

Ryan Bree

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# RITTENHOUSE STATION

250 SOUTH MAIN STREET, NEWARK, DE 19711

2ND GENERATION RESTAURANT SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM





### PROPERTY DESCRIPTION

Prime second-generation restaurant space available in the heart of Downtown Newark. Located within walking distance of the University of Delaware, this 3,000 SF – 7,583 SF space sits in the highly visible Rittenhouse Station retail center, benefiting from strong foot traffic and nearly 20,000 vehicles per day along South Main Street. With existing kitchen infrastructure and an open layout, the space is ready for a new concept or can be adapted for retail or office use. This adaptive space is great for a nail salon, hair salon or doctors office.

### PROPERTY DETAILS

- **Available:** +/- 3,000 - 7,853 SF
- **Lease Rate:** \$17.00/SF + NNN (Est. \$6.50/SF)
- **Zoning:** 18 BB: Central Business District

### BENEFITS OF LEASING 250 S MAIN STREET

- **Prime Location:** Highly visible retail hub on South Main Street
- **University Proximity:** Within walking distance to UD, with over 24,000 students
- **High Traffic Counts:** Nearly 20,000 vehicles per day pass by this location
- **Second-Generation Restaurant Space:** Allows for quick startup
- **Flexible Floor Plan:** Adaptable for restaurant, retail, or office use
- **Strong Demographics:** Built-in customer base of students, faculty, & residents
- **Ample Parking:** Convenient access for customers w/dedicated parking available
- **Retail & Dining Demand:** Newark's thriving economy and college-town energy drive strong demand for retail and dining.

### DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	16,631	59,930	126,695
Total Households	4,236	21,124	47,354
Average Age	31	37	39



For More Information, Contact:

