

PROPERTY DESCRIPTION

Don't miss out on this exciting opportunity! We are offering the former Friendly's restaurant located on Kirkwood Highway (Delaware Route 2) in Newark, Delaware for sale. Situated in a prime location with high visibility and easy access, this property is a fantastic prospect for entrepreneurs and investors. Take advantage of this unique opportunity to be part of the growing business landscape in Newark, Delaware. With major developments on the horizon, this former Friendly's restaurant presents a promising investment in a prime location. Act now and turn your business vision into a reality!

PROPERTY DETAILS

- **Available:** 5,494 SF
- **Sale Price:** \$1,800,000
- **Acreage:** 1.31 acres
- **Zoning:** CR-UDC
- **Frontage:** 217' (Kirkwood Highway)
- **Traffic Counts:** 32,040 AADT
- **Parking Ratio:** 8.52/1,000 SF

PROPERTY HIGHLIGHTS

- **Prime Location:** Located on Kirkwood Highway in Newark, DE, this property benefits from a highly trafficked area with excellent visibility.
- **Well-Established Facility:** The building previously housed a Friendly's restaurant, providing a turnkey solution for a new business venture.
- **Major Development Nearby:** Major development projects on the horizon in the immediate area include the redevelopment of Astro Center, redevelopment of Diamond Gas into a Wawa, and redevelopment of the former DE Park offices into mixed-use, multi-family and retail.
- **Ample Parking:** The property offers ample parking space, ensuring convenience for customers.
- **Versatile Space:** The building's layout and size make it suitable for various business concepts and industries.



For More Information, Contact:

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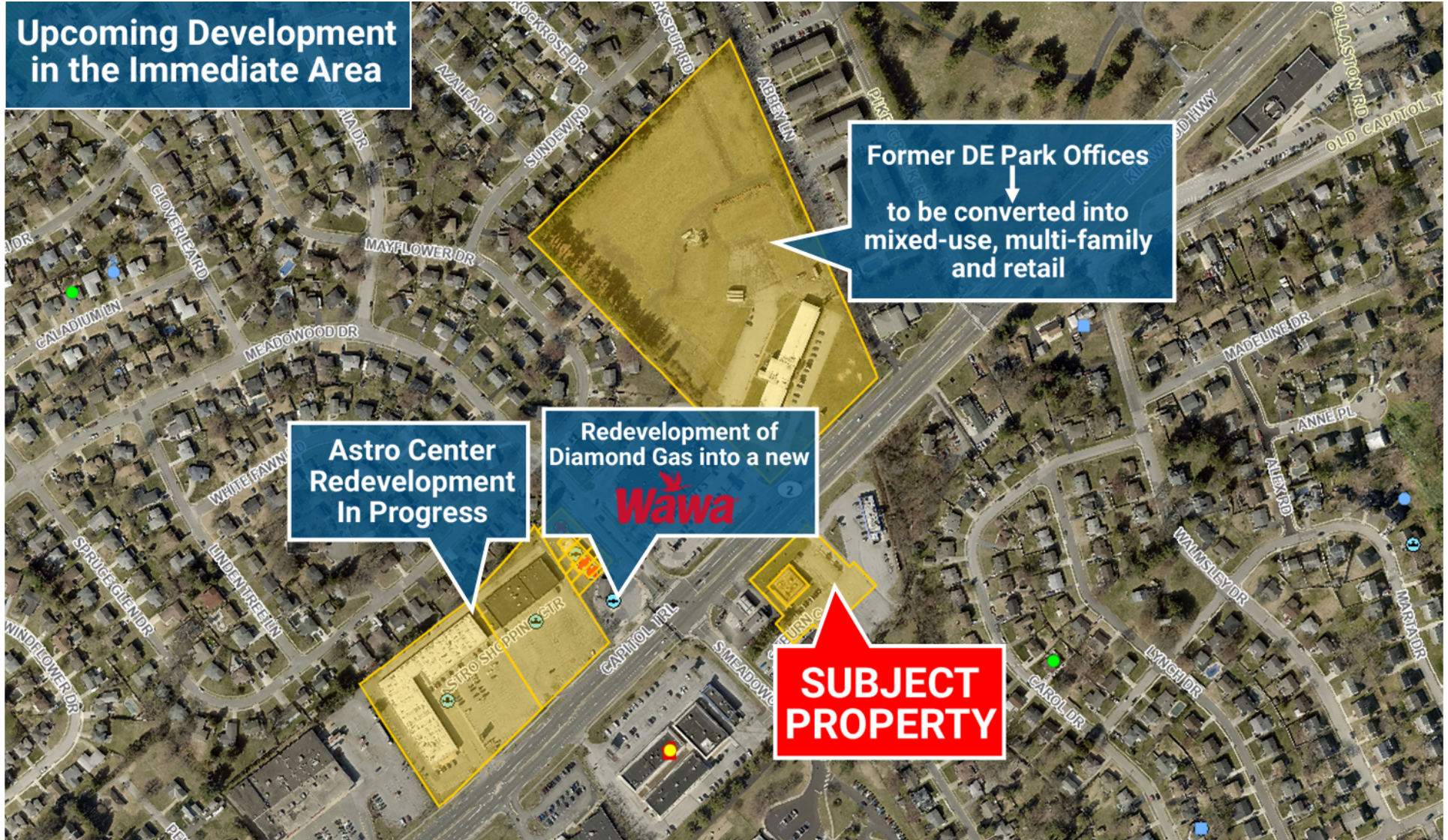
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**Upcoming Development
in the Immediate Area**



