

PROPERTY DESCRIPTION

This 1.20-acre parcel offers a high-visibility ground lease opportunity located at a signalized intersection. **Previously approved for a 2,551 SF restaurant with a drive-thru**, the site is ideally suited for quick-service food, coffee, financial institutions, or other retail or service-oriented concepts.

Located directly across from BJ's Wholesale Club, Dollar Tree, and Food Lion—the property benefits from consistent traffic flow (**20,717 AADT**), and easy access to major thoroughfares including East Chestnut Hill Road and Route 72. Zoned CN, the site supports a wide range of uses and offers excellent development flexibility in a high-demand corridor with strong demographics and year-round activity from nearby university students and local residents.

PROPERTY DETAILS

- **Lot Size** 1.20 acres
- **Lease Rate:** Please contact listing agent
- **Zoning:** CN (Commercial Neighborhood)
- Located at signalized intersection
- **Previously approved for 2,551 SF restaurant with drive-thru**

KEY MARKET INSIGHTS

- 1.2 miles from University of Delaware, with over 24,000 students and faculty
- Approximately 2 miles from I-95/896 Interchange
- Dense surrounding residential population, with established neighborhoods
- Directly across from a high-traffic shopping center
- Excellent regional connectivity with quick access to I-95, Rt 896, Rt 72, & Rt 4
- High visibility and signage potential on South Chapel Street (**20,717 AADT**)
- Limited competition for drive-thru parcels in the immediate area



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



906 S CHAPEL STREET Ground Lease Opportunity

1.20 ACRES | PREVIOUSLY APPROVED FOR 2,551 SF DRIVE-THRU RESTAURANT | ZONED CN



1.2 Miles from UD

Capture daily demand from students, faculty, and campus visitors with quick access to downtown Newark.



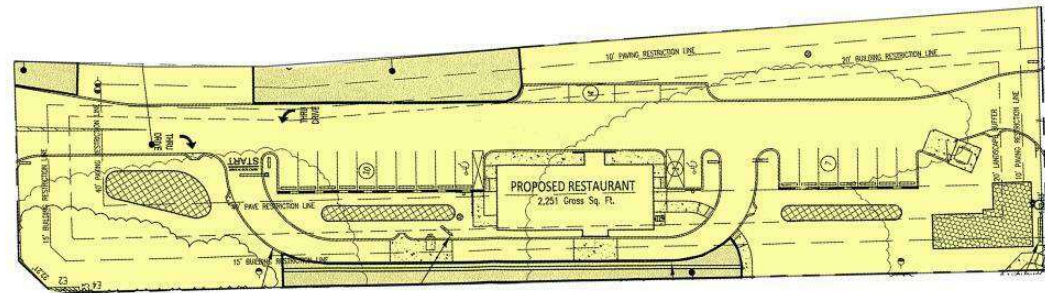
High Traffic Counts

High traffic counts with 20,717 AADT on South Chapel Street and 25,090 vehicles per day on East Chestnut Hill Road.



S Chapel Street Visibility

Frontage along a busy commercial corridor with high local and commuter exposure, plus multiple access points.