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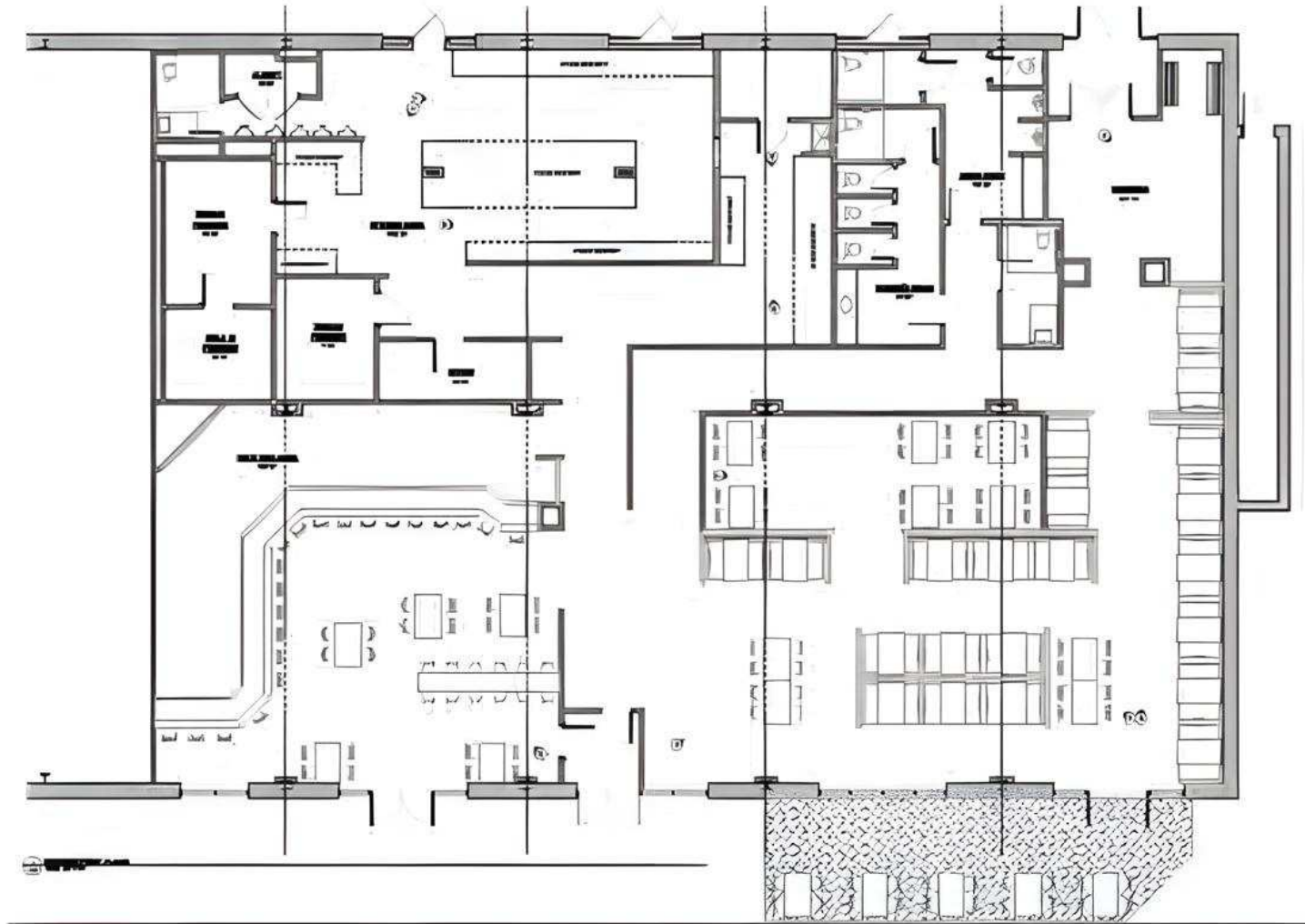
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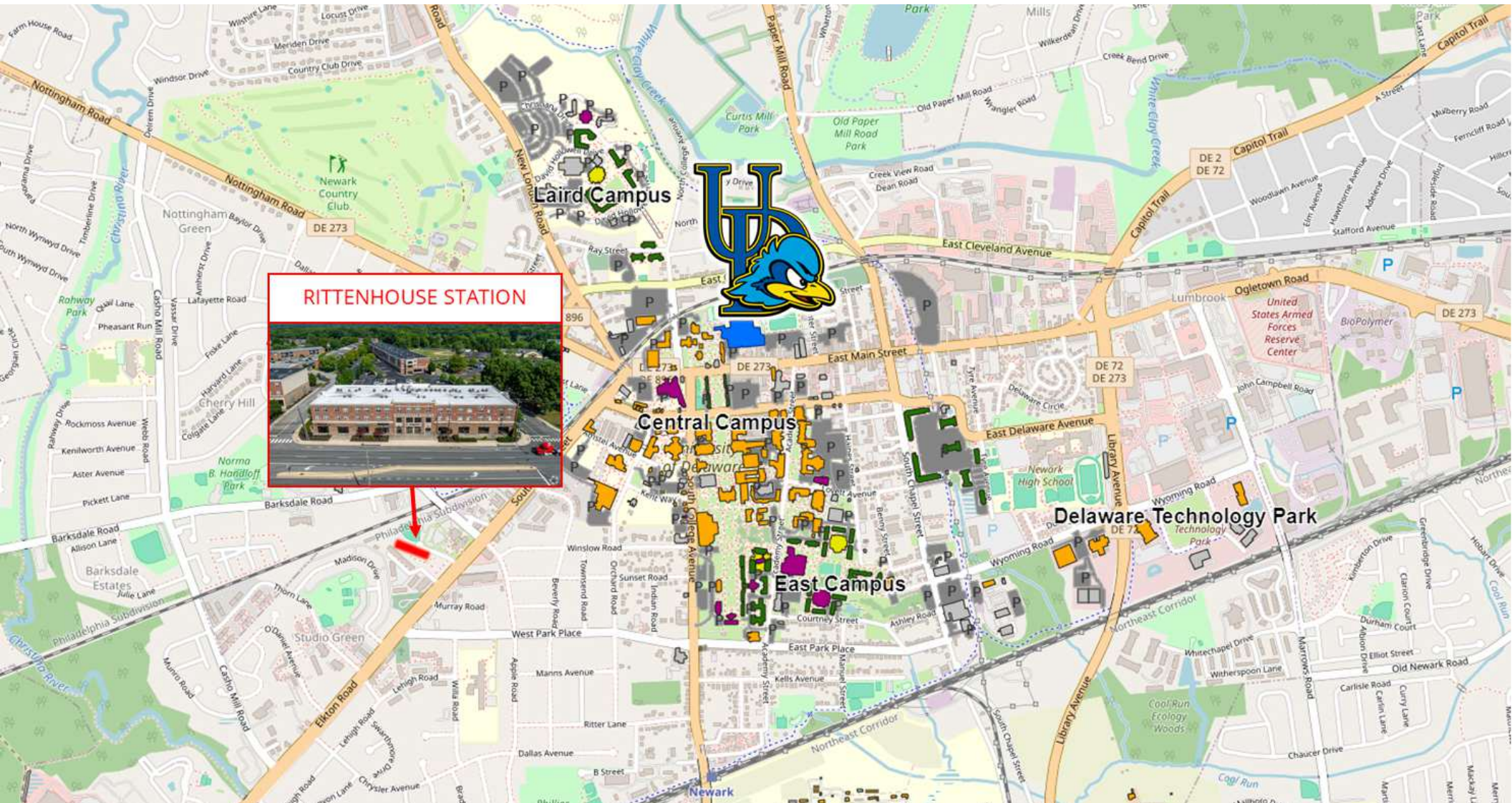


