



## PROPERTY DESCRIPTION

Polly Drummond Shopping Center is a well-established neighborhood retail center totaling approximately 86,800SF. Anchored by a local supermarket, this multi-tenant property offers strong daily draw for the Pike Creek-Newark community

The Center is located along Polly Drummond Hill Road in the heart of the Pike Creek area of Newark, Delaware — one of New Castle County's most desirable suburban communities. The center enjoys strong visibility and convenient access from a well-traveled corridor that connects directly to Kirkwood Highway (Route 2), Limestone Road (Route 7), and Paper Mill Road.

## AVAILABLE

- **Former Rite Aid:** +/- 4,000 - 12,000 SF
- **Lease Rate:** \$19.50/SF NNN

## PROPERTY HIGHLIGHTS

- **Flexible Space Available:** Ideal for retail storefront users
- **Prominent Visibility & Signage:** Excellent frontage on Polly Drummond Hill Road
- **Ample Parking:** Generous surface lot to support high circulation
- **Well-Maintained Asset:** Updated façade, roof & systems
- **Mixed-Use Foot Traffic:** Office on-property helps drive weekday demand
- **Community Connectivity:** Well positioned to serve affluent local families, commuters, and students

## LOCATION HIGHLIGHTS

- 450-550 walkable households nearby
- Estimated 1,100-1,400 local residents within direct walking distance
- Generates 770-980 weekly regular customers from nearby neighborhoods
- Additional traffic from Pike Creek Valley communities (500+ residents)
- Dense, established residential base supports strong foot traffic and daily retail demand



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## POLLY DRUMMOND SHOPPING CENTER

