

Dan Wham

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Dann Gladnick

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SHOPS AT RED MILL

1450 CAPITOL TRAIL, NEWARK, DE 19711

PRIME RETAIL SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM



PROPERTY DESCRIPTION

The Shops at Red Mill boast a highly desirable location at the intersection of Capitol Trail (Route 2/Kirkwood Highway) and Polly Drummond Hill Road in Newark, DE. Situated in the heart of New Castle County, the property offers excellent visibility and accessibility to major thoroughfares, making it a prime spot for retail, office, or service-based businesses. Just minutes from the University of Delaware, as well as the thriving Pike Creek and Hockessin communities, this location attracts a steady flow of potential customers and clients. Additionally, the surrounding area is known for its high population density, ensuring ample foot and vehicle traffic. With easy access to public transportation and major highways, this property is perfectly positioned to serve both local residents and the broader community.

PROPERTY DETAILS AND HIGHLIGHTS

- **Two Units Available:**
 - > **Unit 103:** 1,250 SF
 - > **Unit 107:** 887 SF
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 61,152 AADT (Route 2/Red Mill Rd & Polly Drummond Rd)
- **Frontage:** 587.40' (Route 2/Kirkwood Highway)

DEMOGRAPHICS AT A GLANCE	1 MILE	3 MILES	5 MILES
Total Population	6,508	74,099	176,320
Workday Population	7,104	81,178	170,789
Total Households	2,692	27,715	67,526
Average HH Income	\$92,950	\$94,102	\$105,802
Average Age	40	39	40

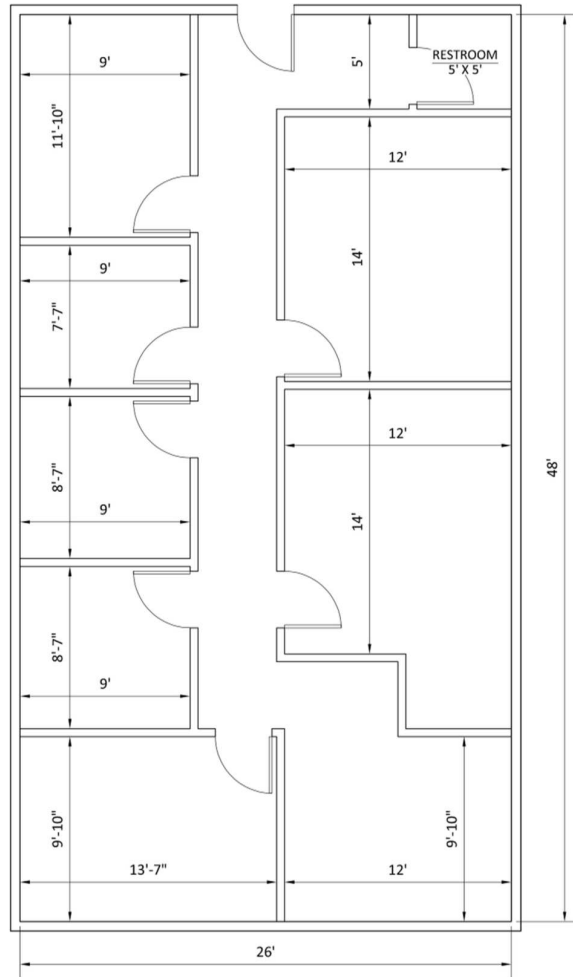


For More Information, Contact:

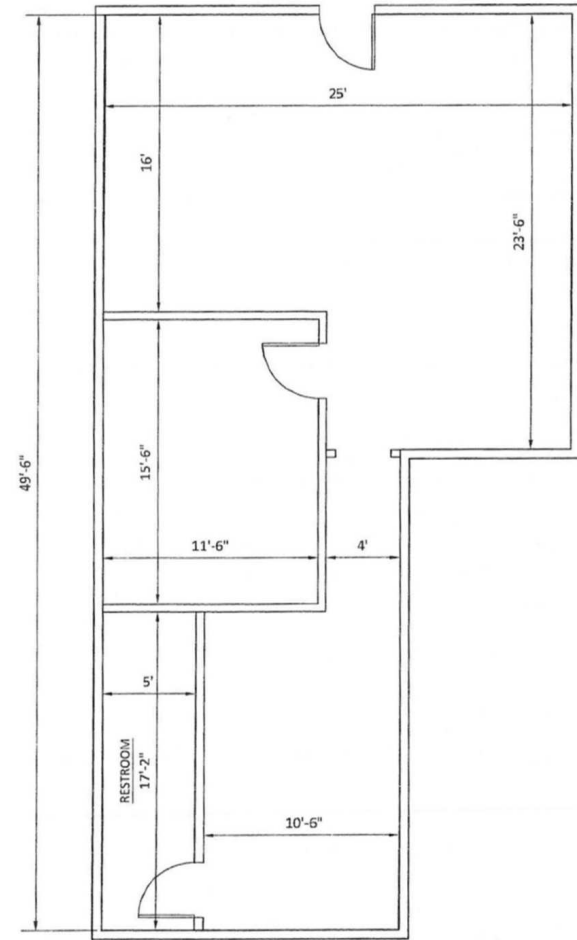
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SHOPS AT RED MILL
SUITE 103
SCALE: 3/8" = 1'-0"



