

### PROPERTY DESCRIPTION

1,335sf stand alone retail/restaurant space, with former drive-thru window still intact, located in Newark, DE directly across from the Brookside Shopping Center (Planet Fitness, Walgreens, Dollar General, Aaron's Furniture). The property is located in a densely populated area and is in close proximity to the University of Delaware campus and 2.0 miles from I-95.

### PROPERTY DETAILS

- **Available:** 1,335sf
- **Lease Rate:** \$18.50/sf/NNN
- **Lot Size:** 0.45 acres
- **Zoning:** CR
- **Traffic Counts:** 10,189 VPD
- **Parking:** 30 parking spots
- **Ceiling Height:** 12'
- **Year Built:** 1988
- Corner lot
- Pylon sign
- Drive-thru

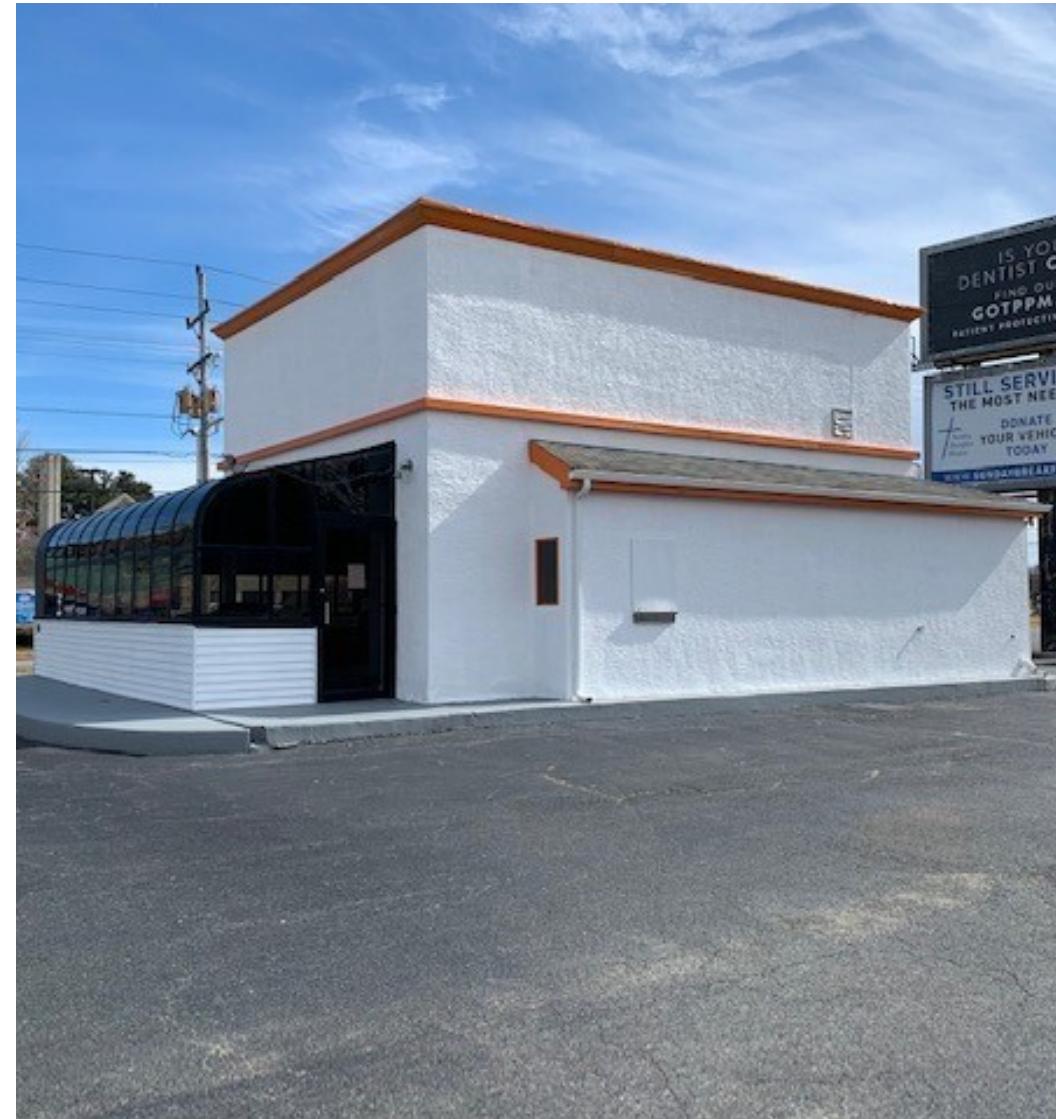
### DEMOGRAPHICS (ESRI 2020)

