25,000 SF
INDUSTRIAL BUILDING

AVAILABLE FOR SALE

DSM COMMERCIAL

307 RUTHAR DRIVE

NEWARK, DE 19711

4.19 ACRES
LOT SIZE

$4,250,000.00
SALE PRICE

ANDY FOX

afox@dsmre.com

302-283-1800 OFFICE

302-229-1304 CELL

OFFERING SUMMARY

ADDRESS	Newark, DE 19711
COUNTY	New Castle County
ZONING	I (Industrial)
LOT SIZE	4.19 Acres
APN	09-016.00-030

FINANCIAL SUMMARY

PRICE	$4,250,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,355	74,232	189,913
2026 Median HH Income	$72,991	$80,183	$85,934
2026 Average HH Income	$94,926	$107,176	$113,512

Property Description

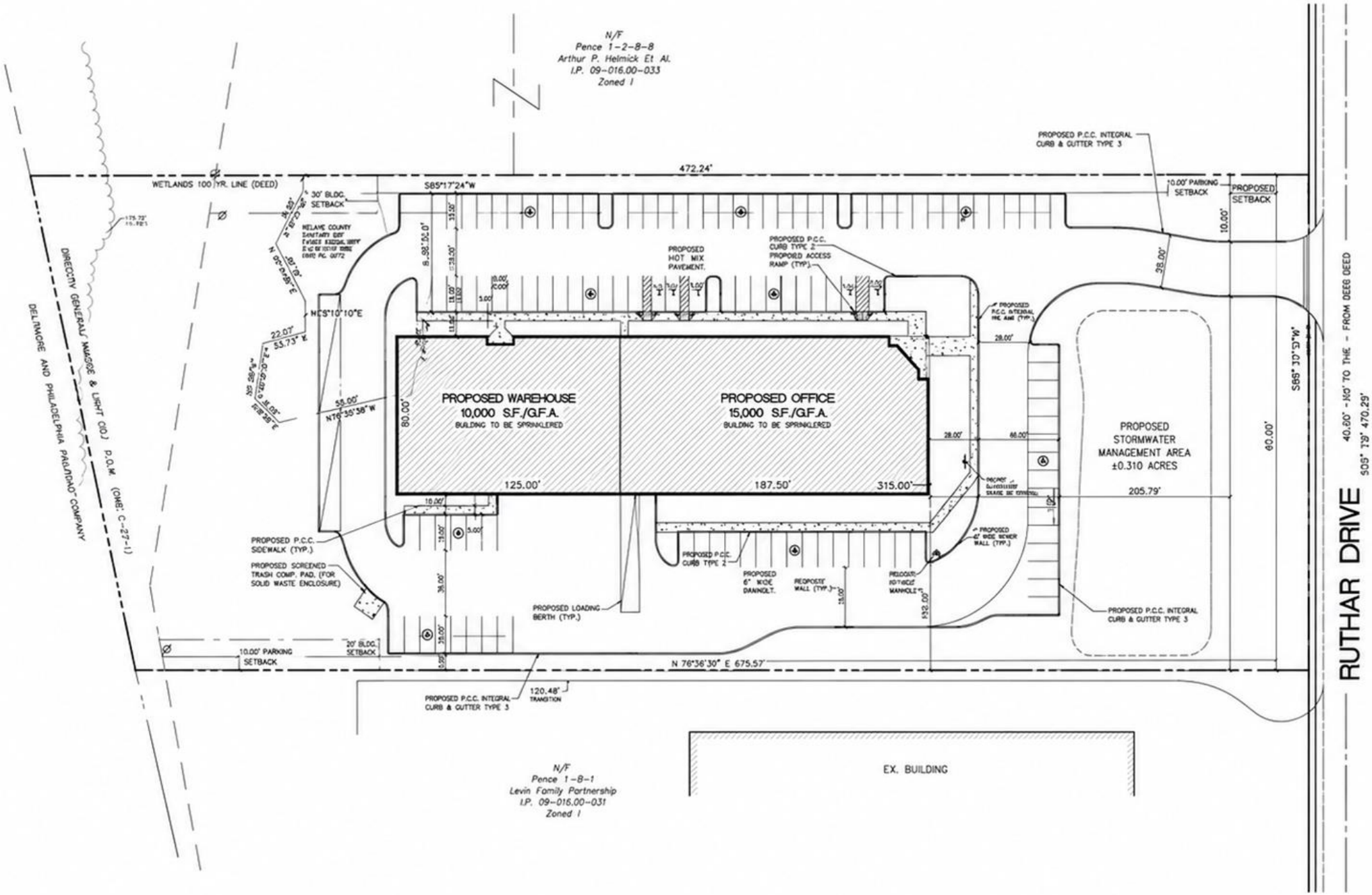
- Positioned within one of Newark's established industrial and flex corridors, 307 Ruthar Drive presents a rare opportunity to acquire a 25,000 SF industrial/office facility with strong regional accessibility and functional flexibility. Situated on 4.19 acres, the property is well-suited for a variety of owner-user, operational, distribution, service, or investment strategies.
- Located just minutes from I-95, Route 273, Route 40, and the University of Delaware, the property provides convenient connectivity throughout New Castle County, the greater Philadelphia region, and surrounding Mid-Atlantic markets. The surrounding business park environment includes a strong mix of industrial, flex, office, and commercial users, supporting long-term functionality and operational convenience.

