

STANTON RETAIL/OFFICE

2417-2419 W Newport Pike | Wilmington, DE
FOR LEASE



TWO RETAIL / OFFICE SPACES AVAILABLE

Alicia Fox
DSM Commercial
(302) 283-1800
alicia@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	2417-2419 W Newport Pike Wilmington, DE 19804
County	New Castle County
Total Available SF	1,500 SF – 1,750 SF
Lease Rate	\$19.20/SF - \$22/SF/Year

HIGHLIGHTS

- 2417-2425 W Newport Pike is a well-located commercial site featuring a +/- 6,000 SF Multi-Tenant (4 unit) Retail building and ±1,750 SF two-story office/retail building
- Lease Rate: \$19.20-\$22.00/SF/Year
- Positioned along the highly traveled W Newport Pike corridor in Wilmington, Delaware
- The property benefits from strong visibility, and convenient access
- Suitable for a variety of professional office, medical/wellness, and service-oriented retail uses
- Ample parking, signage opportunity and Surrounded by established retail, restaurants, and residential neighborhoods
- Convenient access to Route 4, Route 141, and I-95



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,364	64,975	209,990

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,634	\$115,433	\$113,604

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,940	27,117	85,657



2417 W NEWPORT PIKE

LEASE RATE: \$19.20/SF/NNN

SQUARE FEET: 1,750

STORIES: TWO

AVAILABLE



±1,750 SF two-story office/retail building available for lease along the highly traveled West Newport Pike corridor. This well-located property offers strong visibility, signage opportunity, and convenient access to Route 4, Route 141, and I-95.

The flexible layout is ideal for professional office, medical/wellness, or service-oriented retail users. The two-story configuration allows for efficient separation of public and private spaces. Ample on-site parking provides convenience for employees and customers.



2419 W NEWPORT PIKE

LEASE RATE: \$22.00/SF/NNN

SQUARE FEET: 1,500

STORIES: ONE

AVAILABLE

±1,500 SF end-cap retail unit available for lease along the highly traveled West Newport Pike corridor. This space offers excellent corner visibility, strong street presence, and convenient access, making it ideal for retail, service, or professional users.

The end-cap configuration provides increased natural light, prominent signage opportunity, and easy customer access. The unit is situated within an established retail strip center and benefits from ample on-site parking and steady traffic generated by surrounding businesses and nearby residential neighborhoods.