	1 MILE	3 MILES	5 MILES
Population	10,395	85,983	179,624
Households	3,855	30,345	66,968
Average Household Income	\$72,552	\$81,593	\$85,799
Median Age	37.1	31.4	34.6

For More Information, Contact:

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

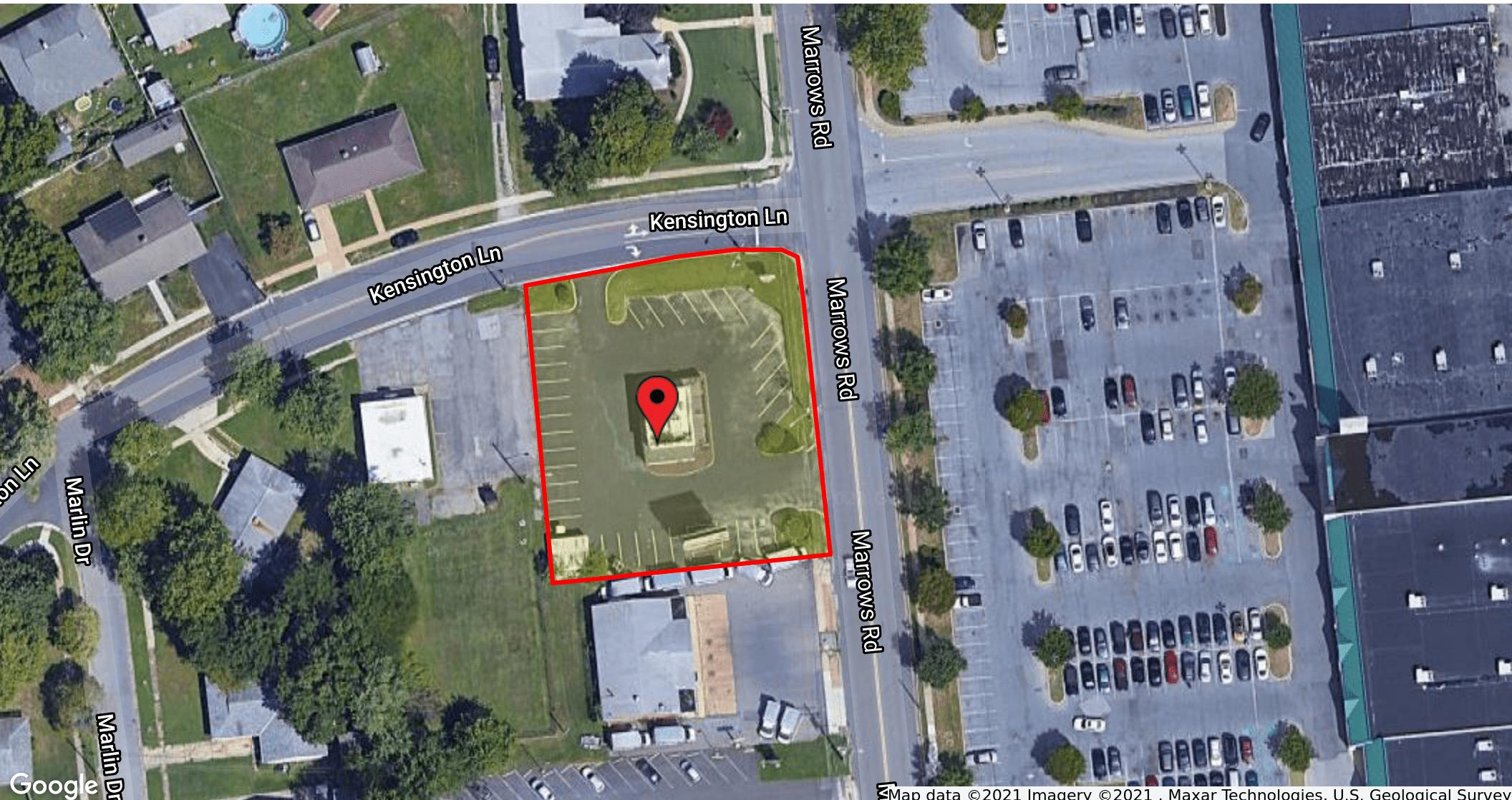




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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
[dsmre.com](http://dsmre.com)