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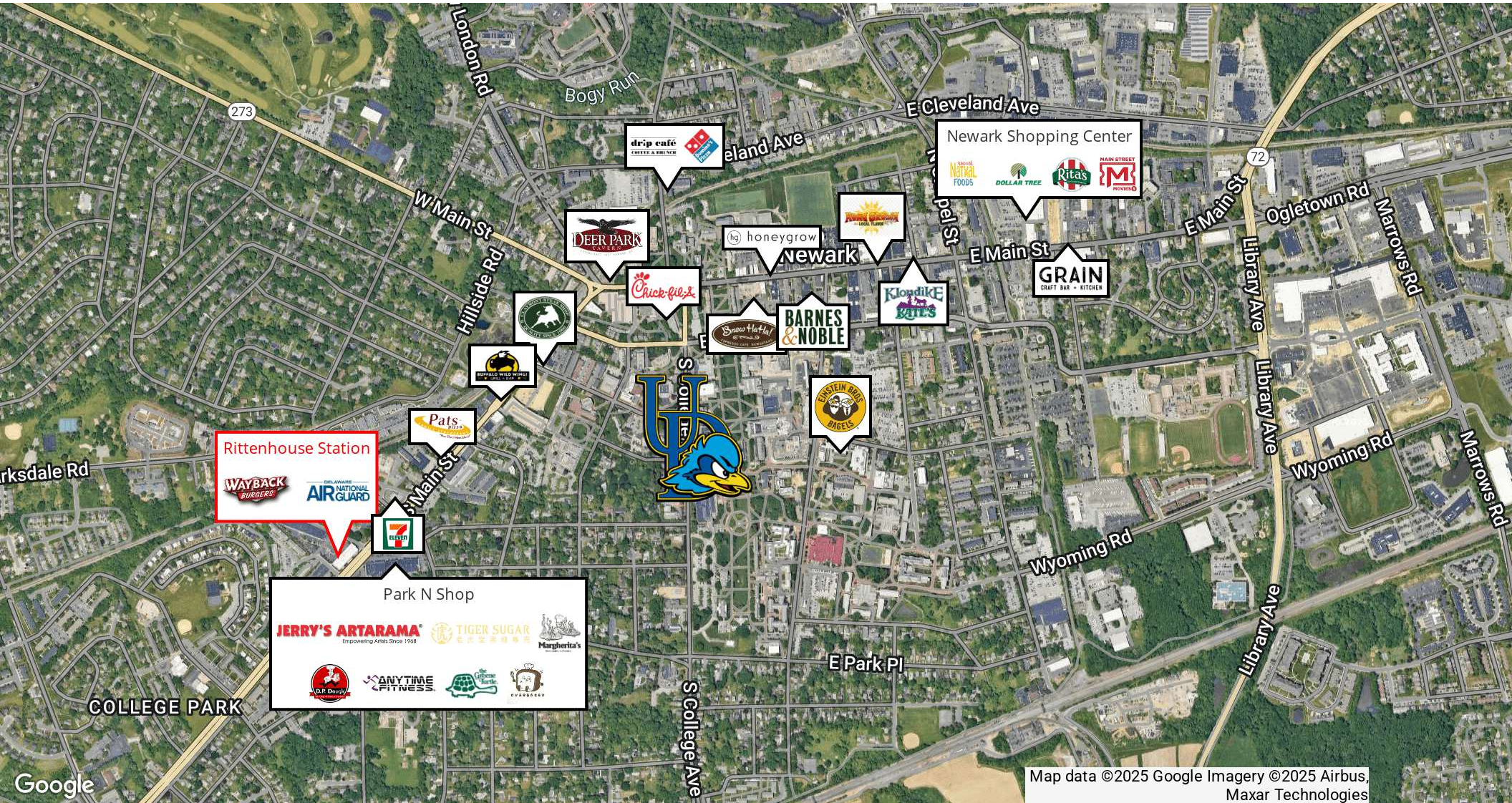