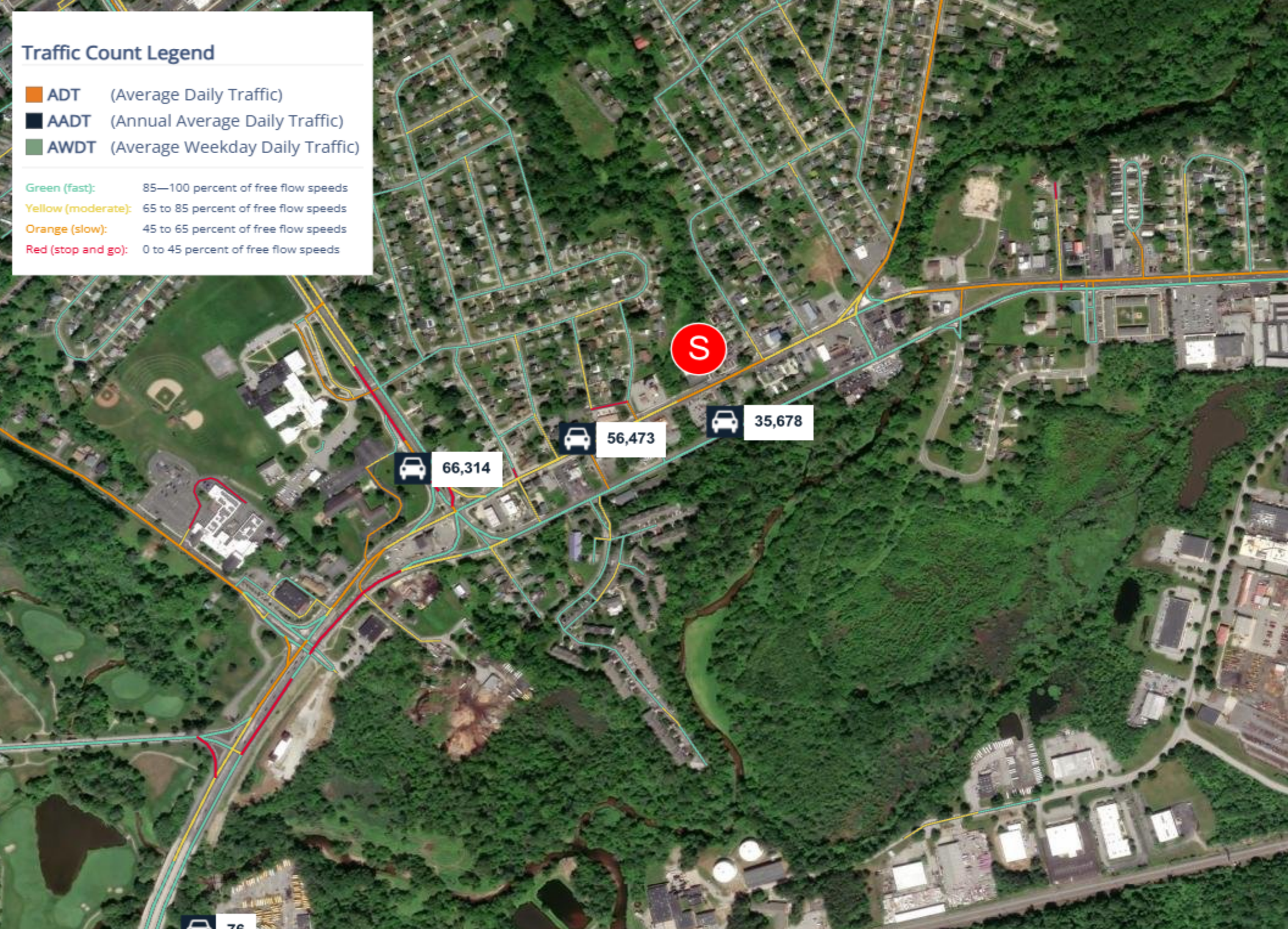




Traffic Count Legend

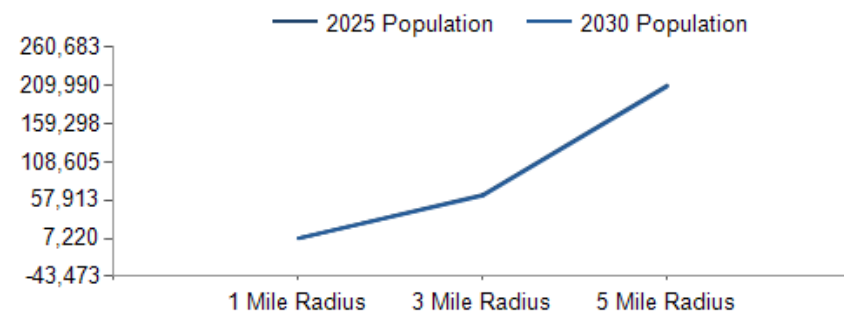
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds

