



PROPERTY DESCRIPTION

Set on Newark's iconic Main Street—UD's front yard—this 1,250 SF retail space sits in a classic brick, mixed-use building steps from the Barnes & Noble-run University of Delaware Bookstore and the core campus pedestrian flow. This unit benefits from Main Street's constant foot traffic and dense student population. The block is part of the historic Opera House subdivision and long-standing retail core, surrounded by a deep mix of national brands and local boutiques, cafés, and services.

PROPERTY DETAILS

- **Available:** 1,250 SF
- **Lease Rate:** \$25/SF/NNN

PROPERTY HIGHLIGHTS

- **Built-in audience:** ~24,400 total UD students enrolled in Fall 2024
- **Walkable downtown:** Purposefully designed for pedestrians and mixed use
- **Retail cluster:** Main Street features 80+ boutiques and 70+ restaurants
- **Year-round draw:** Downtown events boost traffic beyond UD's semesters
- **Visibility:** Side-entry location; excellent proximity to Main Street pedestrian flow
- **Customer base:** ~24,400 UD students + ~30,600 Newark residents
- **Sprinklered:** Potential for food use
- **Surrounding anchors:** UD Barnes & Noble Bookstore and a diverse lineup of national/local retailers, cafés, and services along Main Street.

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	16,433	61,355	145,058
Total Households	3,788	21,548	54,954
Average HH Income	\$77,037	\$94,268	\$101,499
Average Age	29	39	40

