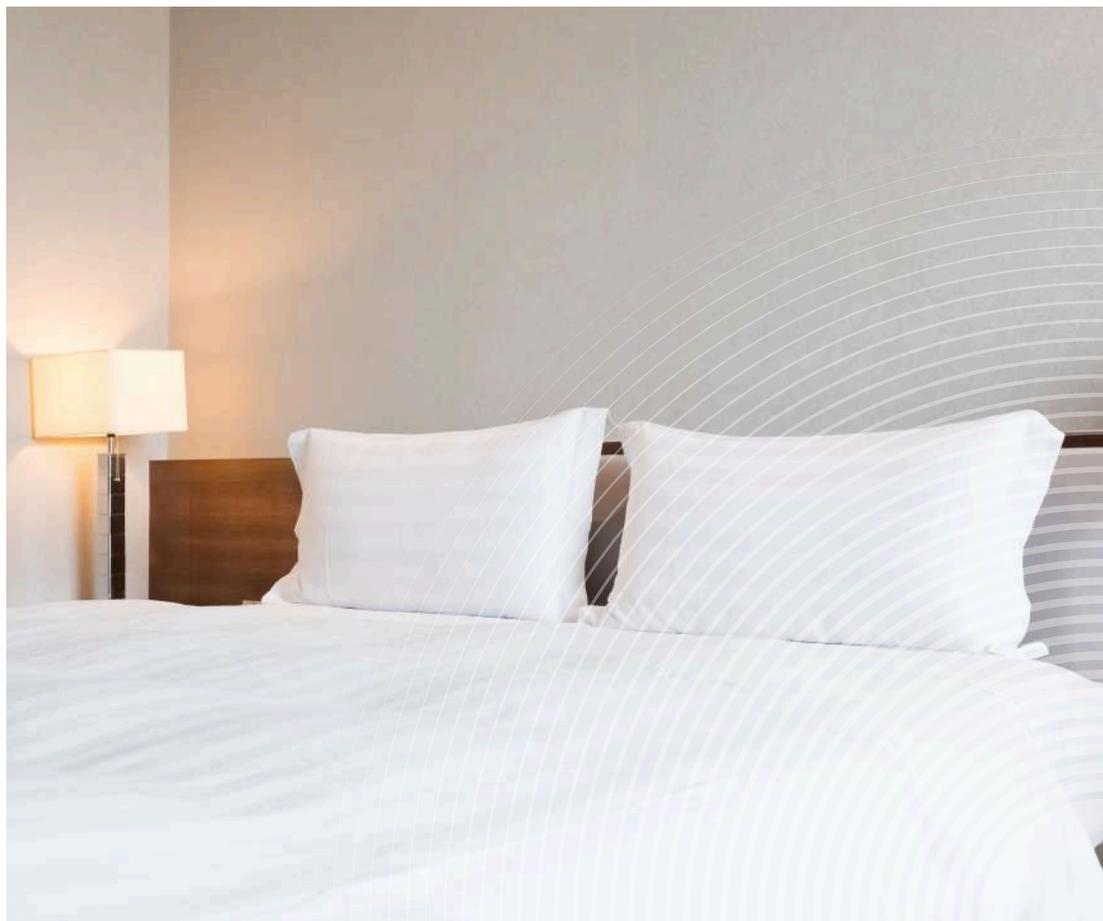
Building SF 31,884 SF

Lot SF 4.35 AC

# of Stories 2

Corridor Route 9 at I-295