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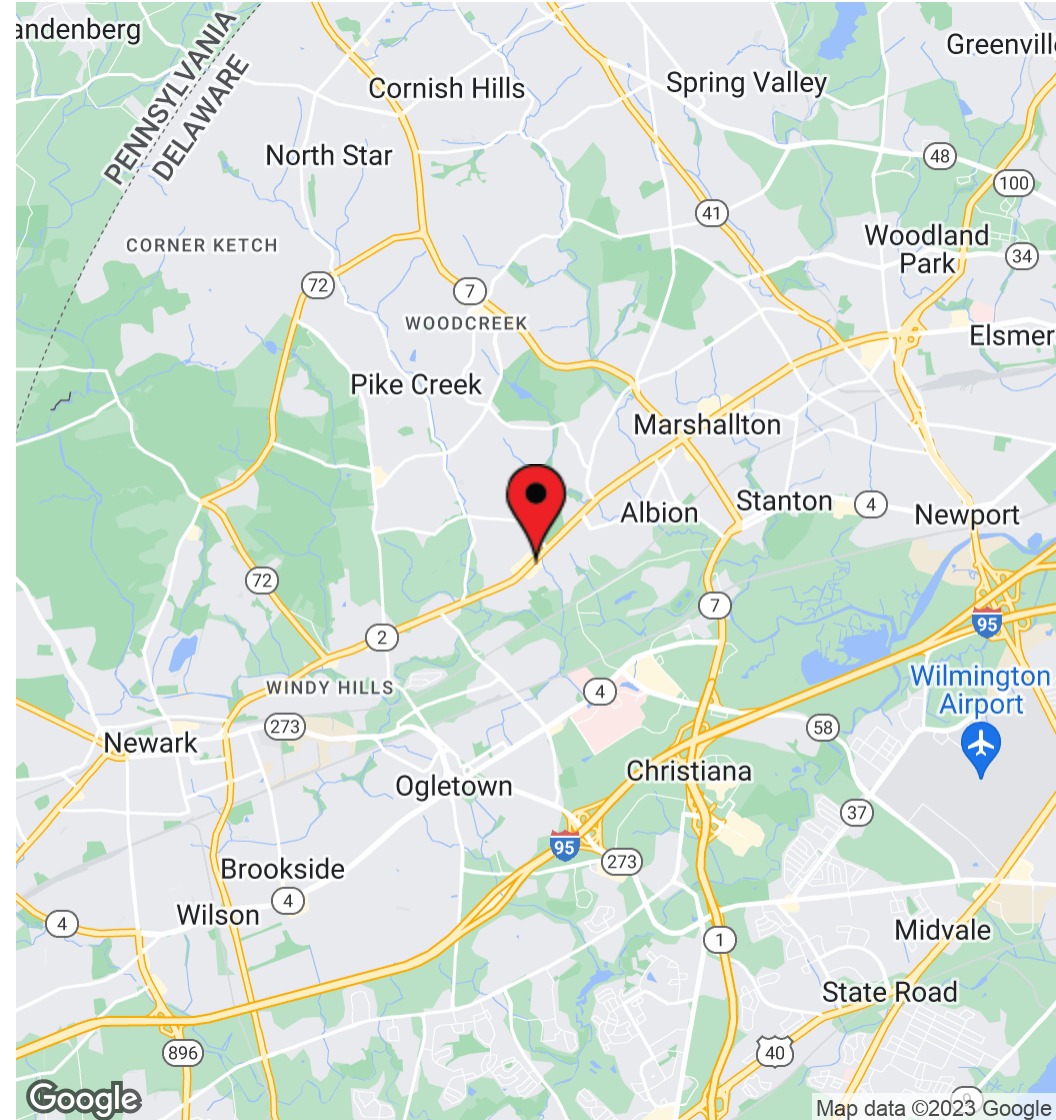
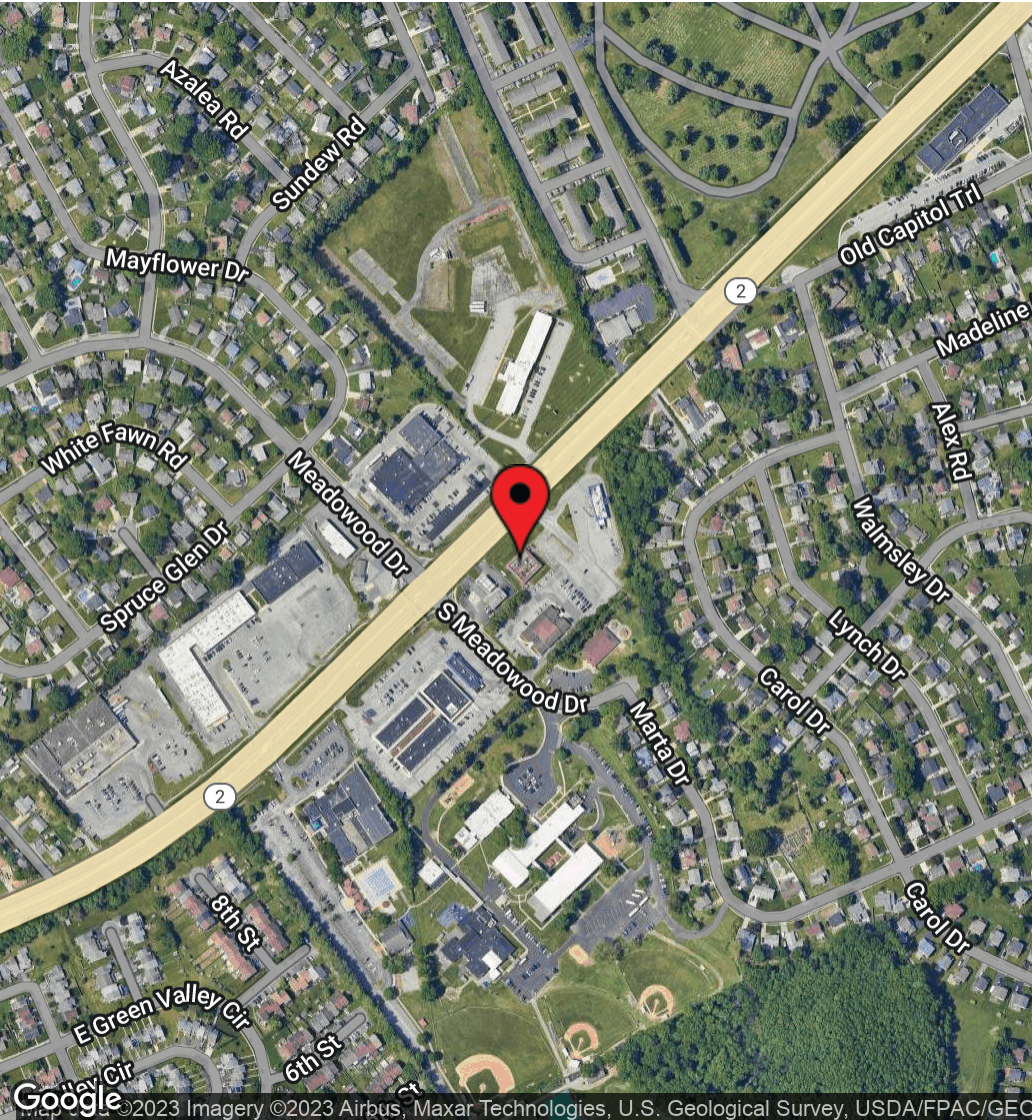
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2670 Kirkwood Highway
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RETAIL PROPERTY FOR SALE