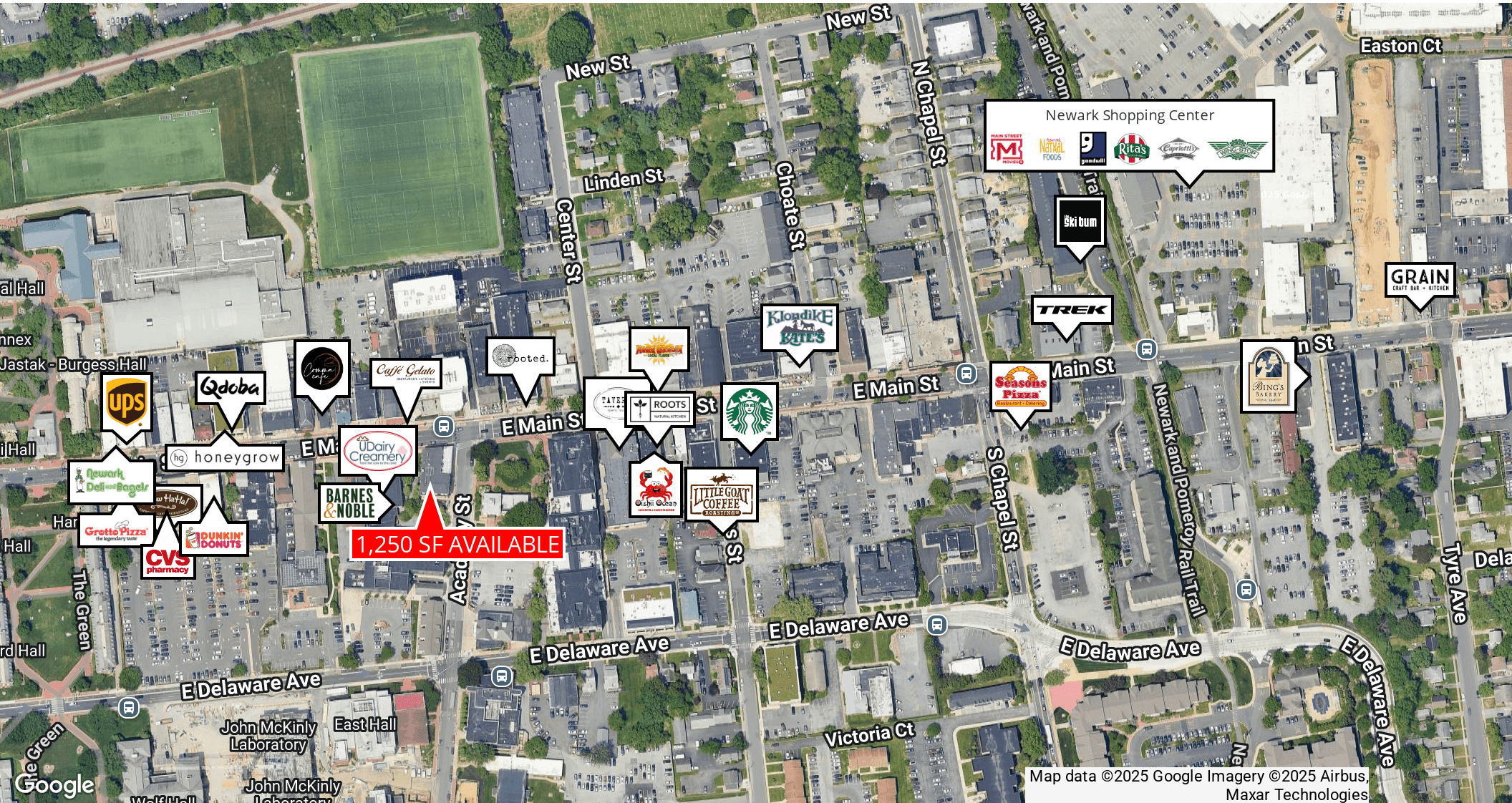


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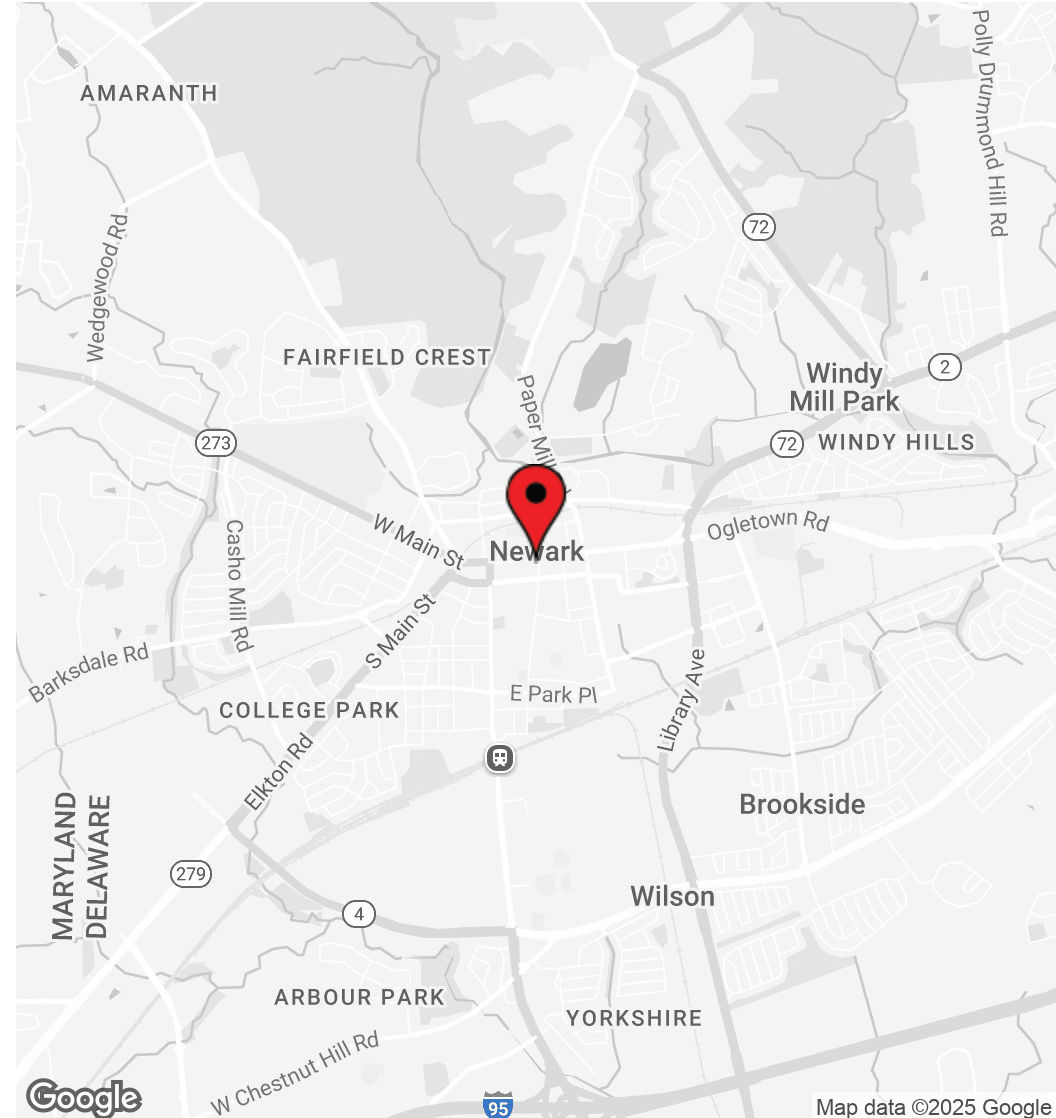