Parking 114 spaces



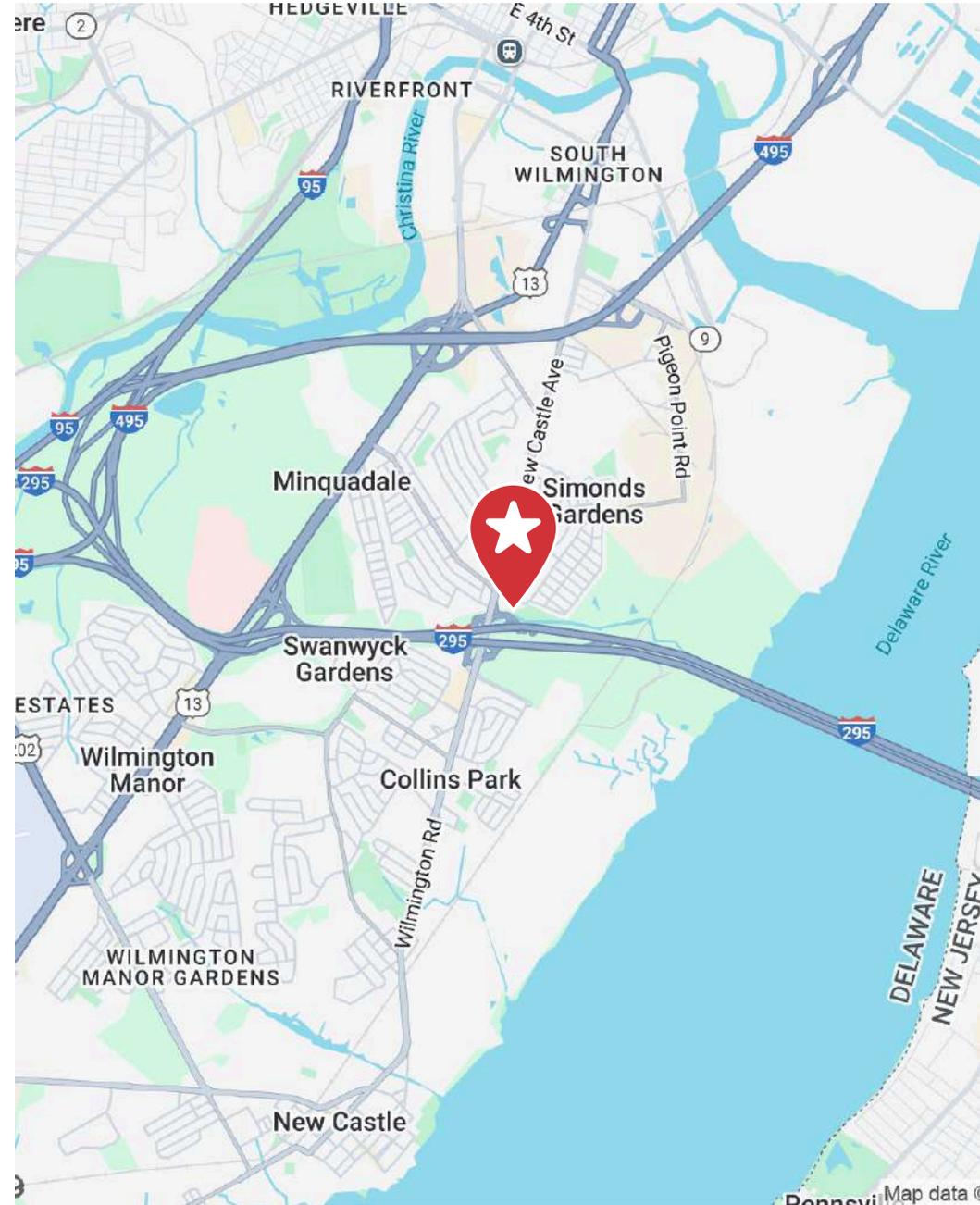
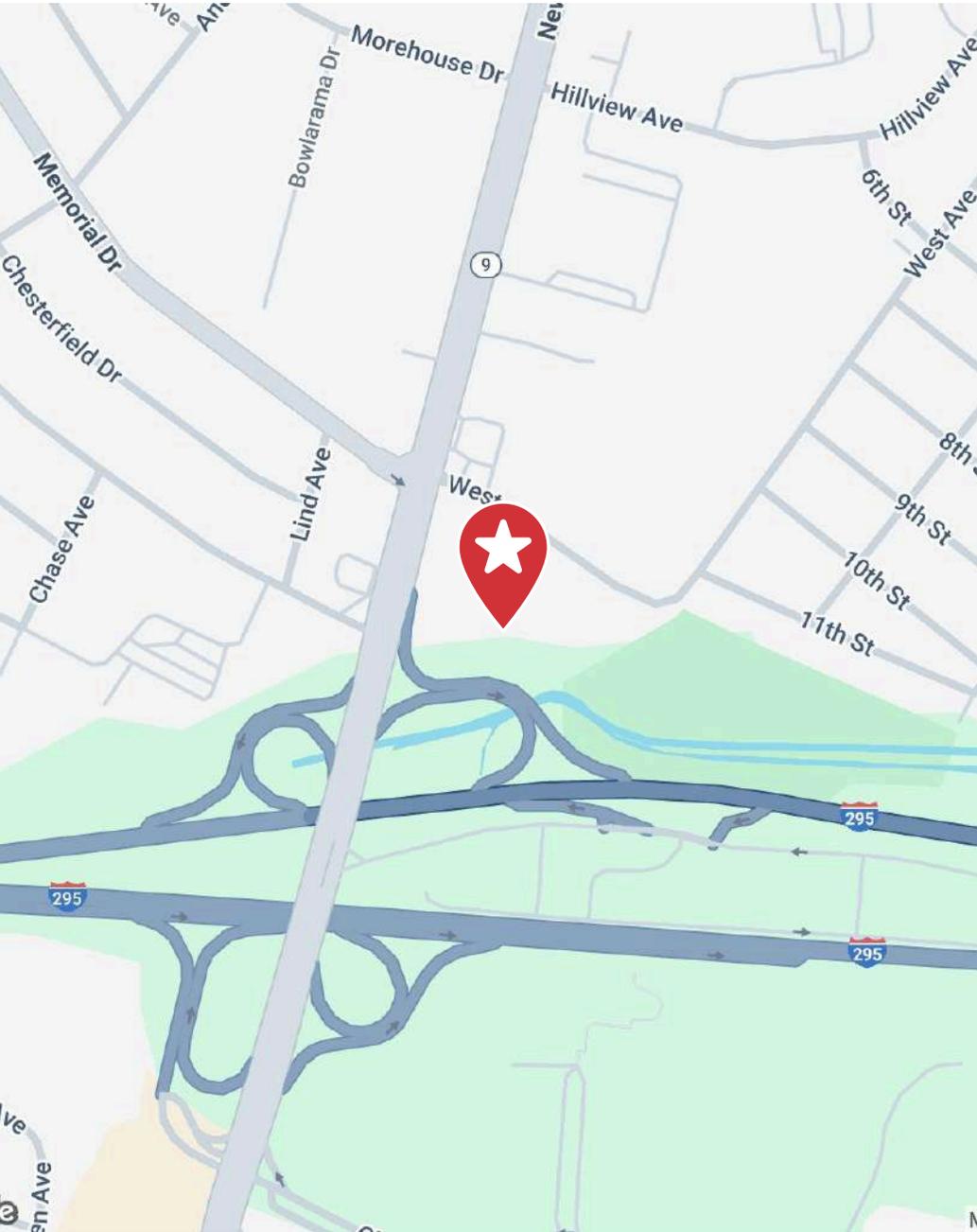
PROPERTY PHOTOS