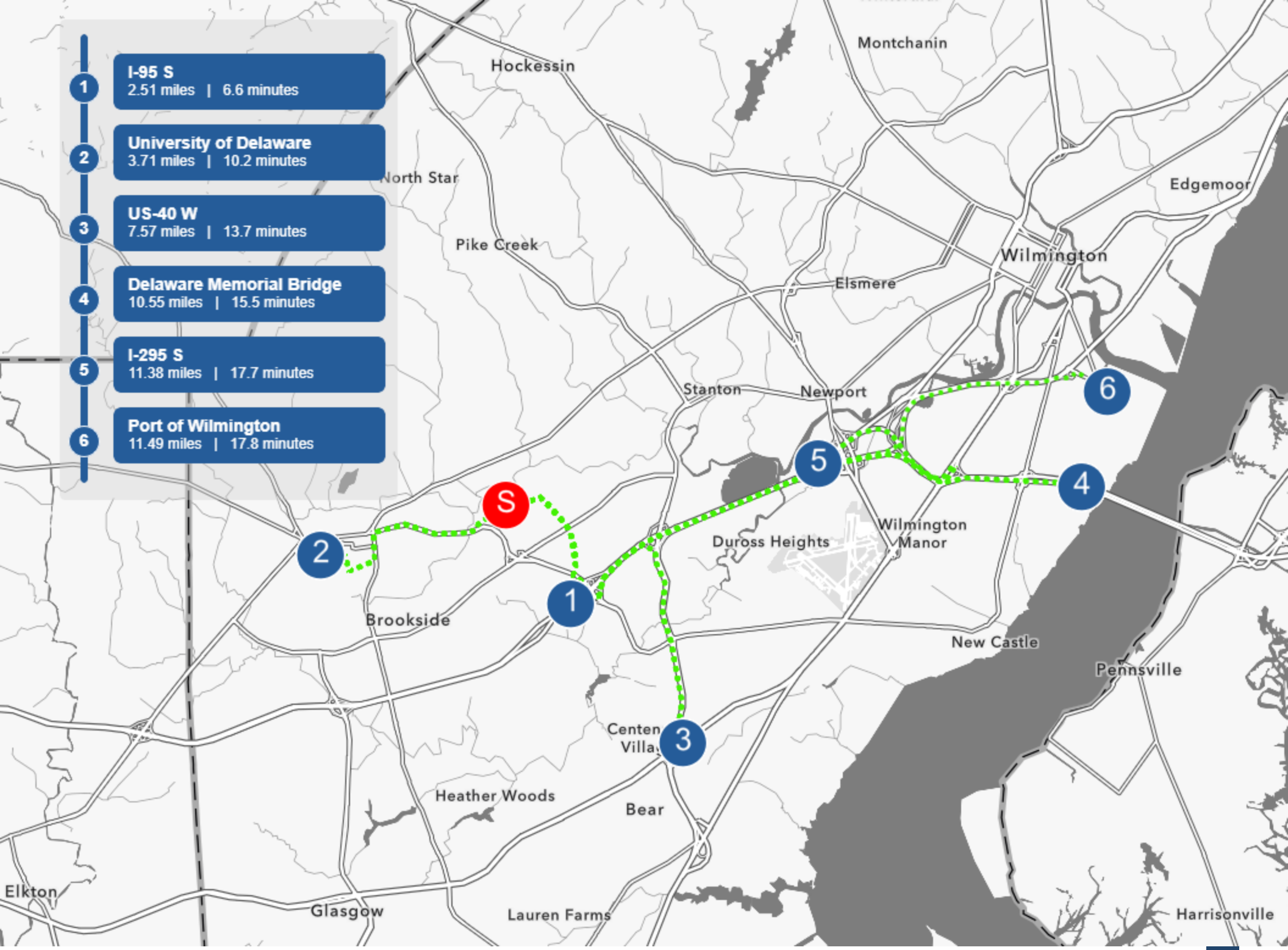
Market Drivers

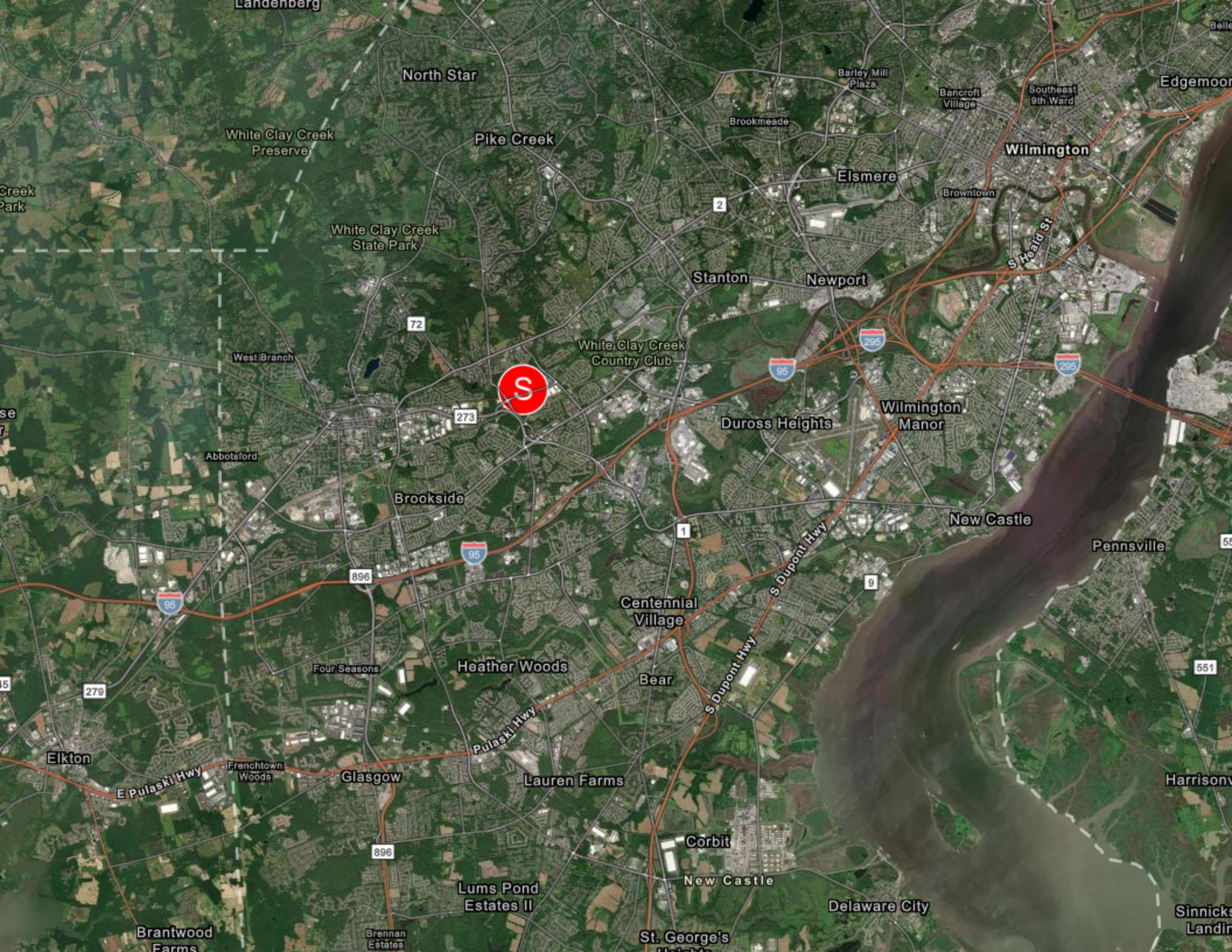
- Located Within Newark's Core Industrial Corridor - positioned among a critical mass of established flex, warehouse, and service users.
- Immediate Connectivity to Major Mid-Atlantic Distribution Routes - efficient access to I-95 and key regional highways linking Delaware, Philadelphia, and beyond.
- Strong Local and Regional Demographic Support - dense population base and commuter traffic reinforce long-term functionality.
- Proximity to Major Employment and Logistics Nodes - access to key corporate, industrial, and distribution hubs throughout New Castle County.
- Well-Positioned Within a Proven Business Park Environment - established setting that continues to attract a diverse mix of users.

