

## Property Overview

1 Catherine Street represents a compelling investment and owner-user opportunity located in the core of New Castle, Delaware. The property benefits from a walkable setting with strong regional access via Route 9, I-295, and the Delaware Memorial Bridge, supporting both local and commuter demand.

The surrounding area is characterized by a stable mix of residential and neighborhood commercial uses, contributing to consistent occupancy and long-term market durability. Limited supply and tightly held ownership within the immediate submarket enhance the asset's downside protection and appreciation potential. The property is well suited for investors seeking stable income with future upside, as well as owner-users looking to establish a presence in an established and desirable market.



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

**For More Information Please Contact:**

Mitri S. Habash, CCIM, MICP  
 302-218-3025

[Habash@HabashCommercial.com](mailto:Habash@HabashCommercial.com)

[www.HabashCommercial.com](http://www.HabashCommercial.com)

Sales | Leasing | Property Management | Business Brokerage



**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

**1 Catherine St  
New Castle, DE**

**Catherine St**

**8 CATHERINE ST**  
**Building Type:**

**Total Building Size:**

**6 STORIES**

**Year Built:**

**Year Renovated:**

**4 CORNERS ST**



## Property Details:

**Building Type: Medical/General Office**

**Total Building Size: ± 3,098 sf**

**Stories: 2**

**Year Built: 1930**

**Year Renovated: 1983**

**Zoning: CN - Commercial Neighborhood**

**Lot Size: 0.48 Acres**



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

**For More Information Please Contact:**

Mitri S. Habash, CCIM, MICP  
302-218-3025

Habash@HabashCommercial.com

[www.HabashCommercial.com](http://www.HabashCommercial.com)

Sales | Leasing | Property Management | Business Brokerage



**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



#### Site Details Map

1 Catherine St, New Castle, Delaware, 19720

Rings: 1, 3, 5 mile radii



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

**For More Information Please Contact:**

Mitri S. Habash, CCIM, MICP  
302-218-3025

Habash@HabashCommercial.com

**www.HabashCommercial.com**

Sales | Leasing | Property Management | Business Brokerage

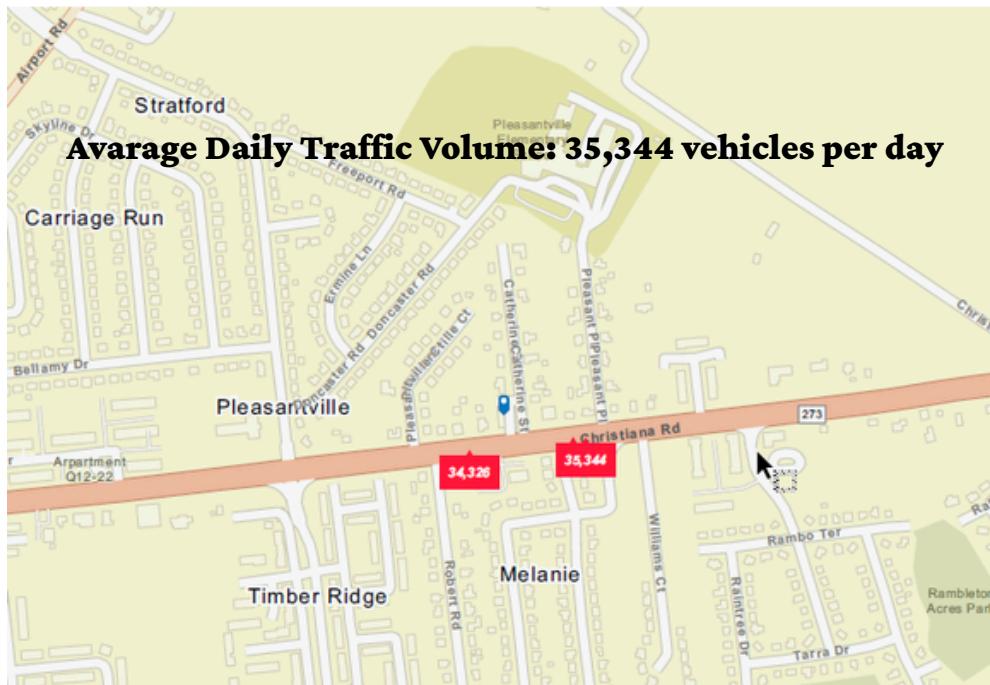


**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



Population	1 mile	3 miles	5 miles
2010 Population	13,784	54,991	155,127
2020 Population	14,469	58,103	162,530
2025 Population	14,190	57,283	159,944
2030 Population	13,942	56,719	158,317
2010-2020 Annual Rate	0.49%	0.55%	0.47%
2020-2025 Annual Rate	-0.37%	-0.27%	-0.31%

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

**For More Information Please Contact:**

 Mitri S. Habash, CCIM, MICP  
 302-218-3025

Habash@HabashCommercial.com

**[www.HabashCommercial.com](http://www.HabashCommercial.com)**

Sales | Leasing | Property Management | Business Brokerage


**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144