# PARCEL PLAN



# LOCATION MAPS



# AERIAL



## New Castle County Delaware

New Castle County sits at the northern tip of Delaware and serves as the state's economic and cultural hub. The county borders Pennsylvania to the north, Maryland to the west, and the Delaware River to the east, with easy access to Wilmington, Newark, and major regional highways. It's proximity to Philadelphia, Baltimore, and the I-95 corridor makes it a strategic destination for both business and leisure travelers.

Visitors enjoy a wide range of attractions throughout the county, including historic sites like Old New Castle, the Hagley Museum, and Winterthur Museum, Garden and Library. Outdoor enthusiasts can explore scenic parks and hiking and biking trails. Newark's Main Street offers popular dining and boutique shopping near the University of Delaware, while Wilmington's revitalized Riverfront features restaurants, entertainment venues, and special seasonal events.

# DEMOGRAPHICS & EMPLOYMENT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,811	50,567	176,162
Median Age	39.9	38.8	39.2

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,869	19,855	71,826
Avg. Household Size	2.7	2.5	2.4
Avg. Household Income	\$64,247	\$71,551	\$74,385
Median Home Value	\$149,763	\$179,081	\$194,997

Education & Attainment	1 Mile	3 Miles	5 Miles
High School	3,062	13,321	45,205
Some College	1,331	6,134	22,027
Bachelor's Degree Only	636	4,125	19,163
Graduate Degree	342	2,681	9,824

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	332	2,825	11,317
Total Employees	3,677	34,322	129,351

Traffic Counts	
Route 9 & Halcyon Dr	24,230 VPD
I-295 & New Castle Ave W	18,614 VPD
I-295	98,665 VPD



# DELAWARE TOURISM STATISTICS

*Last Formal Report Announced in 2023 via Delaware.gov*

**29.3 million** visitors

**9.9 Million** overnight visitors to the state of Delaware (63% male / 37% female)

**Delaware Tourism industry** is the 4<sup>th</sup> largest private employer in the state, accounting for **55,240 jobs**.

The tourism industry generated **\$724 million** in tax revenue

Tourism-initiated wages and salaries amounted to **\$2.41 billion**

**Top markets of origin** include New York, NY, Philadelphia, PA, Los Angeles, CA, Baltimore, MD, Washington, DC, and Denver, CO.

The top reason for visiting Delaware is visiting friends/relatives (33%), followed by Touring (13%), Outdoors, (12%), Special Event (8%), Resort (8%), City Trip (5%), Casino (5%), Business-Leisure 3%, Conference/Convention (3%), Other Business Trip (2%)

**85%** of overnight travelers are **repeat visitors**.

**65%** of overnight travelers had visited Delaware previously within the last 12 months.

**71%** of overnight travelers were very satisfied with their overall experience.

**Visitor spending** topped **\$7 billion**

The average amount spent per visitor is **\$238**



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