

OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY
FOR SALE

77 E MAIN ST, NEWARK, DE



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	11,578 SF
Lot Size:	0.33 Acres
Total Designated Parking Spaces:	4-12
Year Built:	1983
Zoning:	18BB

PROPERTY OVERVIEW

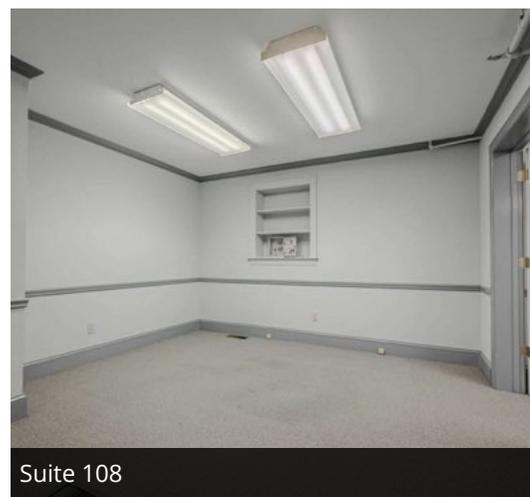
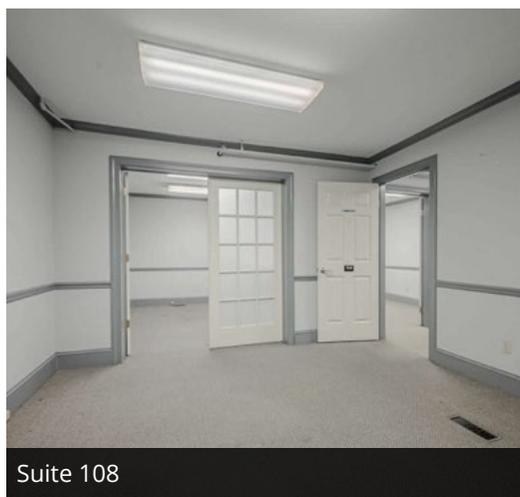
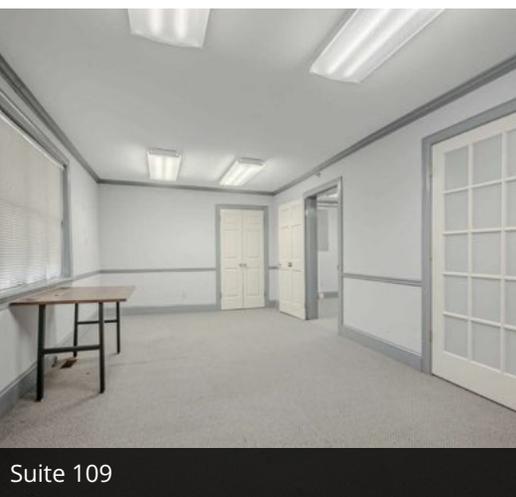
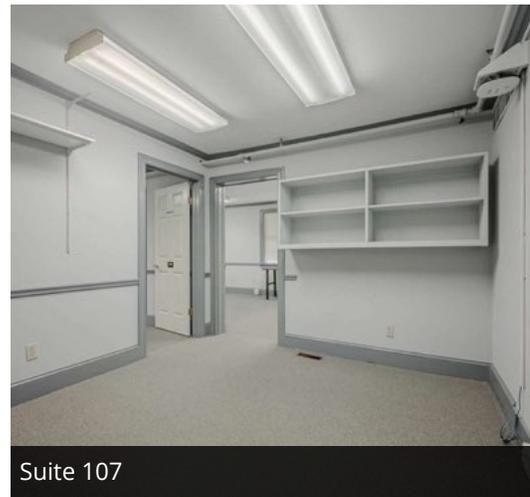
11,578 SF office space available on Newark's Main Street in the heart of the University of Delaware campus. The available three story space boasts windows overlooking Main Street. There are multiple offices, loft with 2 large rooms, a kitchen, 2 full baths, one in front on second floor and one in rear on third floor.