SHOPS AT RED MILL
SUITE 107
SCALE: 3/8" = 1'-0"

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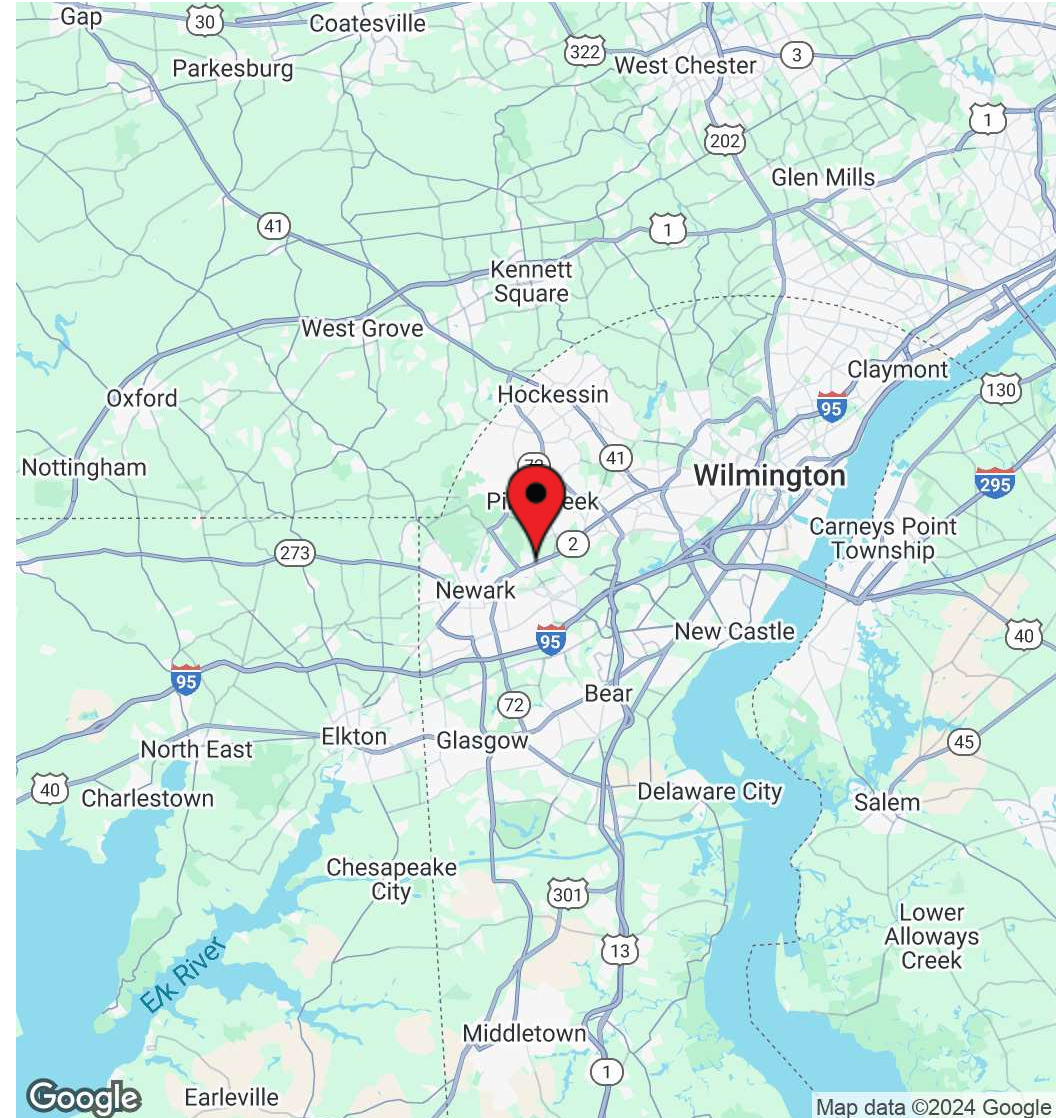
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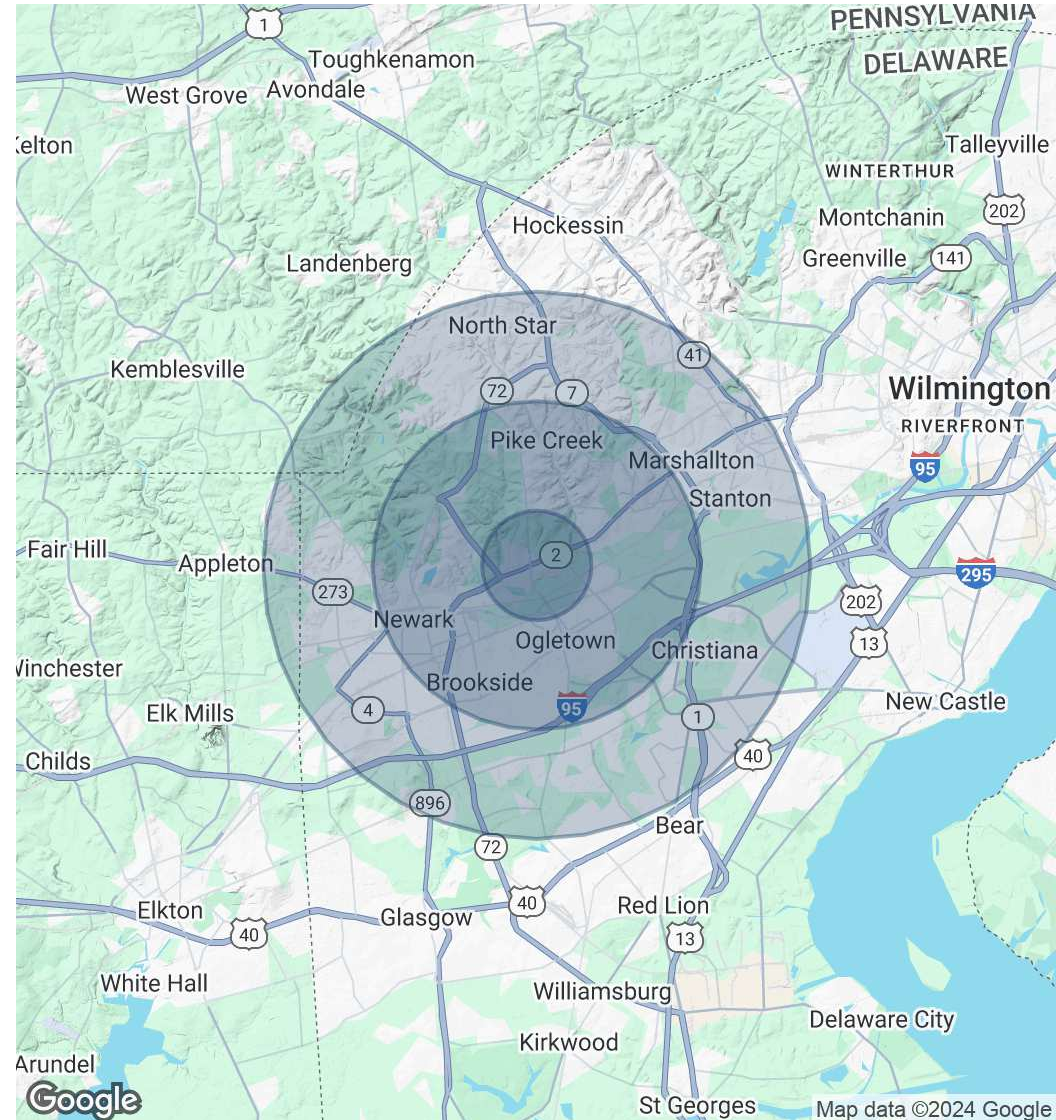


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,508	74,099	176,320
Average Age	40	39	40
Average Age (Male)	39	37	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,692	27,715	67,526
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$92,950	\$94,102	\$105,802
Average House Value	\$343,940	\$355,337	\$362,233

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,630	44,181	100,248
Total Population - Black	1,263	13,364	34,541
Total Population - Asian	353	5,281	15,586
Total Population - Hawaiian	7	23	51
Total Population - American Indian	28	307	699
Total Population - Other	510	4,008	9,801

Demographics data derived from AlphaMap



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