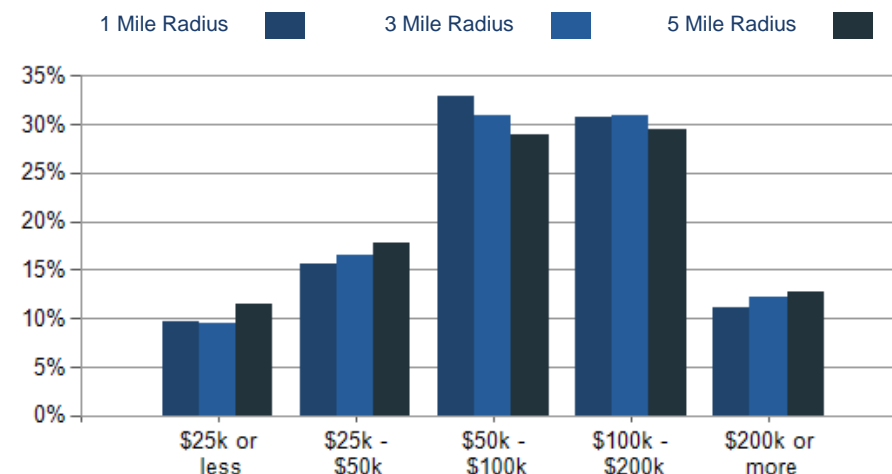


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,593	65,642	205,478
2010 Population	7,504	65,040	205,029
2025 Population	7,364	64,975	209,990
2030 Population	7,220	63,764	208,373
2025 African American	631	7,103	50,347
2025 American Indian	83	371	1,112
2025 Asian	204	4,136	13,195
2025 Hispanic	2,051	12,336	38,499
2025 Other Race	943	5,584	18,344
2025 White	4,469	40,910	106,196
2025 Multiracial	1,032	6,852	20,700
2025-2030: Population: Growth Rate	-1.95%	-1.90%	-0.75%

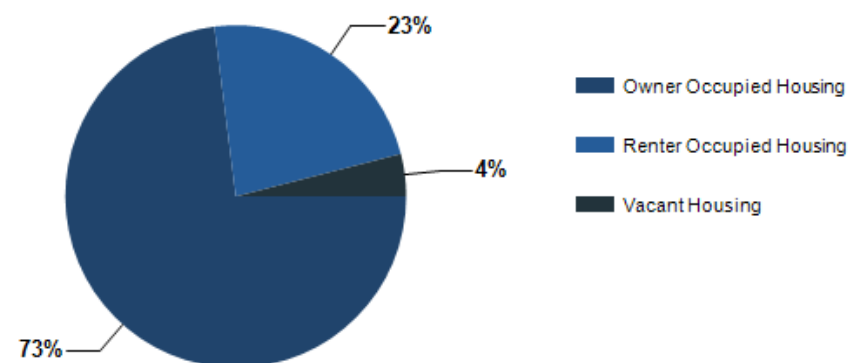
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	1,371	5,634
\$15,000-\$24,999	129	1,222	4,117
\$25,000-\$34,999	131	1,578	5,398
\$35,000-\$49,999	329	2,909	9,740
\$50,000-\$74,999	498	4,526	14,168
\$75,000-\$99,999	469	3,834	10,540
\$100,000-\$149,999	595	5,056	15,302
\$150,000-\$199,999	306	3,320	9,919
\$200,000 or greater	327	3,303	10,840
Median HH Income	\$85,217	\$85,960	\$82,452
Average HH Income	\$106,634	\$115,433	\$113,604



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	622	4,988	15,600
2025 Population Age 35-39	549	4,864	15,221
2025 Population Age 40-44	496	4,294	14,258
2025 Population Age 45-49	452	3,788	12,436
2025 Population Age 50-54	421	3,746	12,349
2025 Population Age 55-59	447	3,963	12,794
2025 Population Age 60-64	479	4,429	13,461
2025 Population Age 65-69	467	4,263	12,747
2025 Population Age 70-74	341	3,375	10,183
2025 Population Age 75-79	243	2,407	7,517
2025 Population Age 80-84	165	1,684	4,960
2025 Population Age 85+	152	1,518	4,418
2025 Population Age 18+	5,983	52,634	167,233
2025 Median Age	40	41	40
2030 Median Age	41	43	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,191	\$94,968	\$88,216
Average Household Income 25-34	\$98,599	\$117,959	\$111,890
Median Household Income 35-44	\$106,031	\$108,423	\$102,409
Average Household Income 35-44	\$130,956	\$139,361	\$130,021
Median Household Income 45-54	\$108,112	\$106,871	\$104,415
Average Household Income 45-54	\$126,855	\$133,531	\$134,072
Median Household Income 55-64	\$95,863	\$97,414	\$93,866
Average Household Income 55-64	\$108,747	\$125,441	\$126,461
Median Household Income 65-74	\$73,712	\$71,514	\$68,112
Average Household Income 65-74	\$92,329	\$102,829	\$101,292
Average Household Income 75+	\$84,087	\$74,254	\$74,917

Population By Age