Professional Image. Functional Layout.

Strategically Positioned Within an Established Industrial Park

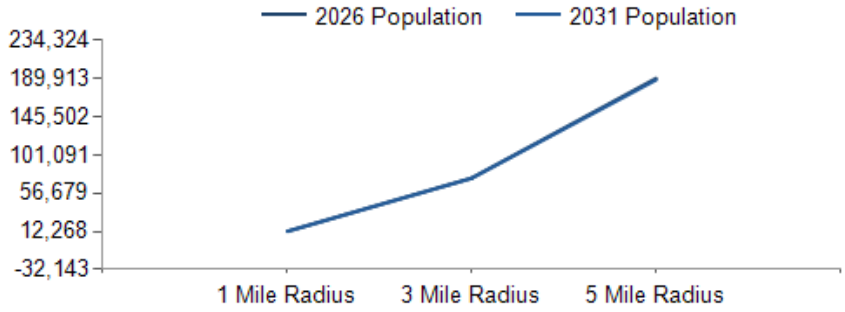

N/F
Pence 1-2-8-8
Arthur P. Helmick Et Al.
I.P. 09-016.00-033
Zoned I
472.24'
S85°17'24"W
WETLANDS 100 YR. LINE (DEED)
30' BLDG. SETBACK
PROPOSED P.C.C. INTEGRAL CURB & GUTTER TYPE 3
10.00' PARKING SETBACK
PROPOSED SETBACK
PROPOSED HOT MIX PAVEMENT.
PROPOSED P.C.C. CURB TYPE 2
PROPOSED P.C.C. INTEGRAL FIRE LANE (TYP.)
PROPOSED WAREHOUSE
10,000 S.F./G.F.A.
BUILDING TO BE SPRINKLERED
PROPOSED OFFICE
15,000 S.F./G.F.A.
BUILDING TO BE SPRINKLERED
125.00'
187.50'
315.00'
PROPOSED STORMWATER MANAGEMENT AREA
±0.310 ACRES
205.79'
60.00'
S65°10'10"W
N76°35'38"W
PROPOSED P.C.C. SIDEWALK (TYP.)
PROPOSED SCREENED TRASH COMP. PAD. (FOR SOLID WASTE ENCLOSURE)
PROPOSED LOADING BERTH (TYP.)
PROPOSED 6" WIDE DAMNOLT.
PROPOSED 6' WIDE SEWER WALL (TYP.)
PROPOSED P.C.C. INTEGRAL CURB & GUTTER TYPE 3
20' BLDG. SETBACK
10.00' PARKING SETBACK
N 76°36'30" E 675.57'
120.48' TRANSITION
DIRECTIV GENERAL MAGOE & LIGHT (D.L.) P.O.M. (DWG. C-27-1)
DELAWARE AND PHILADELPHIA PAULTIAO" COMPANY
N/F
Pence 1-8-1
Levin Family Partnership
I.P. 09-016.00-031
Zoned I
EX. BUILDING
RUTHAR DRIVE
40.60' - N0' TO THE - FROM DEED DEED
S09° 19' 470.29'


1 I-95 S
2.51 miles | 6.6 minutes
2 University of Delaware
3.71 miles | 10.2 minutes
3 US-40 W
7.57 miles | 13.7 minutes
4 Delaware Memorial Bridge
10.55 miles | 15.5 minutes
5 I-295 S
11.38 miles | 17.7 minutes
6 Port of Wilmington
11.49 miles | 17.8 minutes
S
Hockessin
Montchanin
North Star
Pike Creek
Edgemoor
Wilmington
Elsmere
Stanton
Newport
Duross Heights
Wilmington Manor
Brookside
New Castle
Pennsville
Heather Woods
Bear
Elkton
Glasgow
Lauren Farms
Harrisonville

