

**PROPERTY DESCRIPTION**

**Great opportunity to acquire a highly visible freestanding commercial building in the heart of Newark, Delaware.** Situated along East Main Street, this ±2,750 SF building with an additional ±1,500 SF of finished lower level space offers excellent exposure just steps from the University of Delaware campus and downtown amenities. The space features:

- > 7 Private Offices
- > Reception Area
- > Bullpen Area
- > IT Room
- > 6 Bathrooms (2 ADA Compliant)

**PROPERTY DETAILS**

- **Available:** ±2,750 SF main level plus ±1,500 SF of finished lower level space
- **Sale Price:** \$775,000
- **Zoning:** 18BL (Limited Business)

**PROPERTY HIGHLIGHTS**

- ±2,750 SF main level plus ±1,500 SF finished basement
- Freestanding building with prominent Main Street frontage
- Onsite rear parking for 14 vehicles plus convenient street parking
- Ideal for professional office users, boutique firms, or specialty retailers
- Strong signage visibility and high daily traffic counts
- Well-maintained brick and stone façade with welcoming curb appeal
- Flexible interior layout with private offices, open work areas, reception and conference room



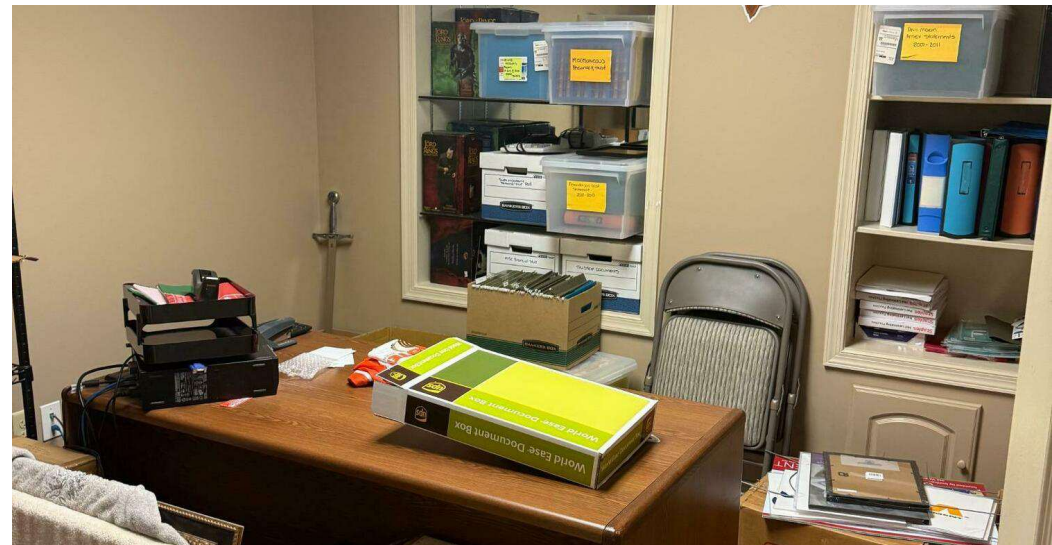
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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
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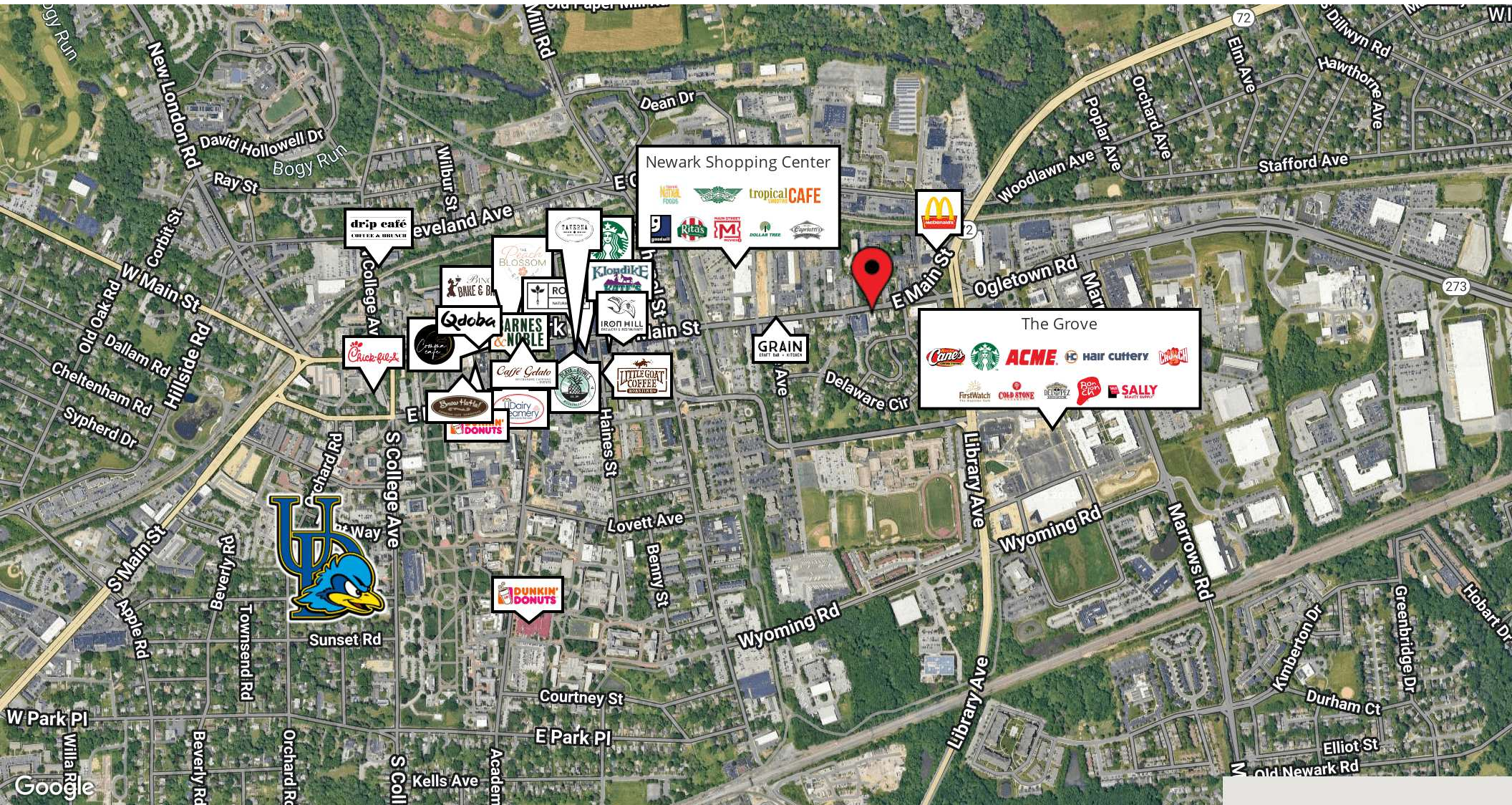
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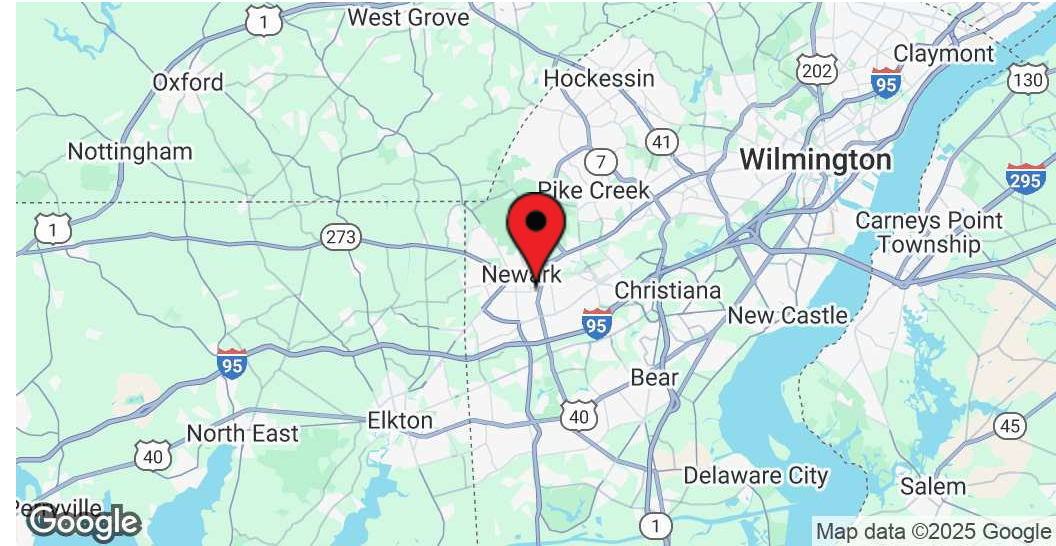
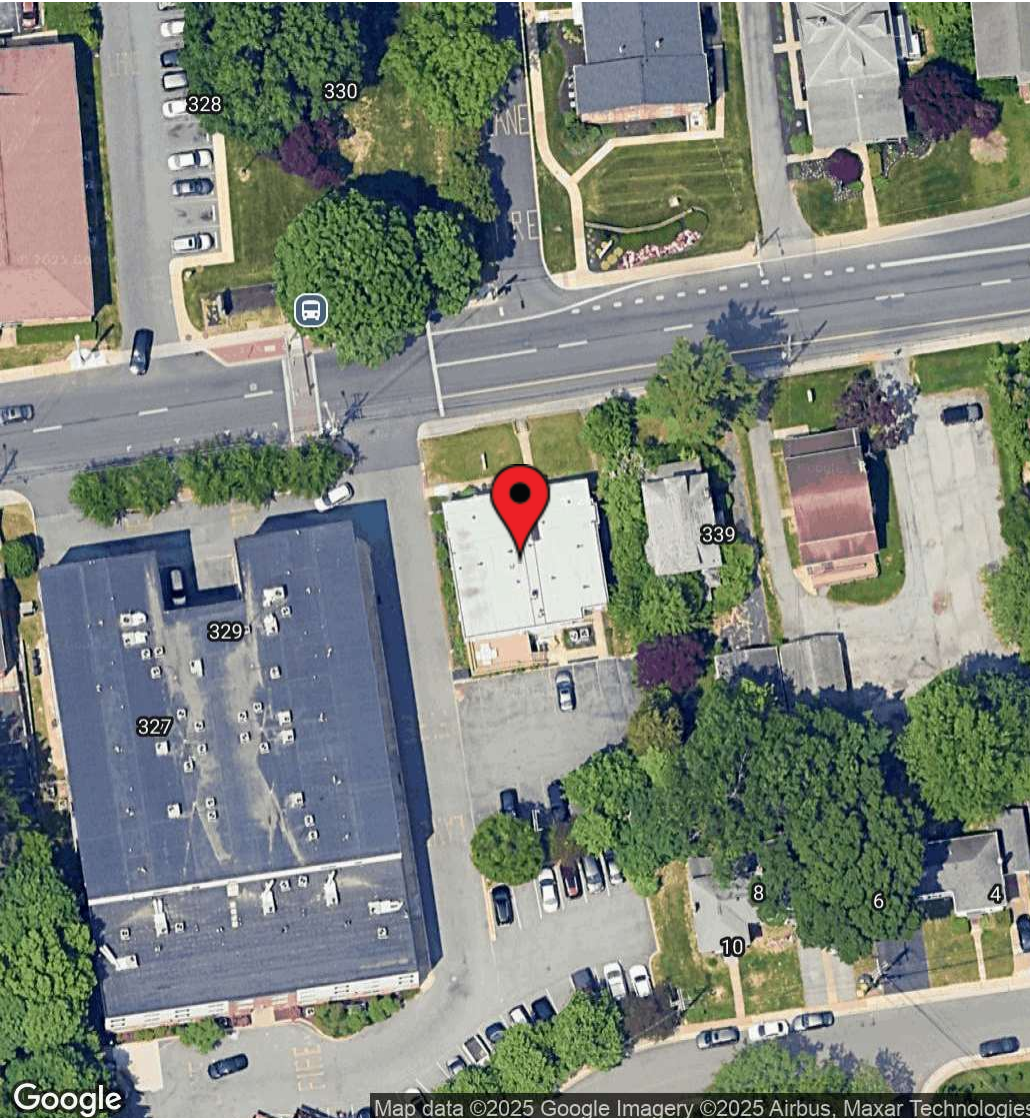
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#### KEY MARKET INSIGHTS