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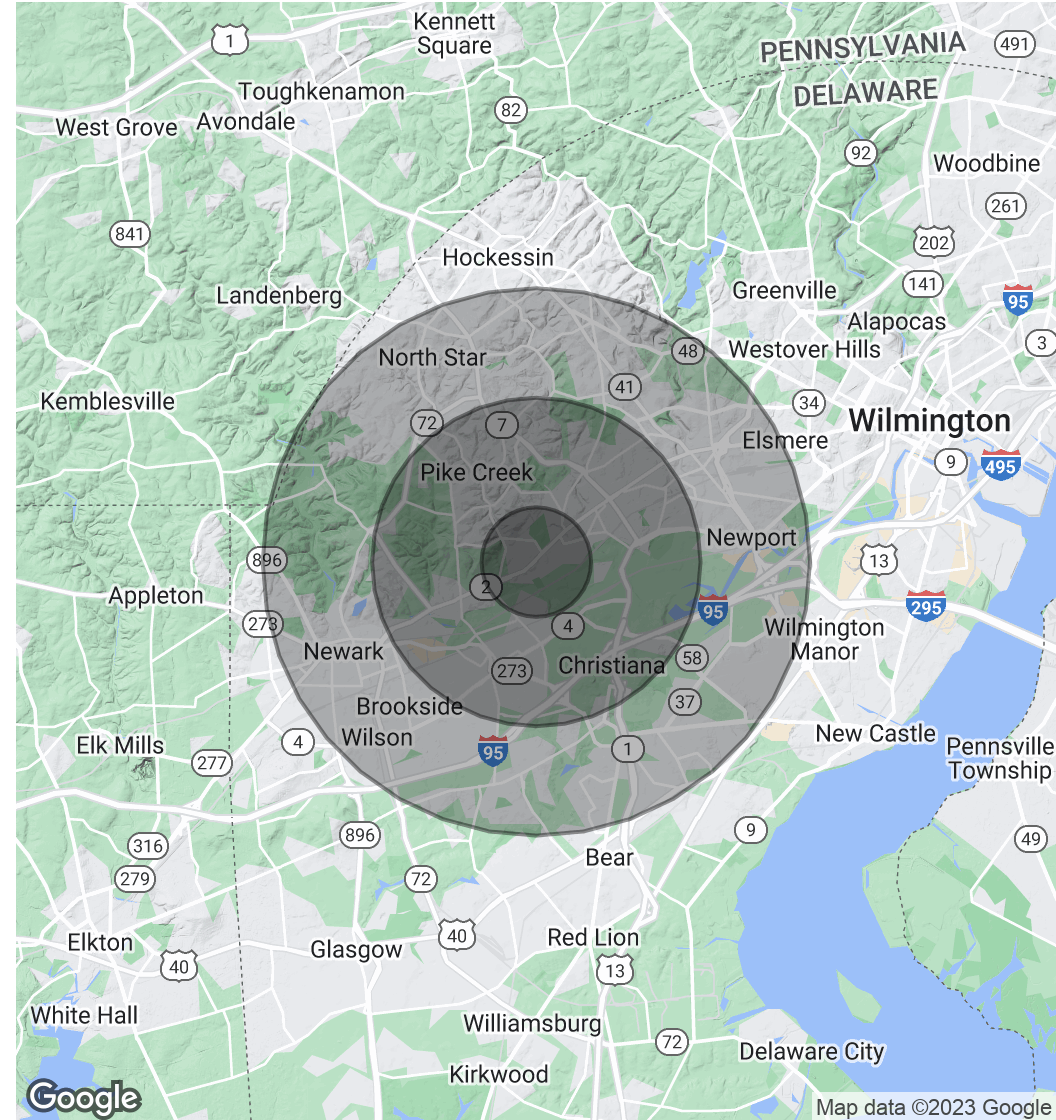


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,308	65,865	186,137
Average Age	39.7	39.2	38.9
Average Age (Male)	37.8	37.6	37.4
Average Age (Female)	41.6	40.4	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,401	27,132	72,115
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$86,856	\$87,223	\$88,492
Average House Value	\$239,345	\$248,712	\$263,584

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,842	47,550	129,286
Total Population - Black	625	9,177	31,492
Total Population - Asian	446	4,748	13,048
Total Population - Hawaiian	4	45	103
Total Population - American Indian	1	356	646
Total Population - Other	56	1,420	4,168

* Demographic data derived from 2020 ACS - US Census



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