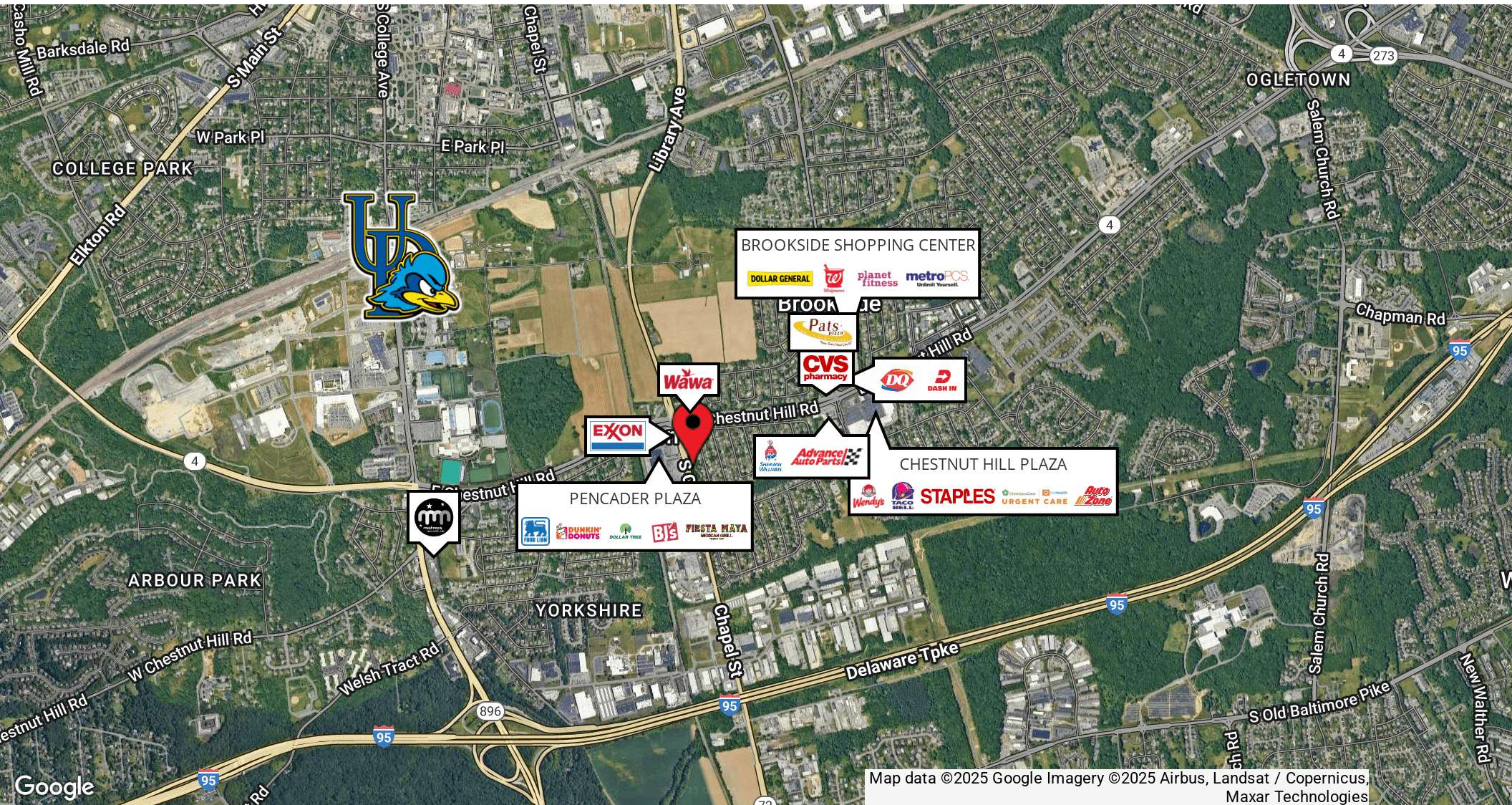


