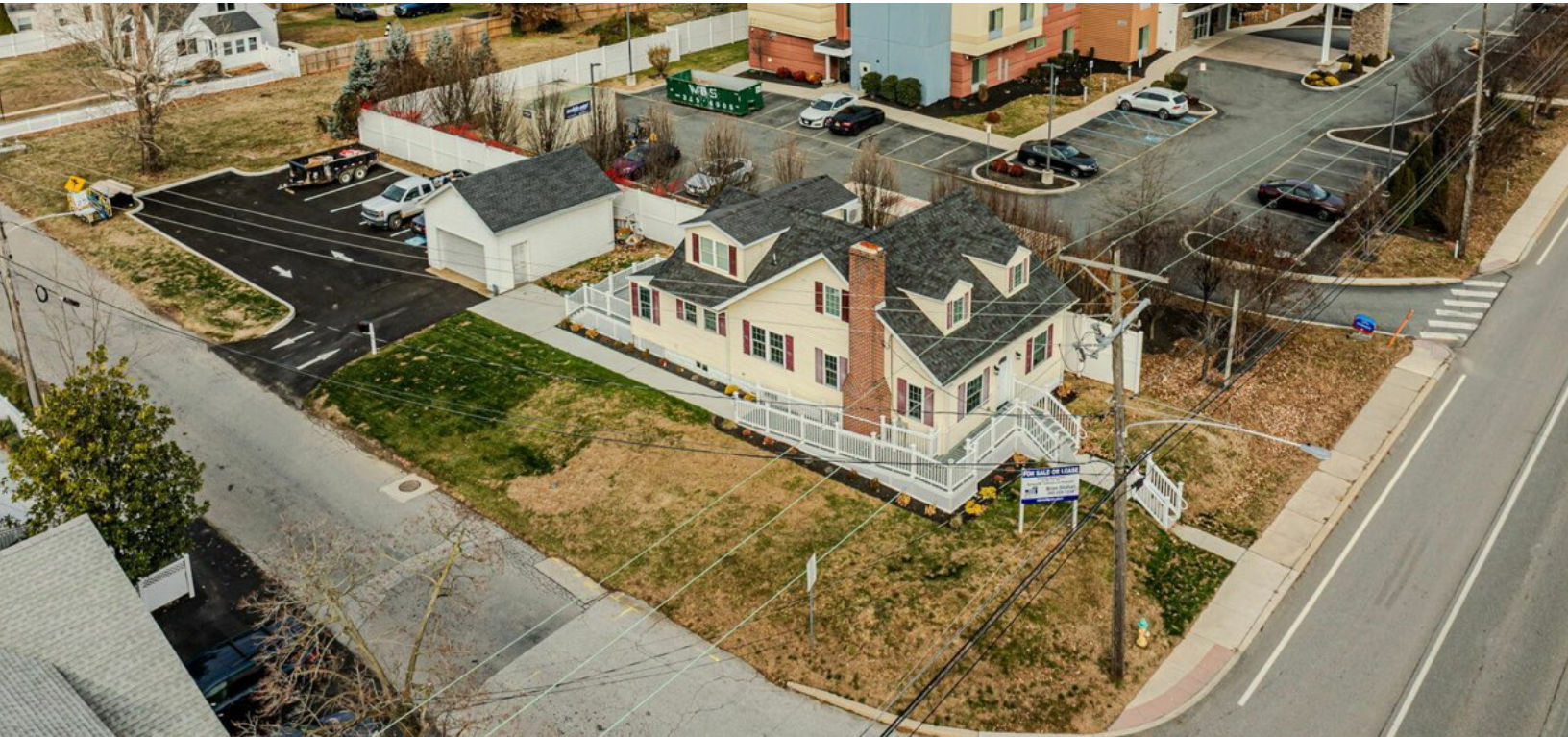


OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR SALE OR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE



OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$1,600.00 - 2,800.00 per month (MG)
Building Size:	2,390 SF +/-
Available SF:	1,100 - 2,390 SF +/-
Lot Size:	0.23 Acres
Year Built:	1927
Renovated:	2025
Zoning:	CR

PROPERTY OVERVIEW

SB Real Estate is pleased to present this great opportunity to own or lease a completely renovated, modern commercial office building. This building includes first floor ADA accessible office space, open reception area with fireplace, full kitchen and private half bath. Second floor complete with private rear entrance for residential apartment. There is also lower level storage, a detached garage for additional storage plus 6 designated parking spots along with off street parking. This building is located on North Dupont Highway which is highly visible, close to I-95, I-295 and minutes from the Wilmington (ILG) airport as well as the city of Wilmington.

