

OFFICE BUILDING
FOR LEASE

RIVEREDGE PARK - 91 A LUKENS DRIVE, NEW CASTLE, DE



OFFERING SUMMARY

Lease Rate:	\$14.40 SF/yr (+ Utilities and Trash)
Building Size:	20,155 SF
Available SF:	4,699 SF
Lot Size:	2.55 Acres
Zoning:	Industrial Office Park

PROPERTY OVERVIEW

4,699 SF flex space with built out office in the heart of Riveredge Park which sits at the base of the Delaware Memorial Bridge and entrances to I-95, 495, 295, SR1 and SR13. The park and building are just five minutes to the city of Wilmington, 30 min to Philadelphia, one hour to Baltimore/DC, and two hours to NYC. 91 A Lukens Drive sits within the municipal city limits of the City of New Castle.

PROPERTY HIGHLIGHTS

- 13 office/conference rooms
- 2 bathrooms
- (1) 8' x 10' Drive-in door at grade level into 30' x 30' warehouse space
- 16' clearance in warehouse
- Available immediately

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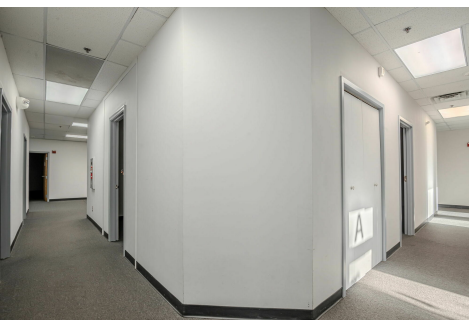
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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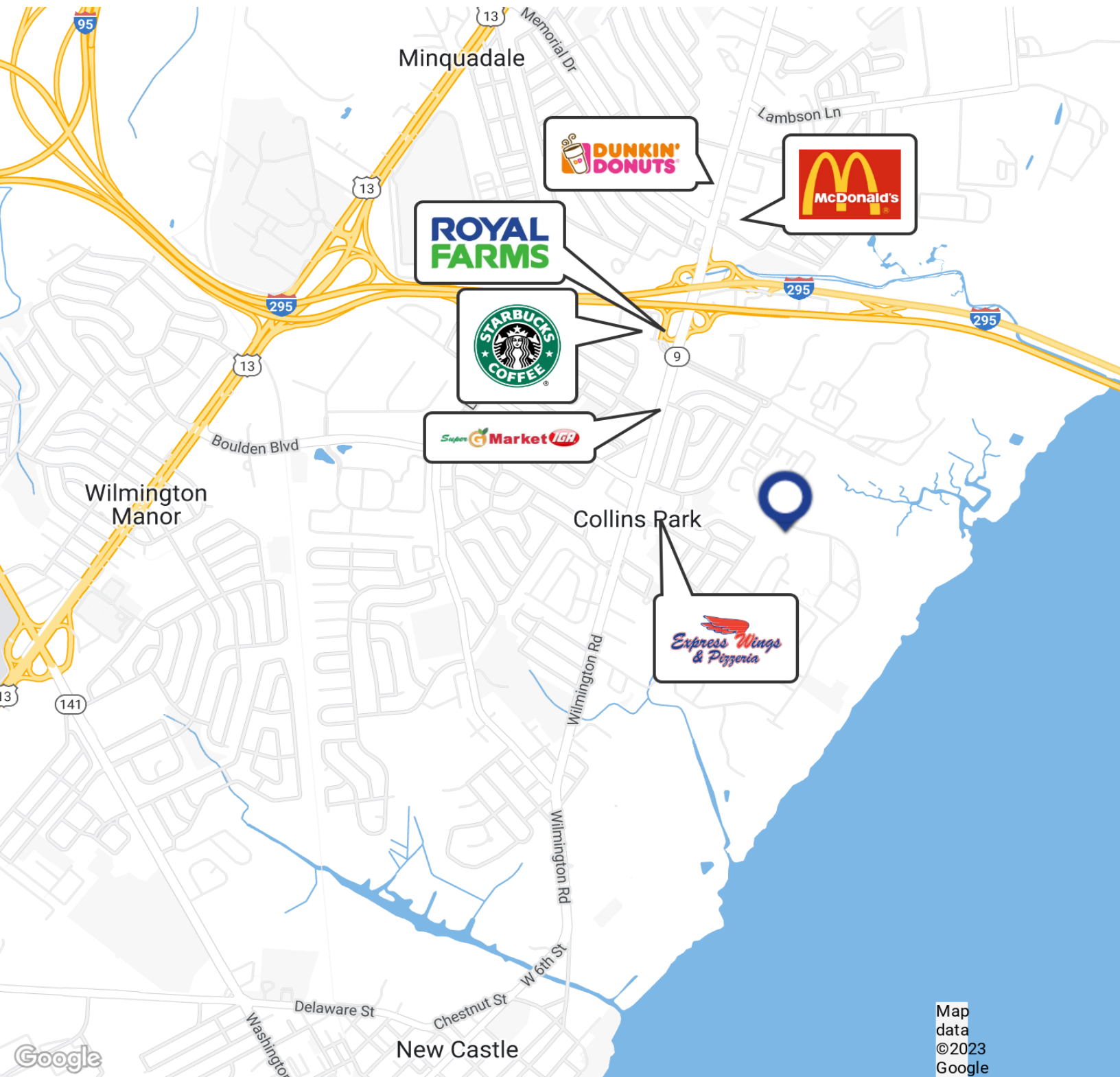
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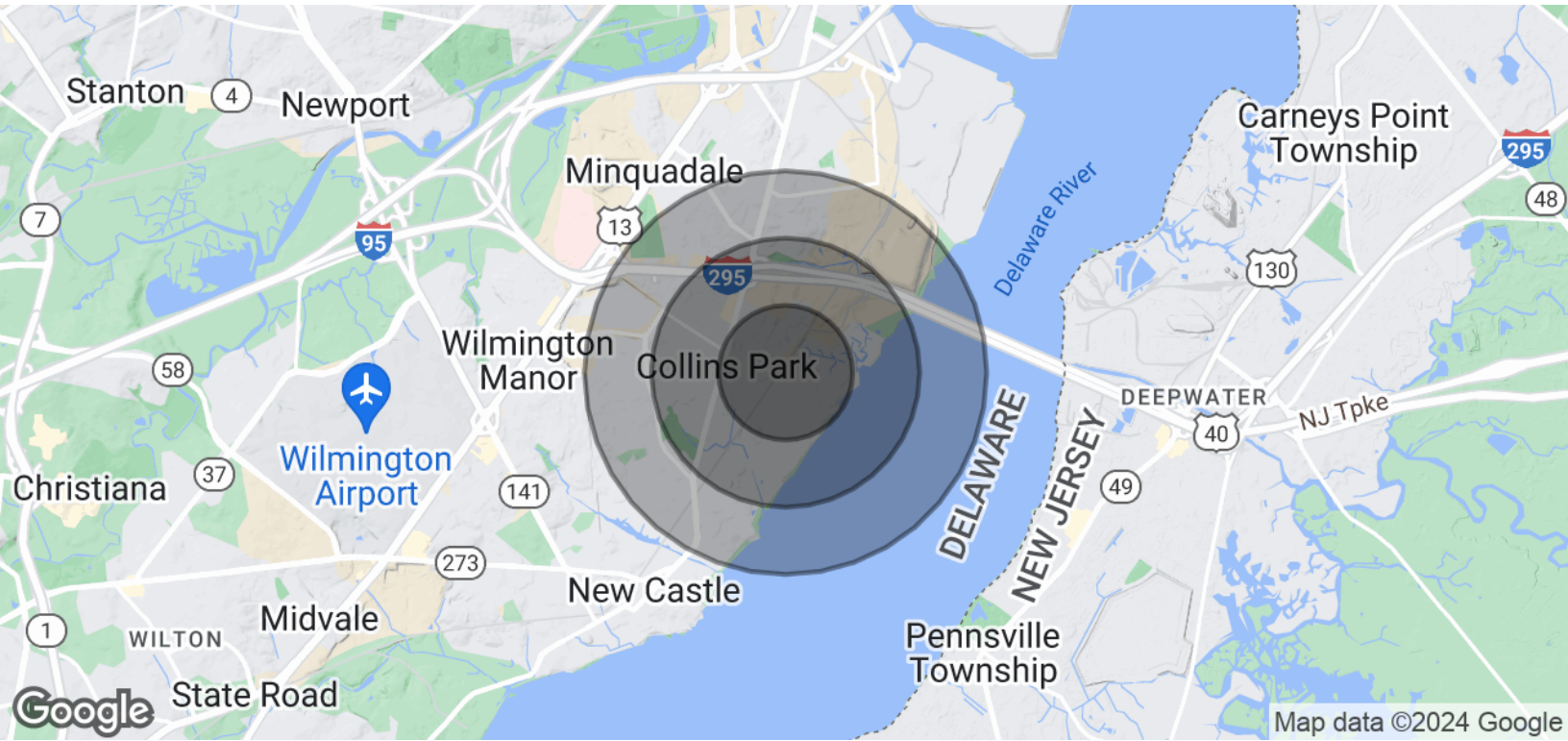
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,452	6,111	12,557
Average Age	34.3	36.6	37.2
Average Age (Male)	31.9	35.4	34.9
Average Age (Female)	35.8	36.5	36.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	486	2,133	4,461
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$54,404	\$62,837	\$67,391
Average House Value	\$144,948	\$165,727	\$173,292

2020 American Community Survey (ACS)

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