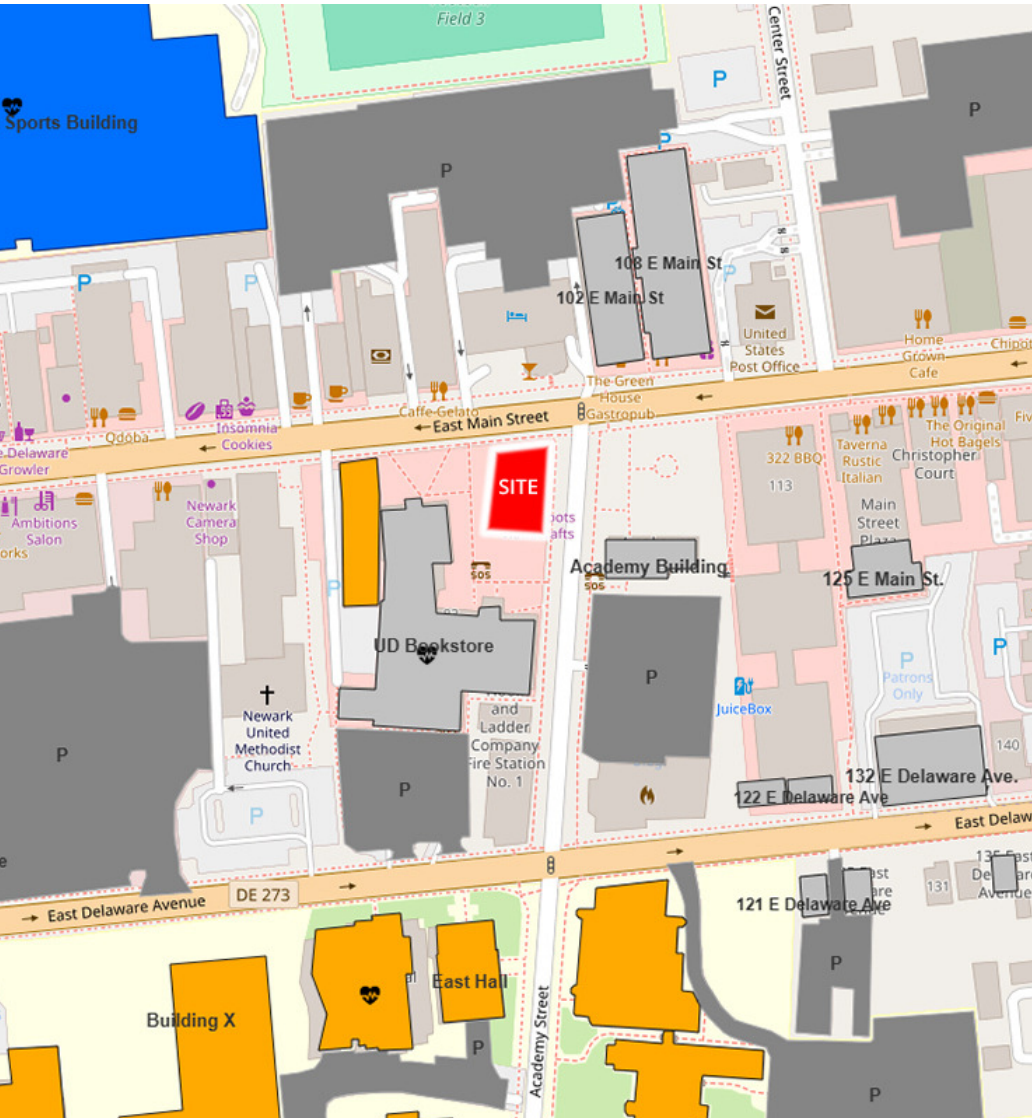
Map data ©2025 Google Imagery ©2025 Airbus
Maxar Technologies