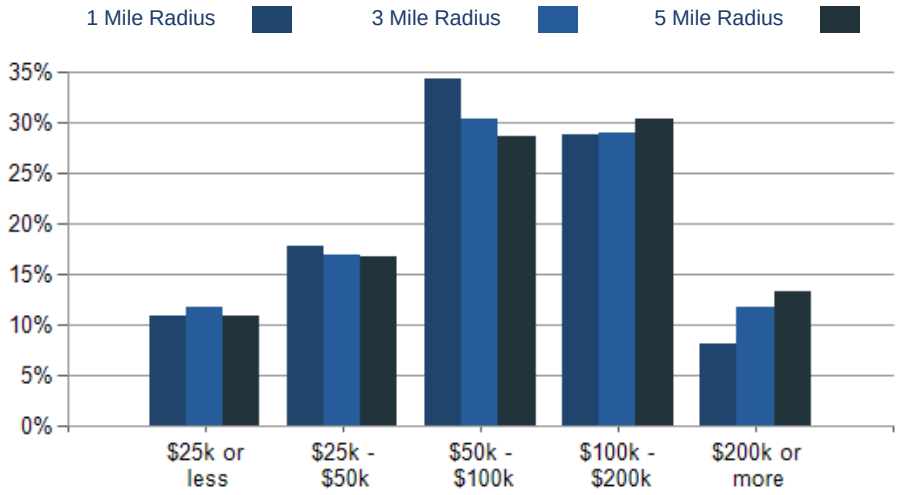

Landenberg
North Star
Barley Mill Plaza
Bancroft Village
Southeast 9th Ward
Edgemoor
Brookmeade
White Clay Creek Preserve
Pike Creek
Wilmington
Elsmere
Browntown
Creek Park
White Clay Creek State Park
S Heald St
Stanton
Newport
White Clay Creek Country Club
West Branch
Duross Heights
Wilmington Manor
Abbotsford
Brookside
New Castle
Pennsville
S Dupont Hwy
Centennial Village
Four Seasons
Heather Woods
Bear
Pulaski Hwy
Elkton
E Pulaski Hwy
Frenchtown Woods
Glasgow
Lauren Farms
Harrisonv
Corbit
New Castle
Lums Pond Estates II
Delaware City
Brantwood Farms
Brennan Estates
St. George's
Sinnicks Landin

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,972	71,509	184,709
2010 Population	12,181	70,963	187,979
2026 Population	12,355	74,232	189,913
2031 Population	12,268	73,956	188,196
2026 African American	2,711	13,670	42,591
2026 American Indian	52	312	775
2026 Asian	755	6,582	16,918
2026 Hispanic	2,214	10,013	25,756
2026 Other Race	1,015	4,164	11,781
2026 White	6,467	42,413	100,851
2026 Multiracial	1,347	7,067	16,938
2026-2031: Population: Growth Rate	-0.70%	-0.35%	-0.90%

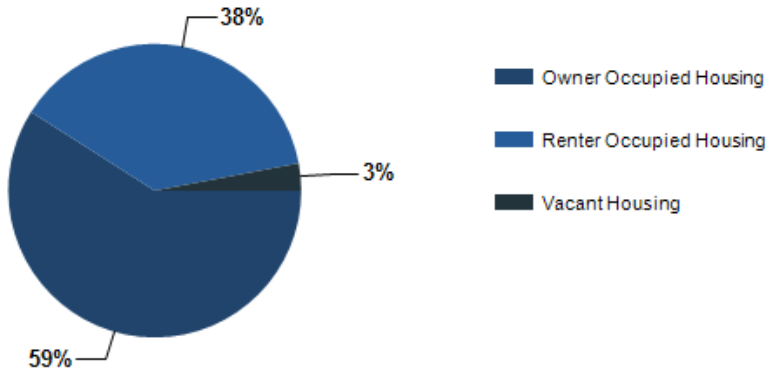
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	315	1,921	4,787
$15,000-$24,999	271	1,515	3,428
$25,000-$34,999	333	2,006	4,831
$35,000-$49,999	625	2,932	7,744
$50,000-$74,999	1,228	5,195	11,767
$75,000-$99,999	622	3,623	9,639
$100,000-$149,999	1,128	5,145	13,561
$150,000-$199,999	422	3,252	9,162
$200,000 or greater	441	3,410	9,937
Median HH Income	$72,991	$80,183	$85,934
Average HH Income	$94,926	$107,176	$113,512