ALEC GEORIGI
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SUITES 107 - 115 | FIRST FLOOR / FRONT BLDG



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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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SUITES 100 - 106 | FIRST FLOOR / REAR BLDG



Reception Area Suites 100 - 106



Conference Suite 105 / Hall



Suite 101



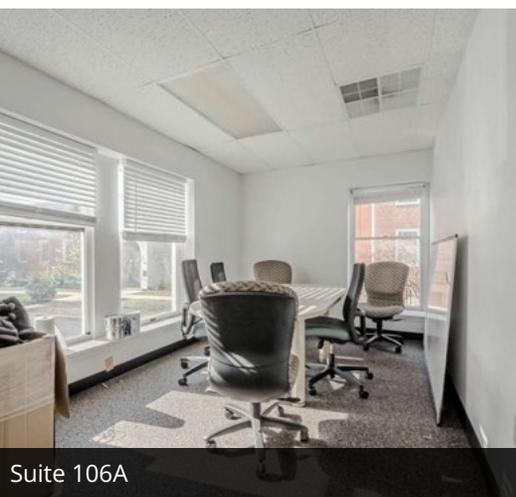
Conference Suite 105



Bath 1 / Hall 100 - 106



Reception Area Suites 106A, B, C, D



Suite 106A



Suite 106B



Suite 106C

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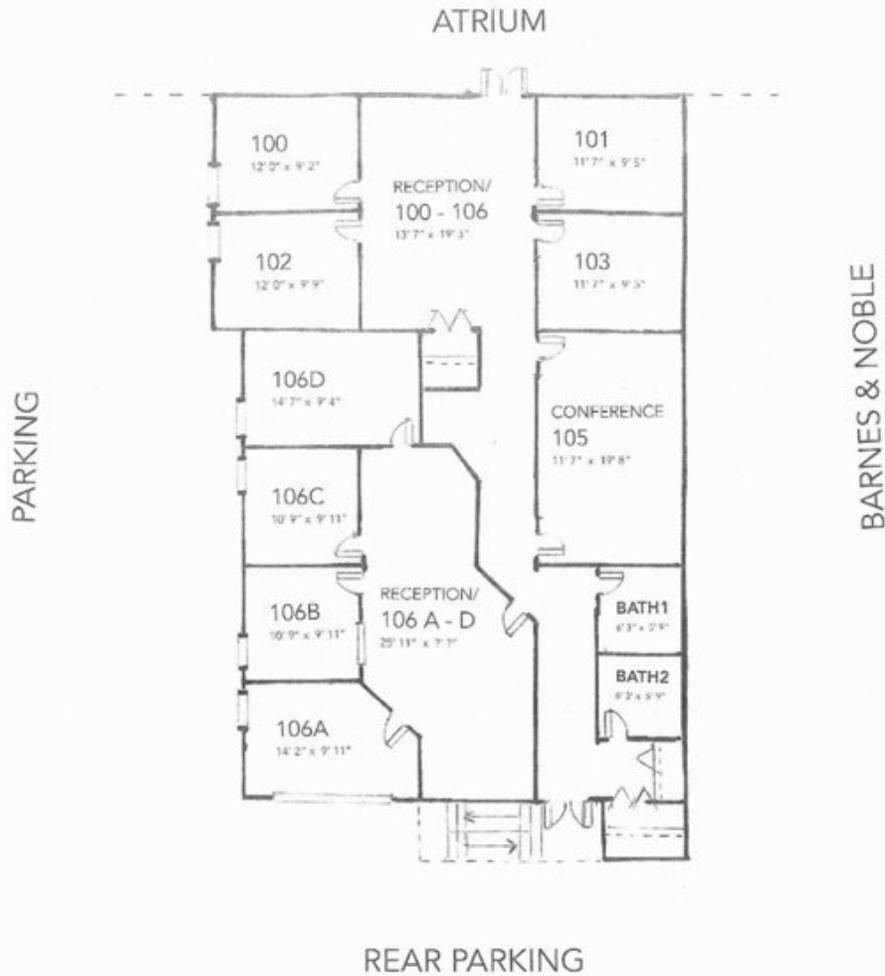
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77 E. MAIN STREET, NEWARK, DE
SUITES 100 - 106
FIRST FLOOR/ REAR BLDG