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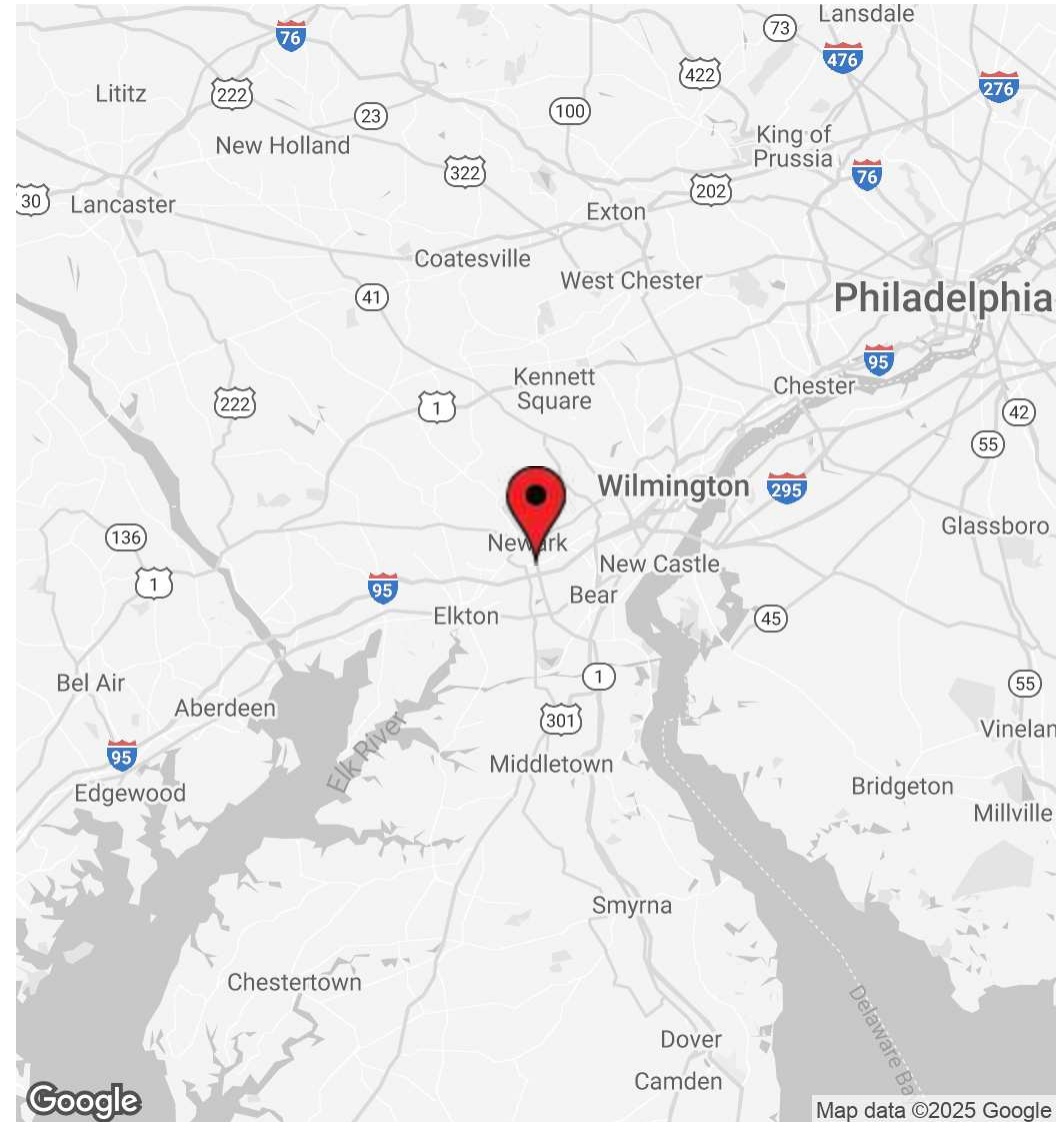