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

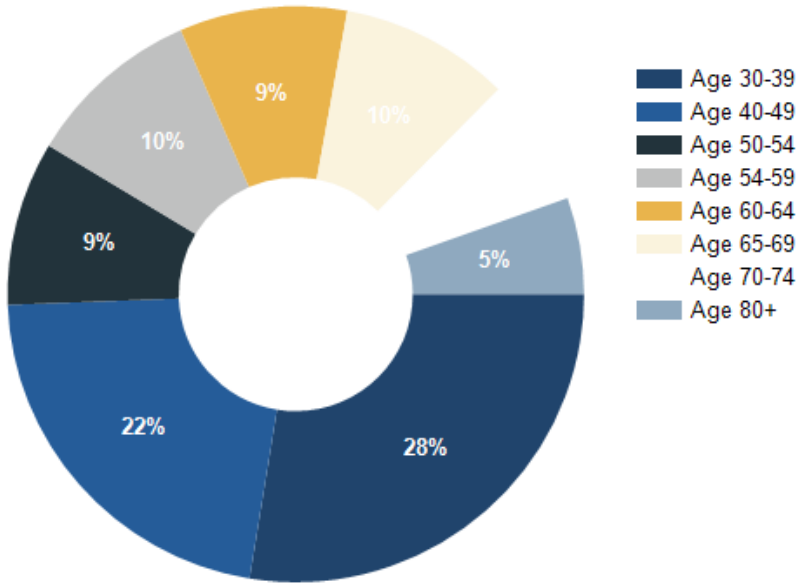


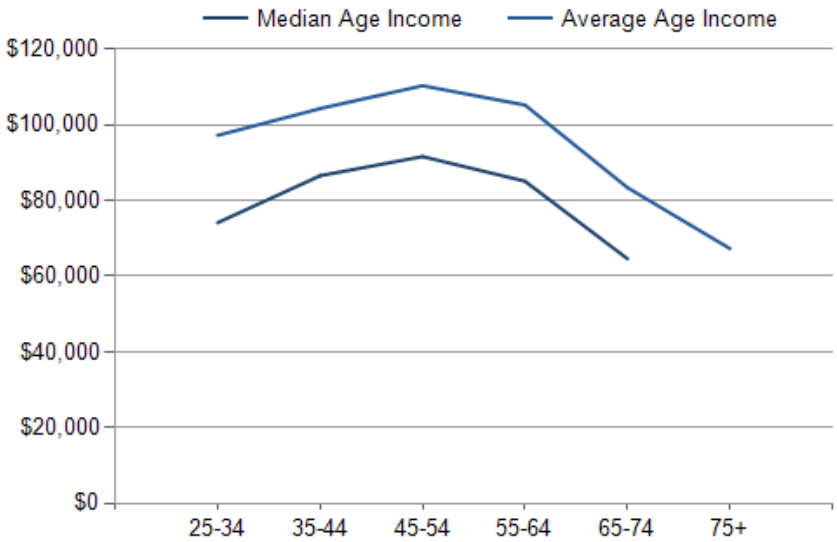
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,035	5,540	14,110
2026 Population Age 35-39	1,005	4,962	13,147
2026 Population Age 40-44	897	4,512	12,107
2026 Population Age 45-49	720	3,748	10,271
2026 Population Age 50-54	682	3,735	10,213
2026 Population Age 55-59	728	3,840	10,693
2026 Population Age 60-64	696	4,109	11,362
2026 Population Age 65-69	706	3,999	10,963
2026 Population Age 70-74	531	3,232	8,909
2026 Population Age 75-79	401	2,428	6,526
2026 Population Age 80-84	250	1,611	4,222
2026 Population Age 85+	226	1,435	3,477
2026 Population Age 18+	9,842	61,097	154,692
2026 Median Age	38	36	38
2031 Median Age	40	37	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$74,117	$86,302	$89,194
Average Household Income 25-34	$97,204	$108,748	$111,829
Median Household Income 35-44	$86,549	$104,399	$106,831
Average Household Income 35-44	$104,298	$128,400	$132,407
Median Household Income 45-54	$91,609	$107,860	$109,752
Average Household Income 45-54	$110,336	$132,542	$136,520
Median Household Income 55-64	$85,086	$100,487	$103,549
Average Household Income 55-64	$105,227	$123,670	$129,797
Median Household Income 65-74	$64,574	$67,235	$71,419
Average Household Income 65-74	$83,398	$94,309	$100,032
Average Household Income 75+	$67,277	$68,710	$73,757

Population By Age





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