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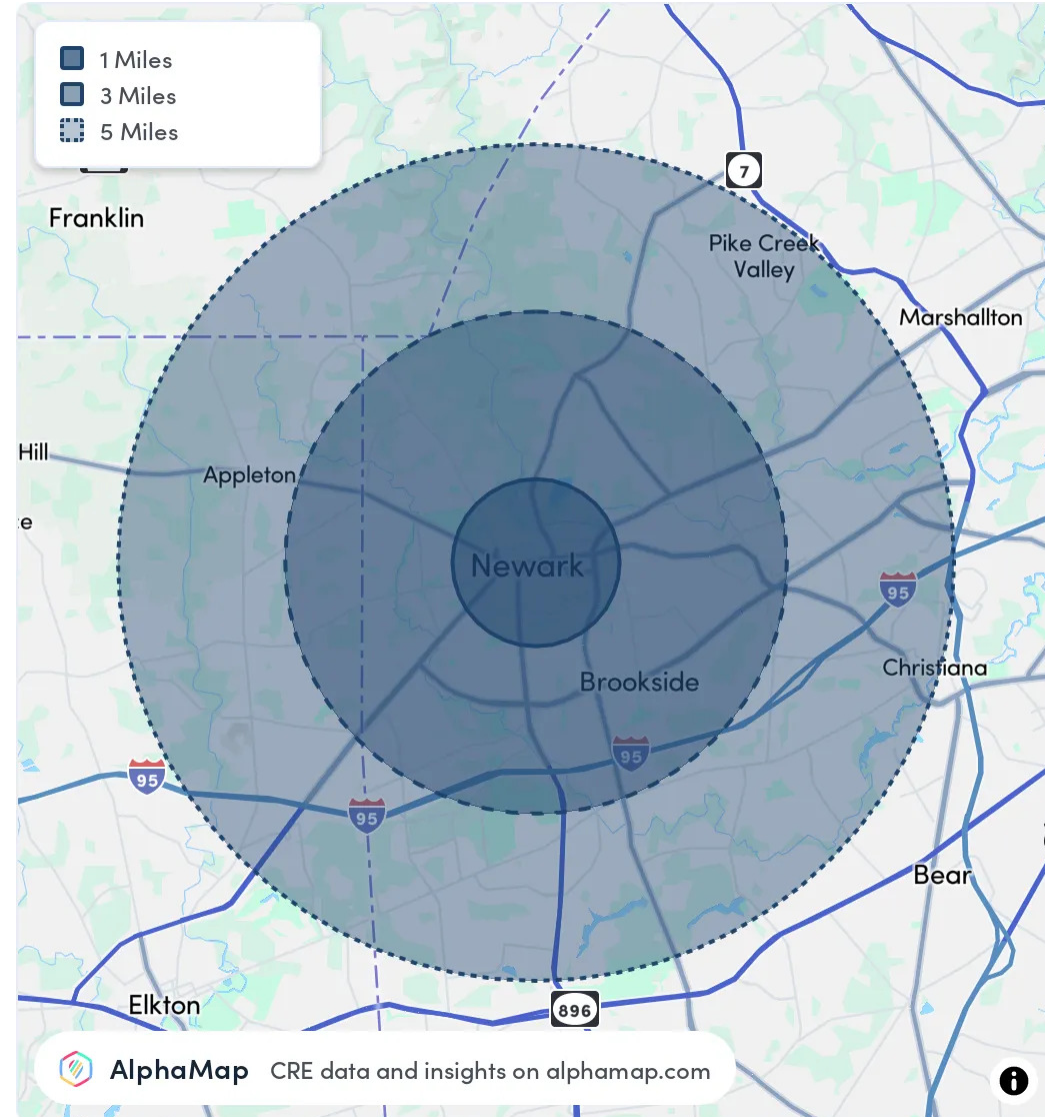
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,433	61,355	145,058
Average Age	29	38	39
Average Age (Male)	28	37	38
Average Age (Female)	29	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,788	21,548	54,954
Persons per HH	4.3	2.8	2.6
Average HH Income	\$77,037	\$94,268	\$101,499
Average House Value	\$421,187	\$378,609	\$357,468
Per Capita Income	\$17,915	\$33,667	\$39,038

Map and demographics data derived from AlphaMap



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