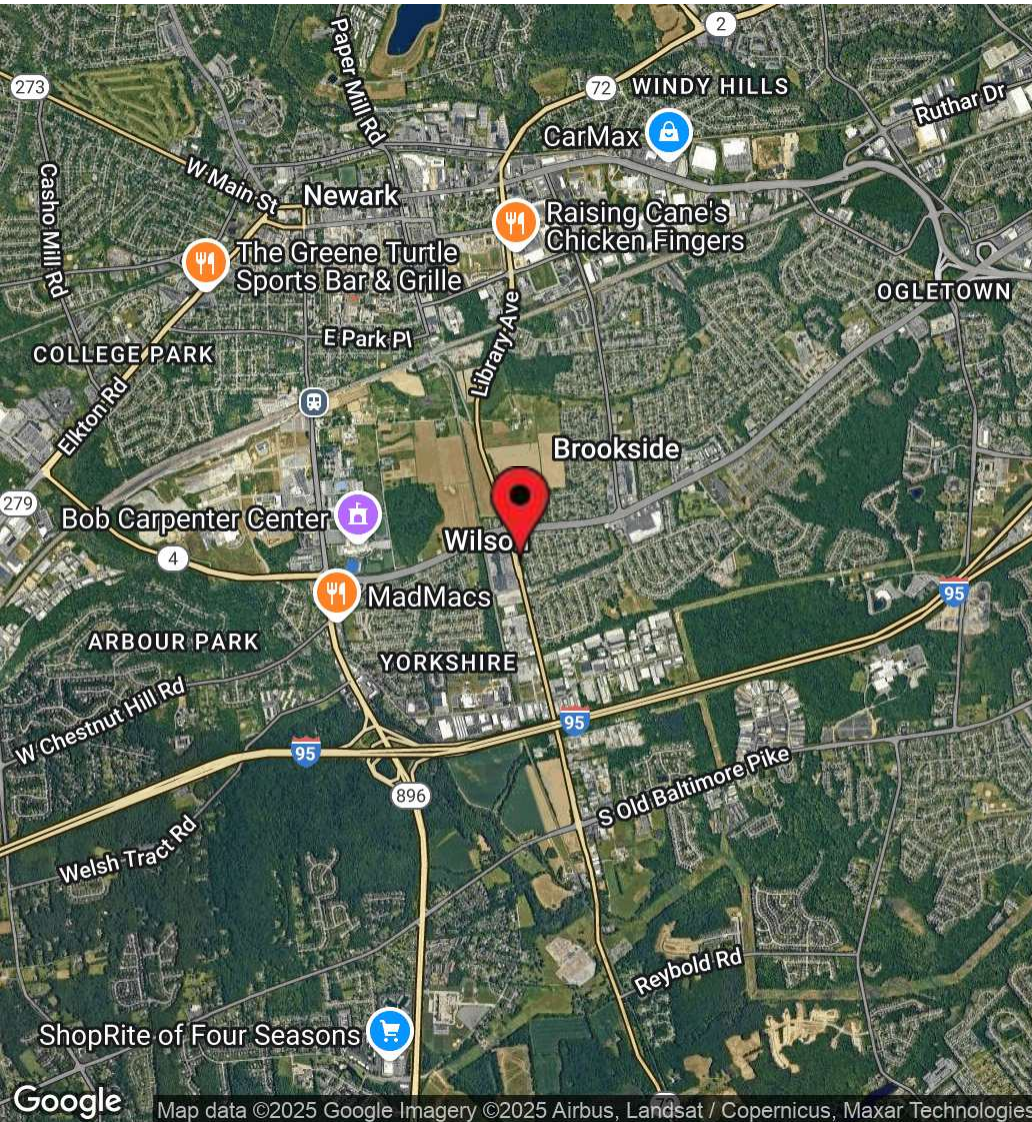


Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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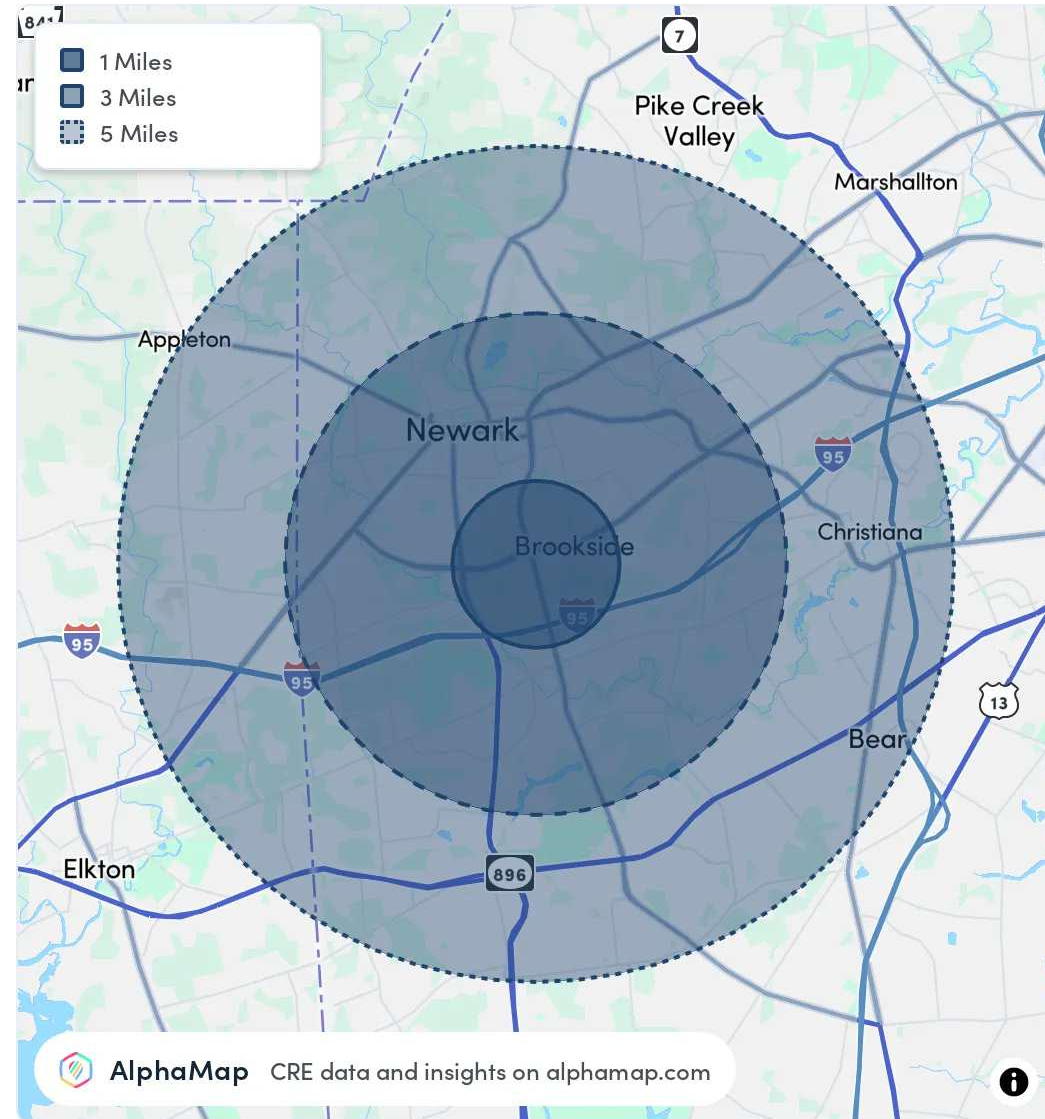
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,128	79,983	180,207
Average Age	41	37	39
Average Age (Male)	39	36	38
Average Age (Female)	42	38	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,739	28,428	68,386
Persons per HH	2.6	2.8	2.6
Average HH Income	\$91,262	\$94,845	\$97,876
Average House Value	\$293,056	\$358,339	\$339,467
Per Capita Income	\$35,100	\$33,873	\$37,644

RACE	1 MILE	3 MILES	5 MILES
Population White	4,112	42,910	91,345
Population Black	1,146	17,713	48,042
Population American Indian	52	319	710
Population Asian	456	7,279	14,546
Population Pacific Islander	1	21	51
Population Other	579	4,552	9,951

Map and demographics data derived from AlphaMap



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