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SUITES 200 - 205 | SECOND FLOOR / REAR BLDG



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SUITES 200 - 205 | SECOND FLOOR / REAR BLDG



Suite 202 - 2



Suite 204



Suite 203



Suite 201



Suites 200 - 205

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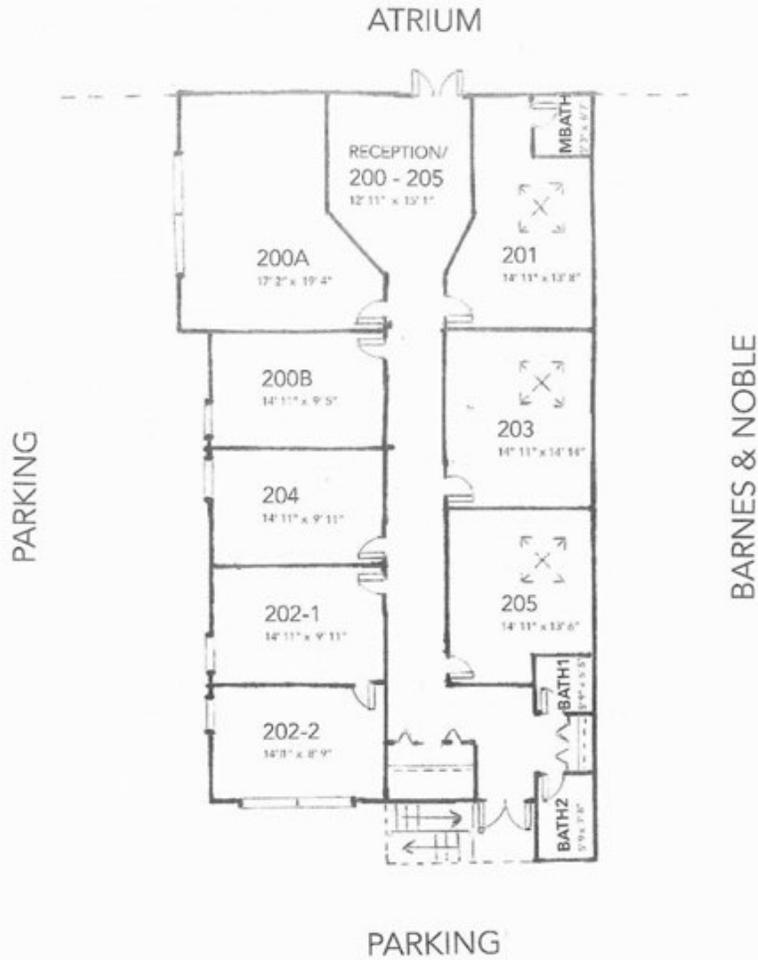
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OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY
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77 E MAIN ST, NEWARK, DE

77 E. MAIN STREET, NEWARK, DE
SUITES 200 - 205
SECOND FLOOR/ REAR BUILDING



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OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY
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SUITES 211 - 217 | SECOND-THIRD FLOOR / FRONT BLDG