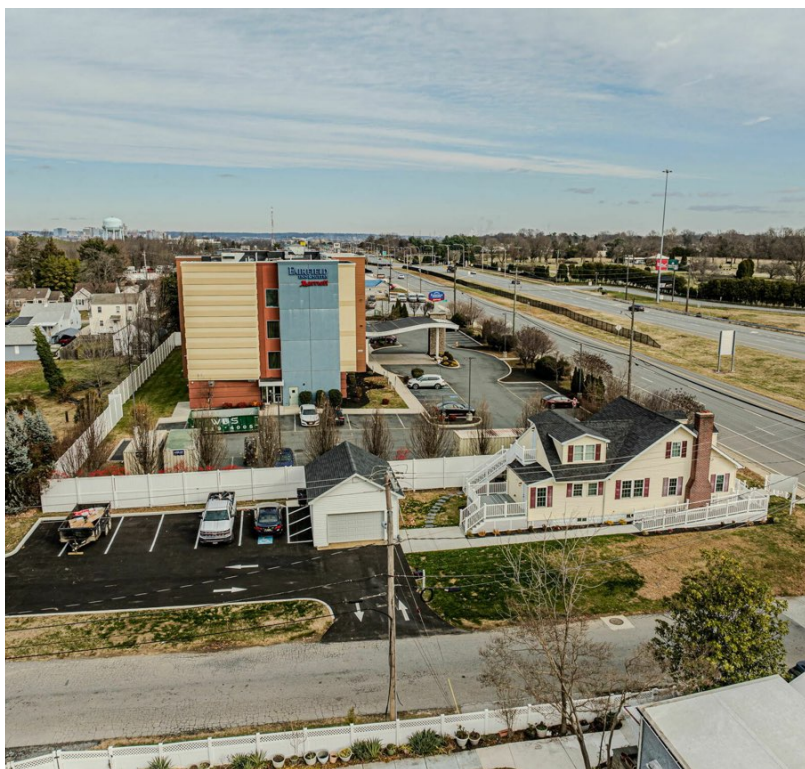
PROPERTY HIGHLIGHTS - FULLY RENOVATED IN 2025

- Office - 1st floor - 1,290 SF +/- = \$2,800/month
- Residential Apartment - 2nd floor - 1,100 SF +/- = \$1,600/month
- Storage - Lower Level - 1,000 SF +/-
- Detached Garage - 425 SF +/-

BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR SALE OR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE



