

HIGH TRAFFIC RETAIL SHOPPING CENTER



- Well established shopping center on high traffic Churchmans Road across from Del Tech Stanton Campus. Less than a minute from I-95 interchange.
- First Watch and Chipolte anchor this shopping center. Shopping complex also includes Dunkin and Blue Pearl Animal Hospital as well as hotels and ethnic grocery store.
- Ample parking and great roadside visibility.

SALE
60 Geoffrey Drive, Newark, DE 19702

\$10,990,000

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LOCATION & VISIBILITY

- Located in the Churchmans Crossing commercial hub, featuring diverse establishments: hospital, mall retail, multiple general and medical office complexes, casino, hotel and dining services.
- Strategically located along Churchmans Road (DE-58), adjacent to the Stanton Campus of Delaware Tech and near the high-traffic I-95/DE7 interchange—ideal for leveraging campus traffic and commuter visibility.

STRONG TRAFFIC COUNTS

- Churchmans Road (DE-58) sees an annual average daily traffic (AADT) of approximately 26,430 vehicles at the DE1/DE7 interchange and 10,200 AADT near DE37.

DEMOGRAPHICS & DAYTIME POPULATION

- Over 80,000 daytime population within a 3-mile radius, driven by students, hospital staff, commuters, and local residents.
- Situated in a suburban residential/commercial corridor, adjacent to major employers like Christiana Hospital, Chase, Bank of America, and top-visited retail venues.
- Proximity to strong anchors (Christiana Mall, hospital, transit station) enhances cross-shopping potential and bolsters destination appeal.

DELAWARE TECH STANTON CAMPUS

- The Stanton campus sits directly north of Churchmans Road, with 6,700 total students enrolled, including 2,188 full-time and 4,512 part-time, fostering consistent traffic.
- Student body demographics: 63% White, 17% Black, 10% Hispanic, 5% Asian; 33% full-time enrollment; student-to-teacher ratio ~23:1.
- The broader DTCC system serves ~14,000 students statewide, with Stanton a major campus.

INVESTMENT HIGHLIGHTS

- High visibility & strong traffic counts (~24K–26K VPD)
- Built-in captive market: 6,700+ students within immediate vicinity
- Robust daytime population (~82K within 3 miles)
- Transit-oriented location: walkable from SEPTA station, DART bus lines
- Flexible tenant mix opportunities: retail, quick-service restaurants, convenience, student- & commuter-focused services

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