- Located just steps from the University of Delaware, with 24,000+ students
- Positioned in the Main Street corridor, Newark's most active retail district
- Surrounded by restaurants, coffee shops, fitness centers, and student housing
- Easy access to I-95, Route 273, and public transportation
- Newark has experienced consistent growth and strong demand for small-scale office and retail spaces

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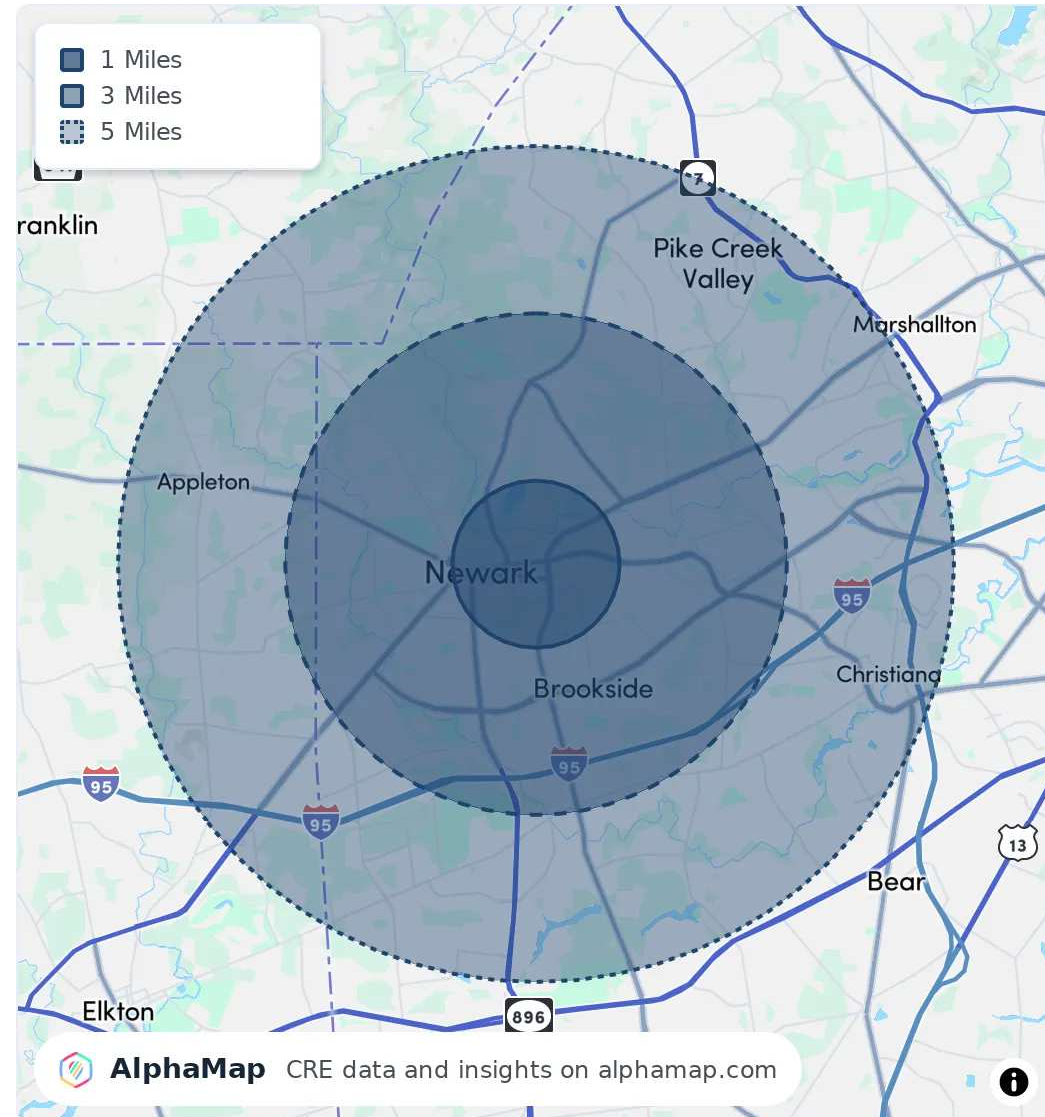


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,013	70,768	149,164
Average Age	30	38	39
Average Age (Male)	30	37	38
Average Age (Female)	31	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,505	25,537	56,796
Persons per HH	4	2.8	2.6
Average HH Income	\$69,510	\$93,438	\$103,461
Average House Value	\$422,616	\$366,551	\$359,690
Per Capita Income	\$17,377	\$33,370	\$39,792

RACE	1 MILE	3 MILES	5 MILES
Population White	8,244	41,943	84,955
Population Black	3,444	13,429	29,818
Population American Indian	24	270	543
Population Asian	897	5,103	13,413
Population Pacific Islander	5	24	36
Population Other	432	3,468	7,527

Map and demographics data derived from AlphaMap



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