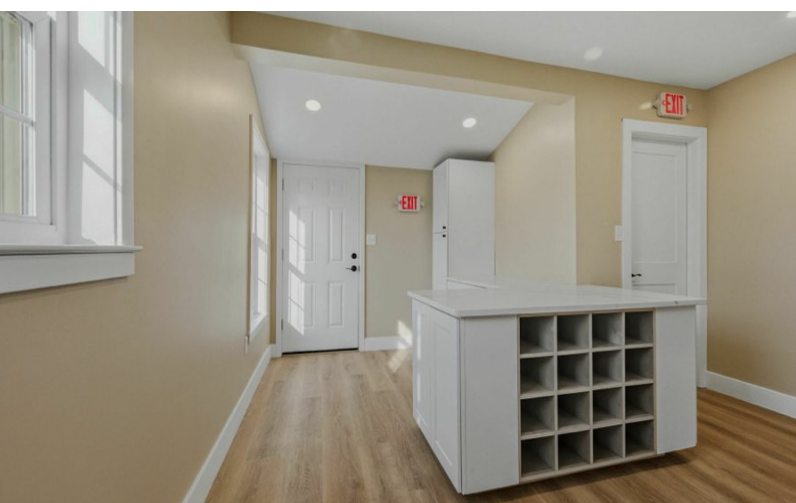
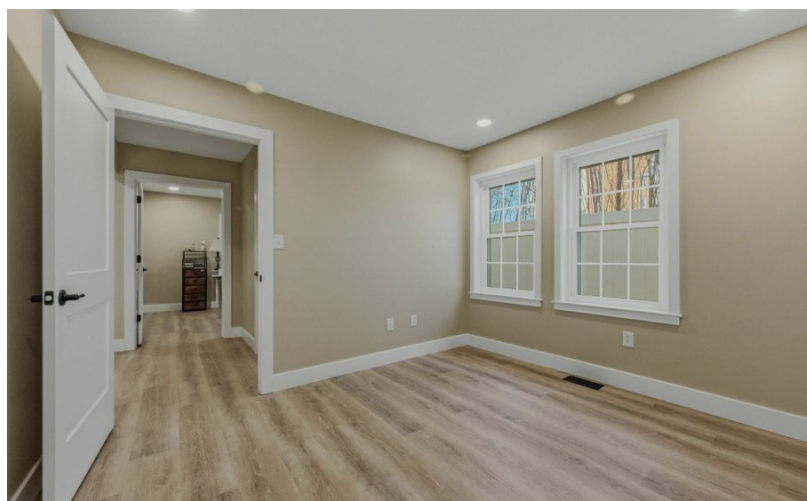
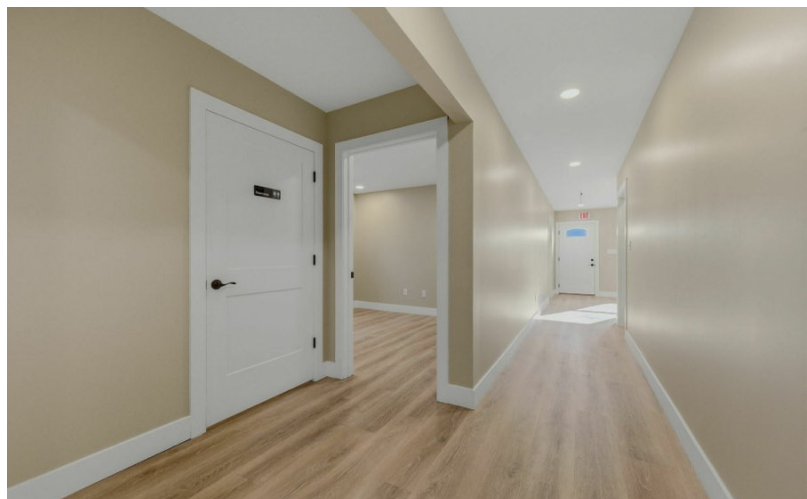
BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

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



OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE - 1ST FLOOR



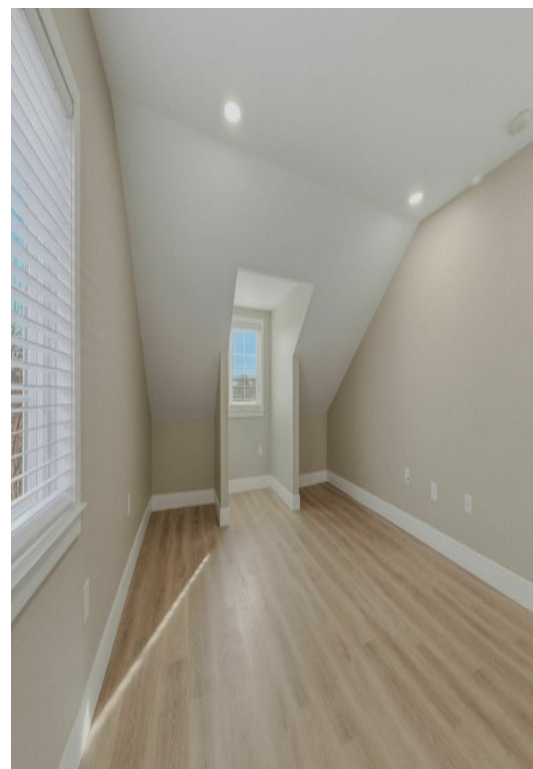
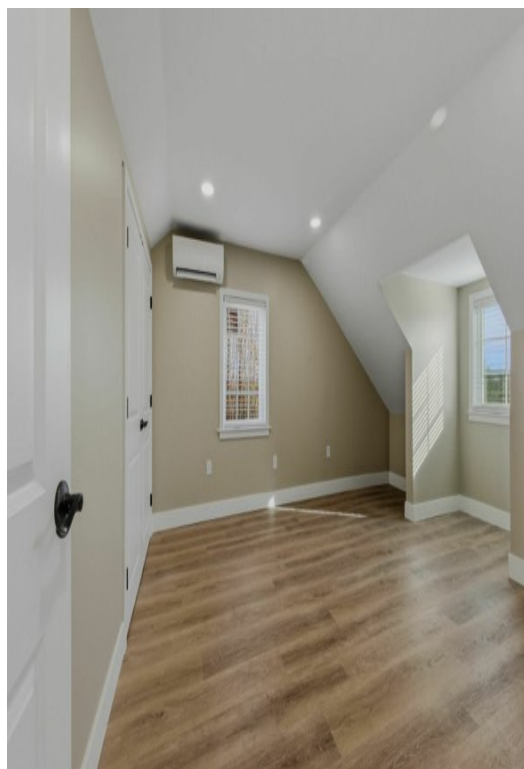
BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