Suite 214



Suite 217



LOFT



Kitchen / Suite 213

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77 E MAIN ST, NEWARK, DE

77 E. MAIN STREET, NEWARK, DE
SUITES 211 - 217
SECOND-THIRD FLOOR/ FRONT BLDG

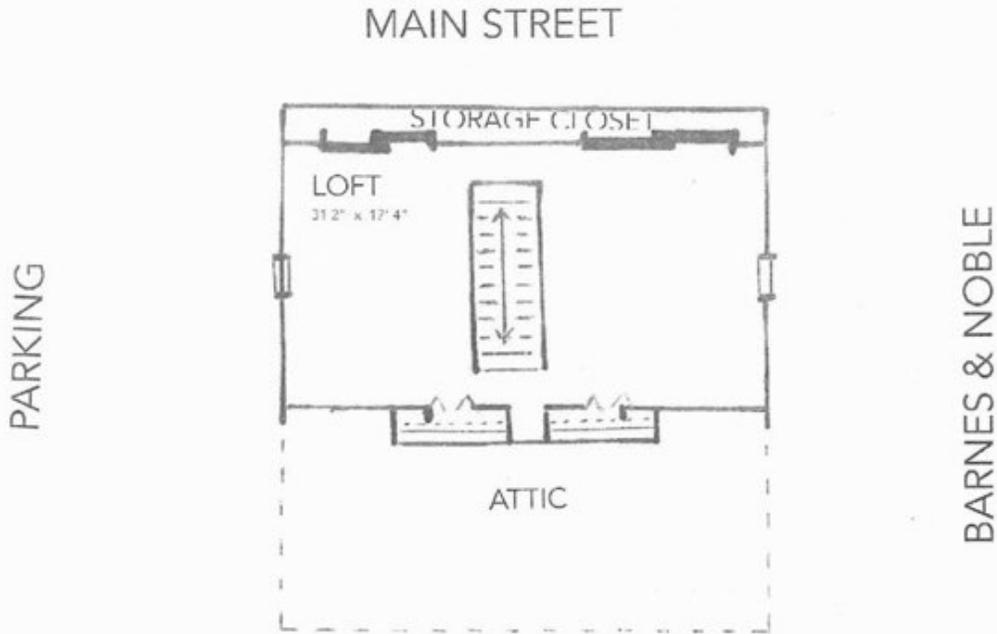


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SECOND-THIRD FLOOR/ FRONT BLDG



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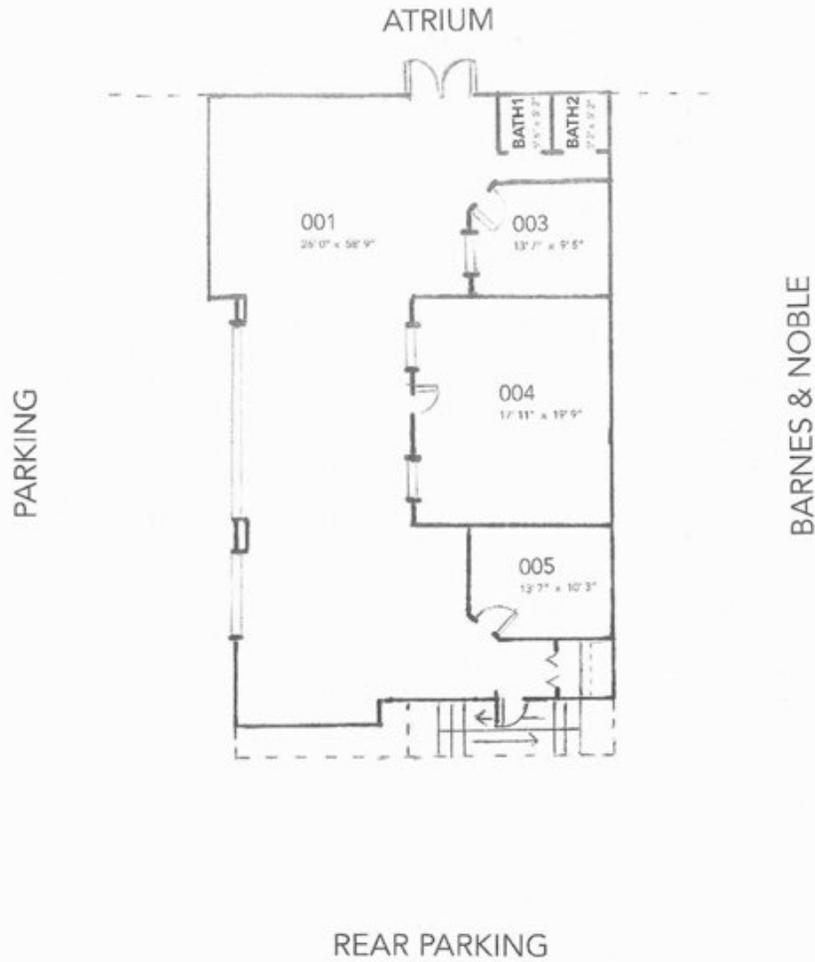
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FOR SALE