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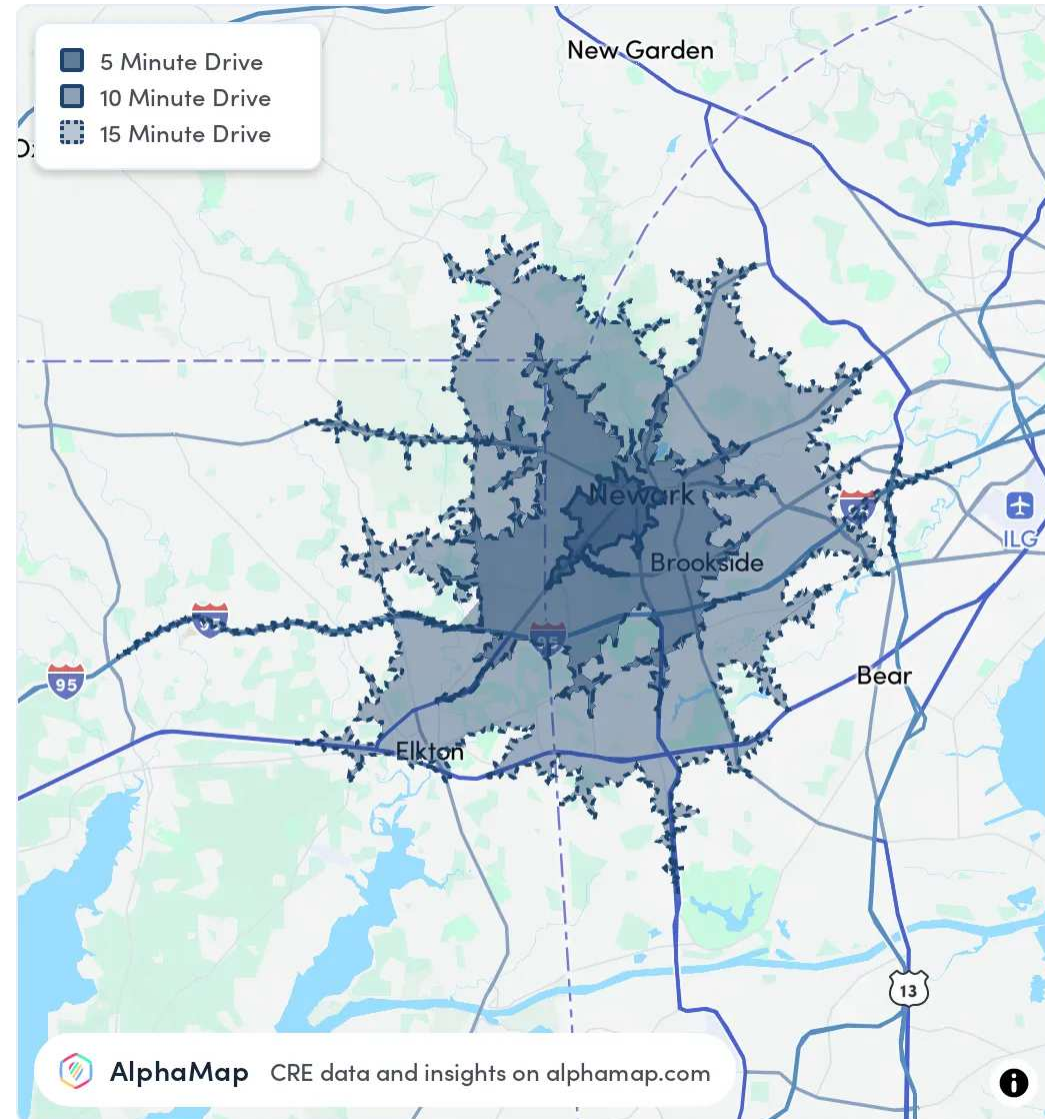
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## 2ND GENERATION RESTAURANT FOR LEASE

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,558	32,175	75,427
Average Age	36	35	38
Average Age (Male)	36	34	37
Average Age (Female)	37	35	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,085	10,218	26,932
Persons per HH	2.7	3.1	2.8
Average HH Income	\$84,375	\$90,455	\$98,152
Average House Value	\$368,982	\$392,468	\$375,329
Per Capita Income	\$31,249	\$29,179	\$35,054

RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	3,573	20,262	46,470
Population Black	717	5,980	13,819
Population American Indian	23	61	242
Population Asian	533	2,591	5,546
Population Pacific Islander	1	9	19
Population Other	200	836	2,949



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