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



OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE - 2ND FLOOR APT



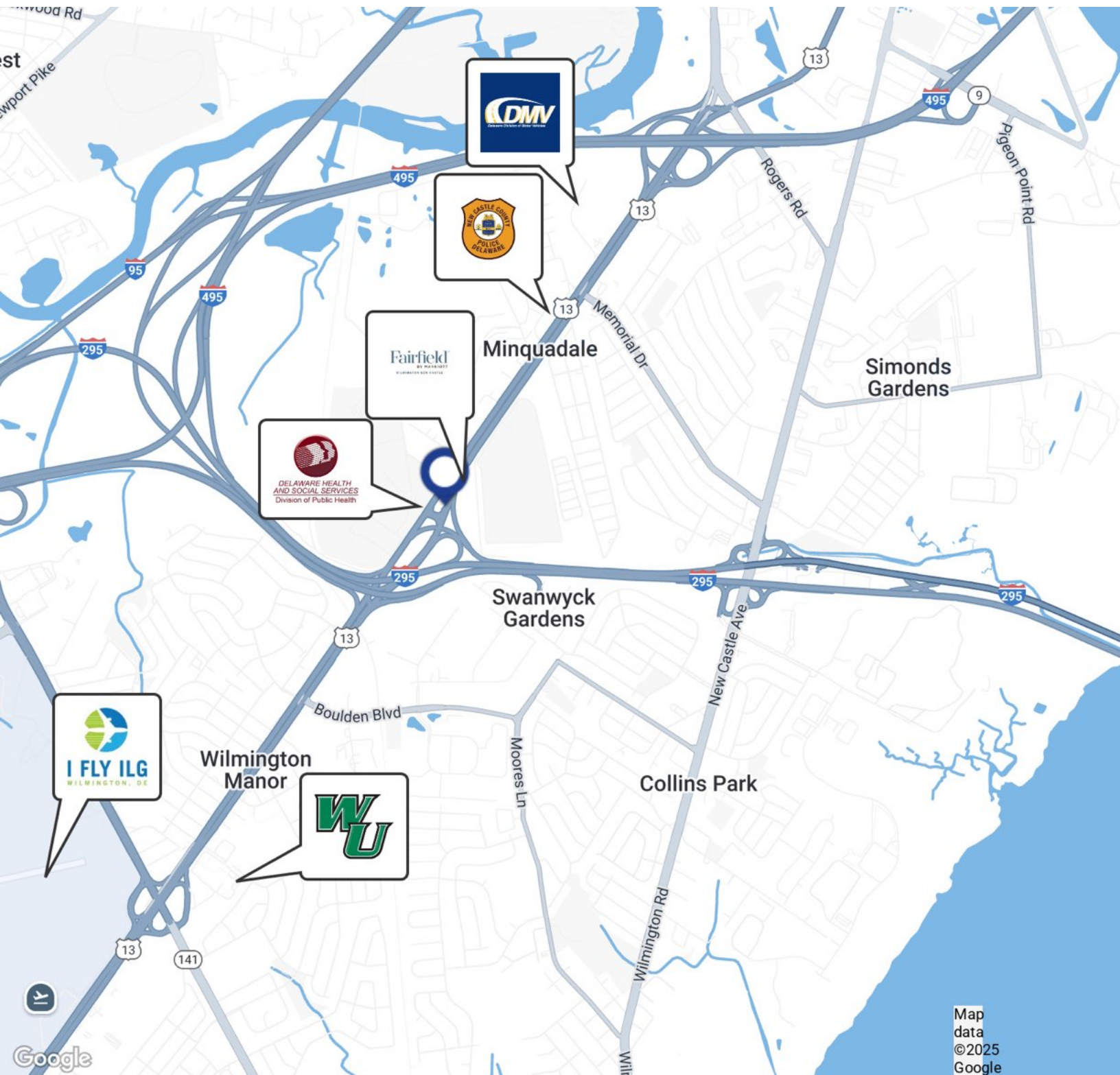
BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