77 E MAIN ST, NEWARK, DE

77 E. MAIN STREET, NEWARK, DE
SUITES 001 - 005
LOWER LEVEL/ REAR BUILDING



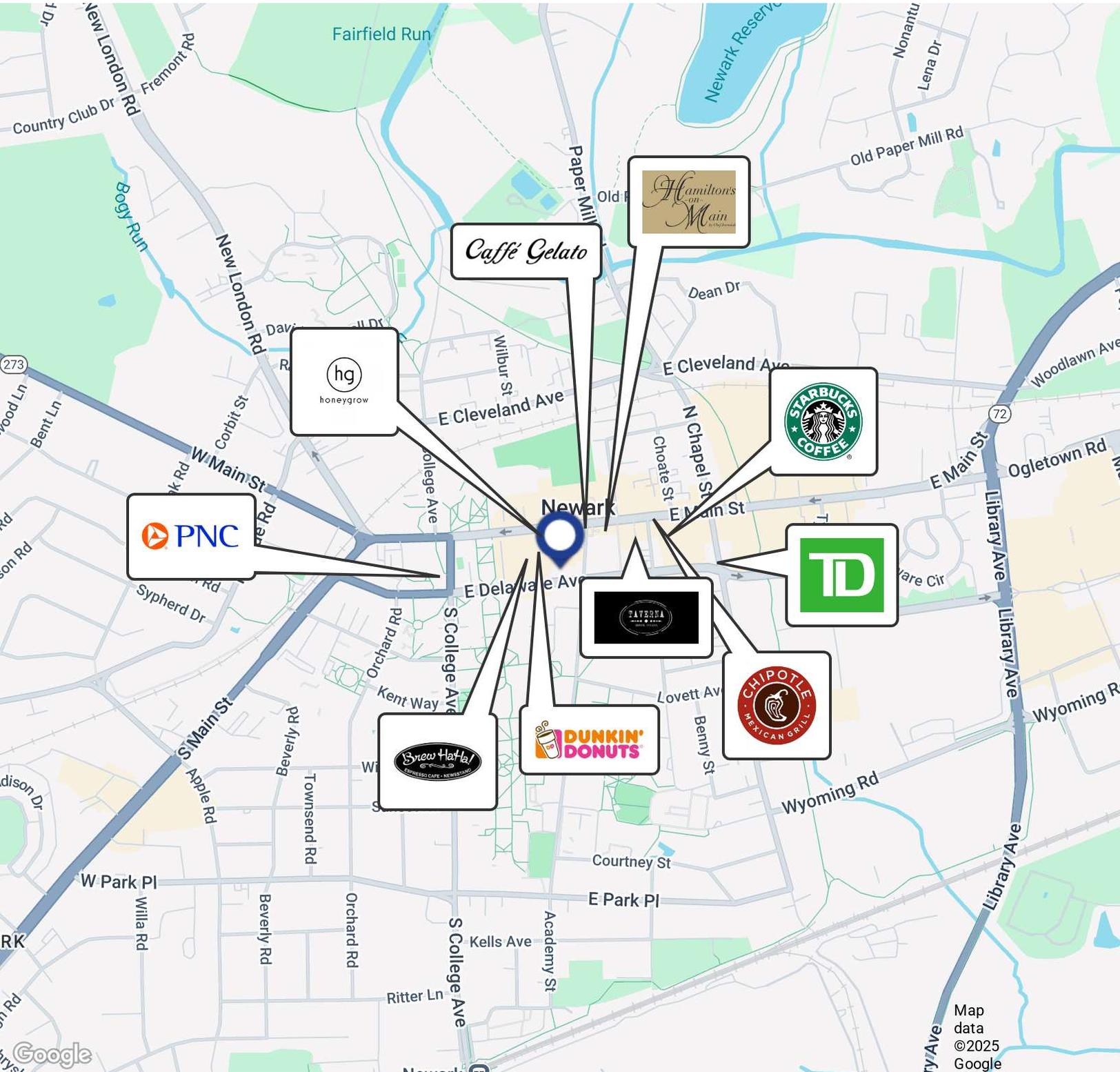
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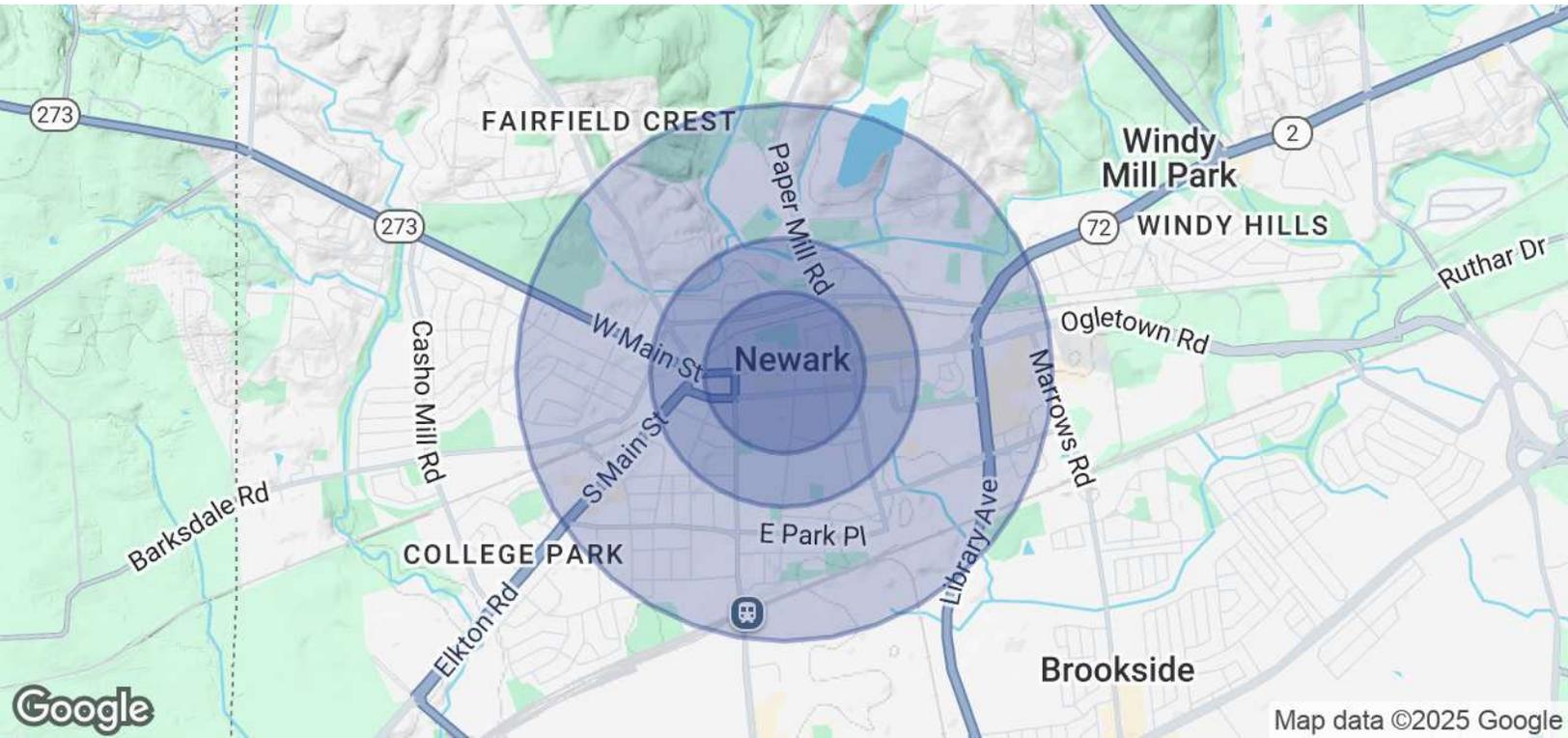
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,679	8,954	16,518
Average Age	25	25	29
Average Age (Male)	24	25	29
Average Age (Female)	25	25	29
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	565	1,607	3,813
# of Persons per HH	4.7	5.6	4.3
Average HH Income	\$53,721	\$64,478	\$77,310
Average House Value	\$471,487	\$444,681	\$421,158

Demographics data derived from AlphaMap

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