4 Polly Drummond Hill Rd  
Newark, DE 19711

# RETAIL SPACE FOR LEASE



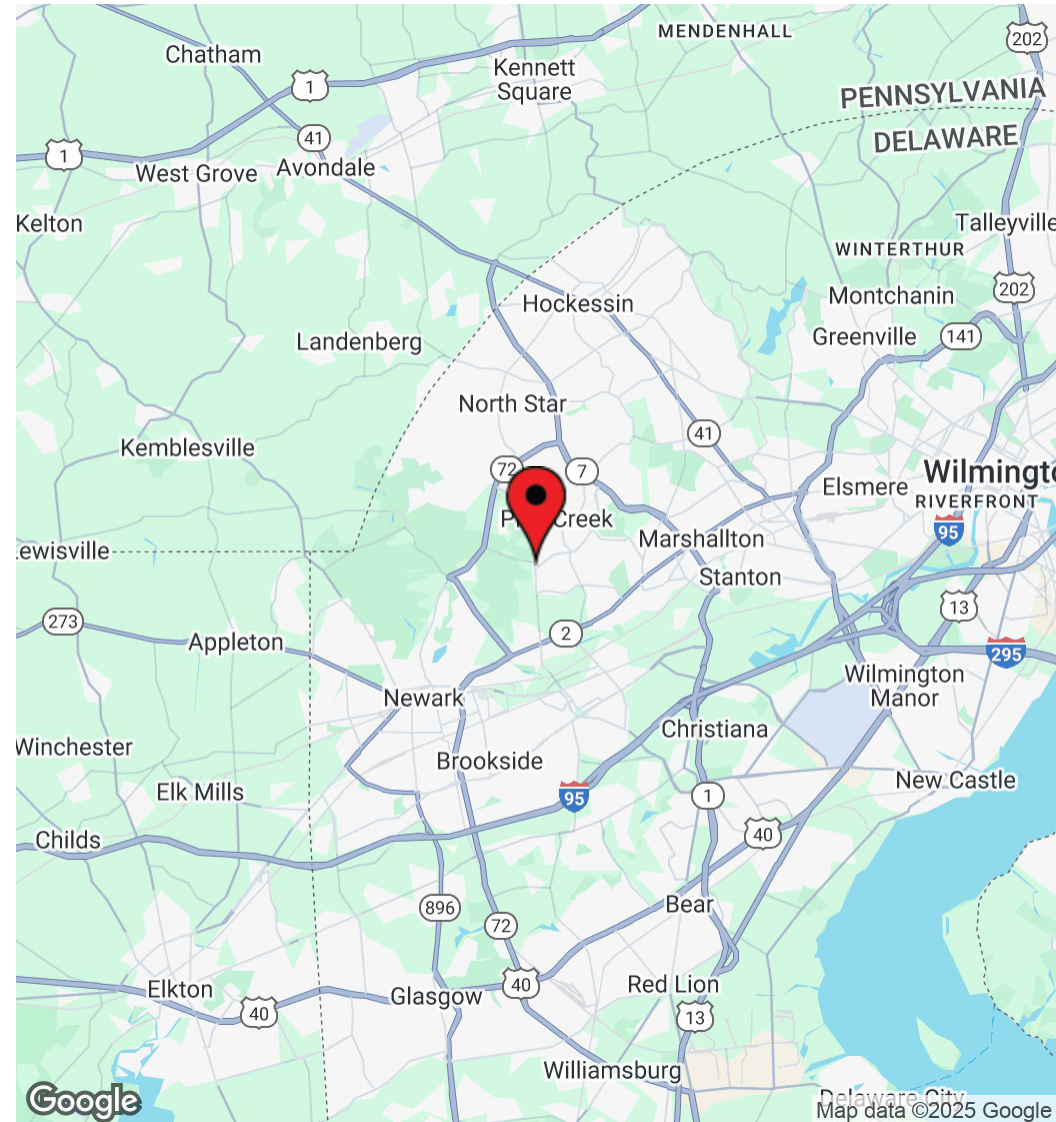
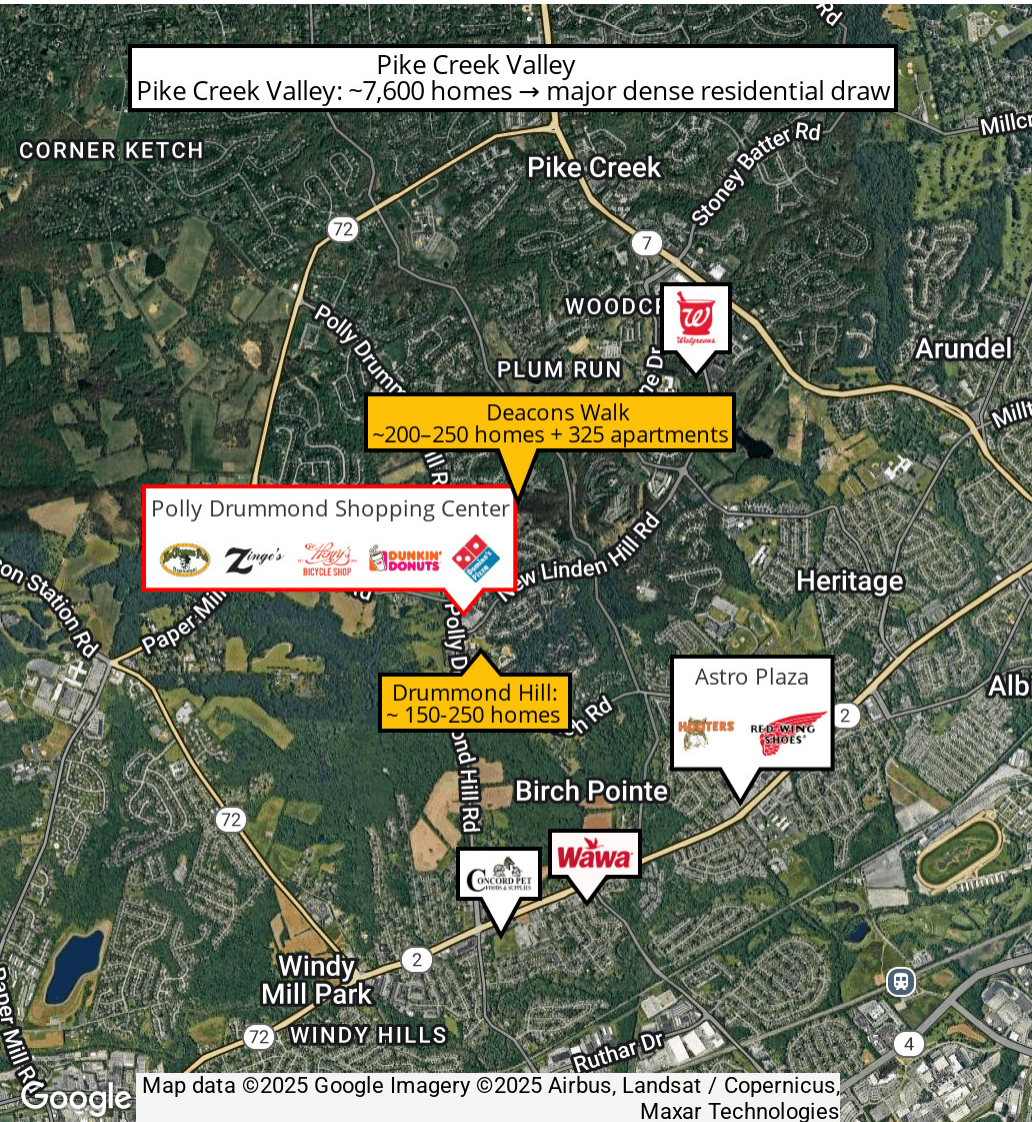
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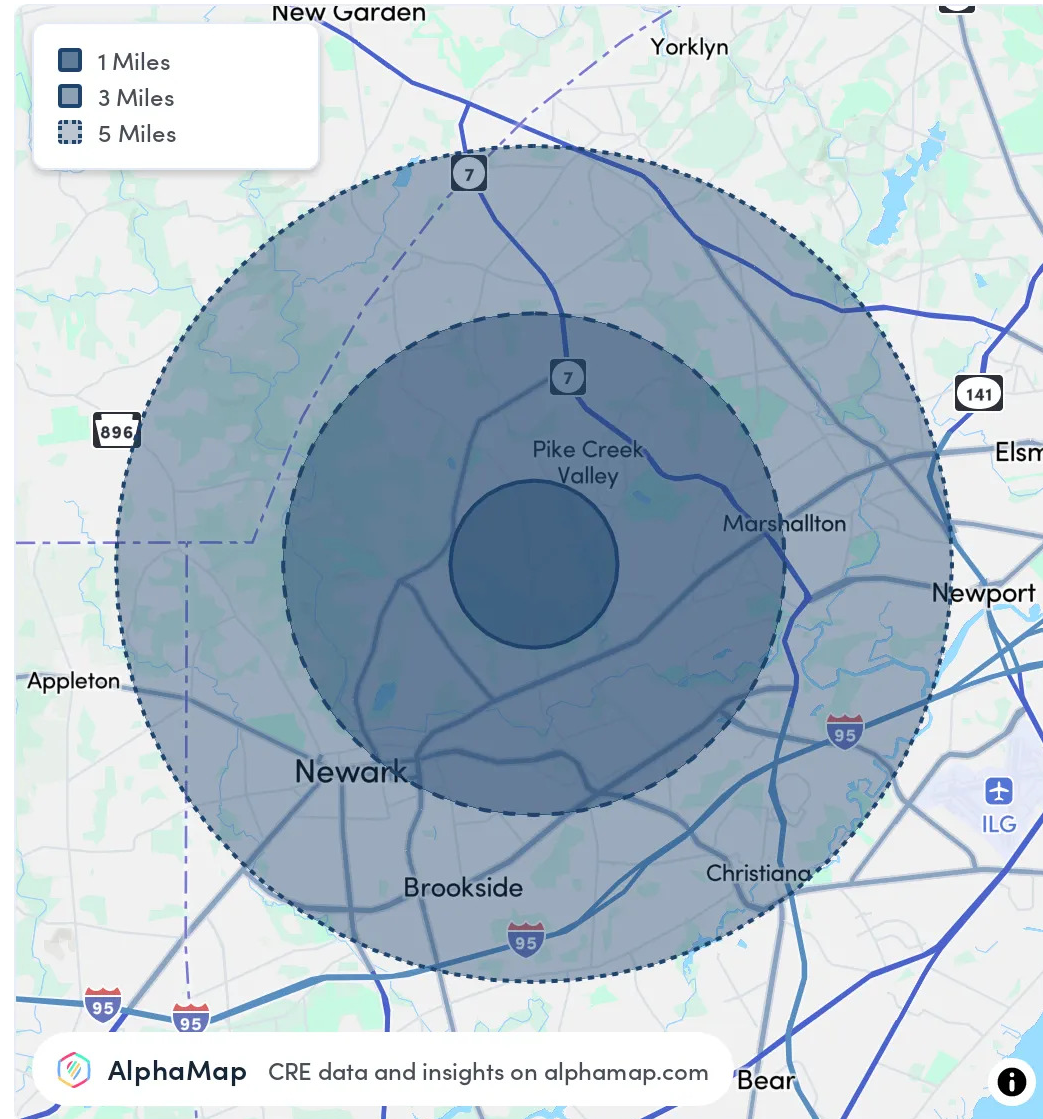
## RETAIL SPACE FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,265	63,611	161,164
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,332	26,314	61,239
Persons per HH	2.2	2.4	2.6
Average HH Income	\$103,131	\$112,576	\$116,701
Average House Value	\$385,214	\$377,240	\$393,233
Per Capita Income	\$46,877	\$46,906	\$44,885

RACE	1 MILE	3 MILES	5 MILES
Population White	4,971	41,914	101,285
Population Black	961	7,625	22,932
Population American Indian	32	236	646
Population Asian	589	4,944	13,956
Population Pacific Islander	1	19	45
Population Other	127	3,181	7,900

Map and demographics data derived from AlphaMap



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