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



OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR SALE OR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE



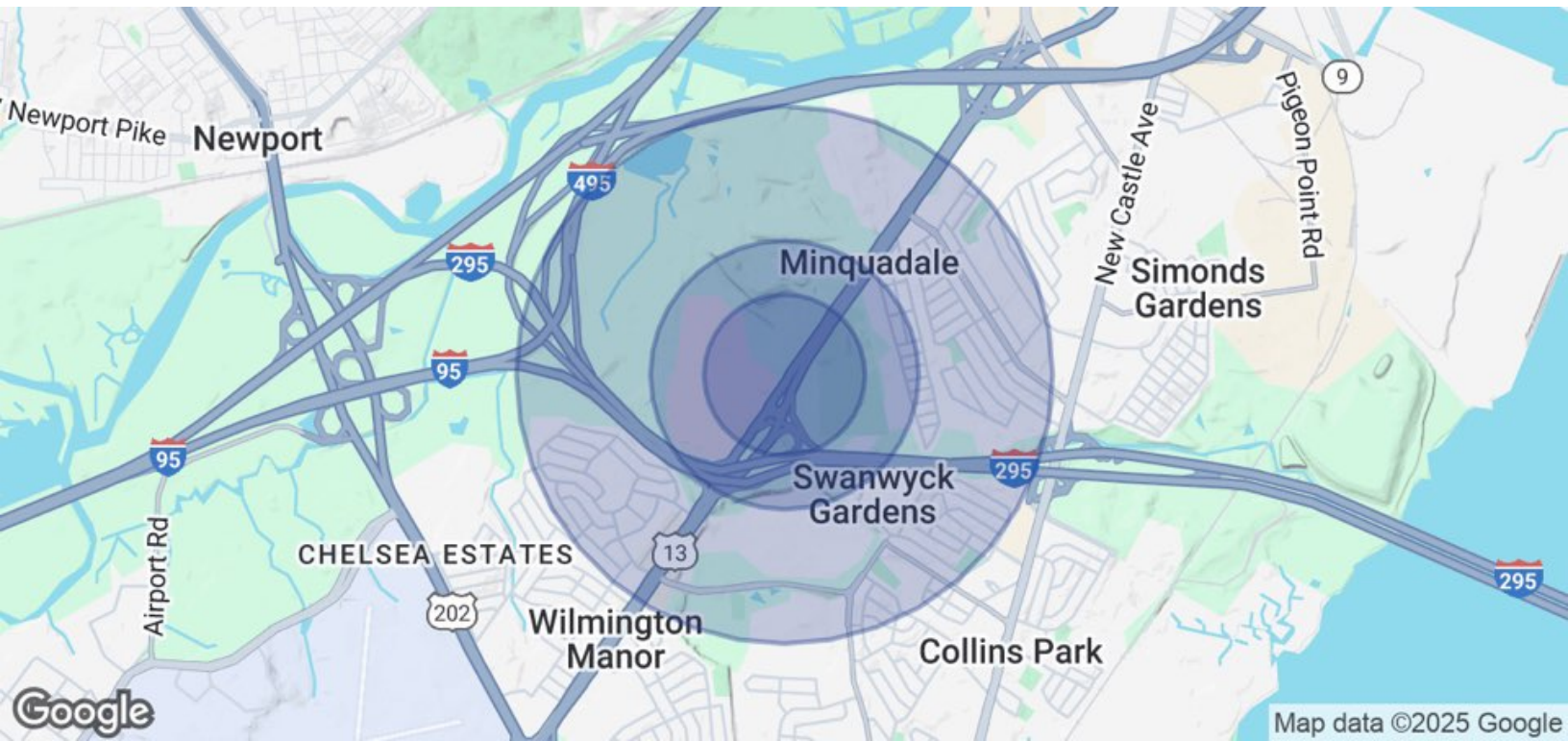
BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

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



OFFICE / RESIDENTIAL APARTMENT / STORAGE BUILDING
FOR SALE OR LEASE

2101 N DUPONT HWY, NEW CASTLE, DE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	1,024	7,774
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	330	2,737
# of Persons per HH	3.4	3.1	2.8
Average HH Income	\$70,235	\$69,586	\$68,645
Average House Value	\$247,513	\$239,406	\$234,918

Demographics data derived from AlphaMap

BRIAN SHAHAN
302.229.1214
brian@sbrealtyco.com

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