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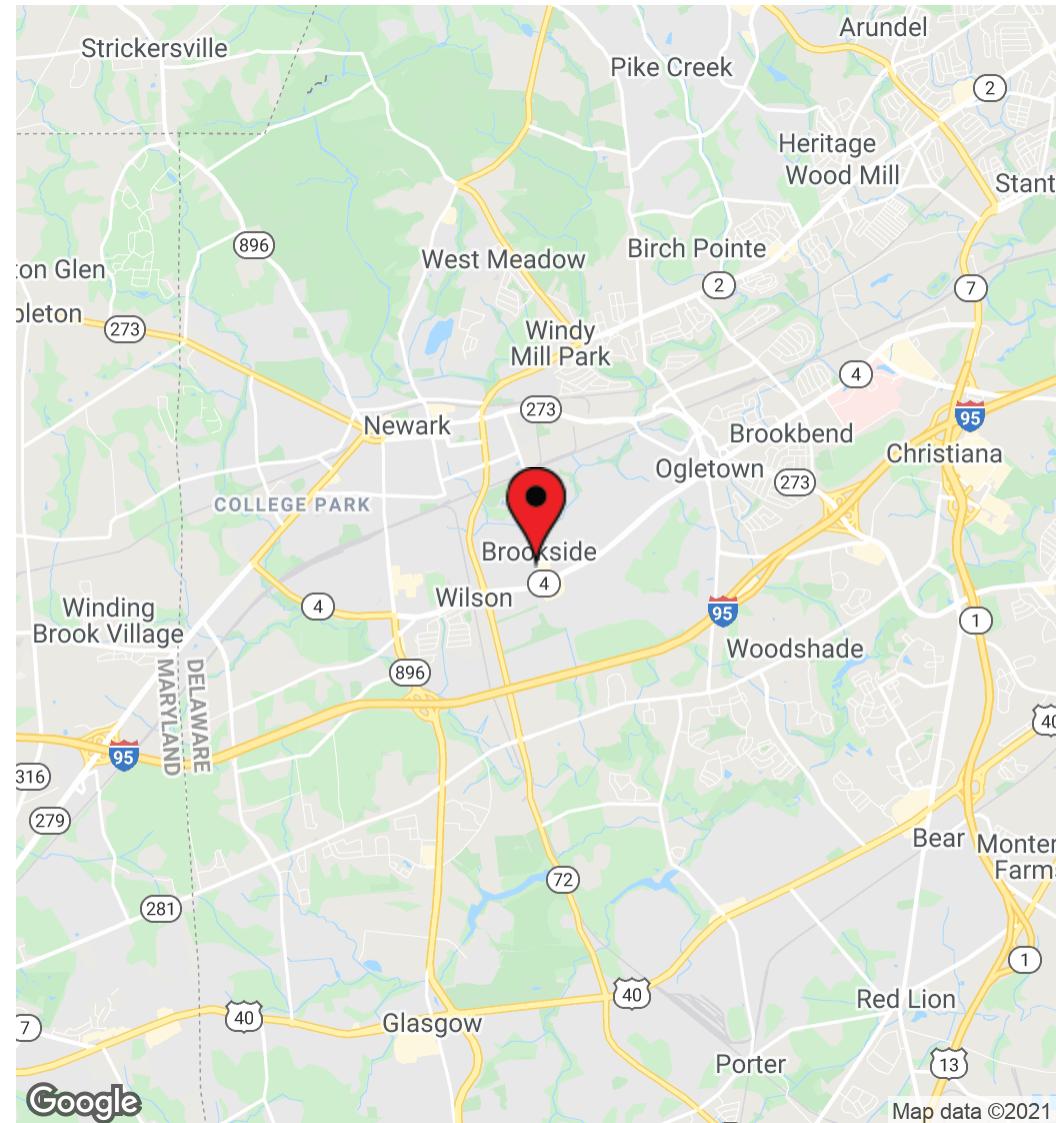
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102 Marrows Road  
Newark, DE 19713

# RETAIL/RESTAURANT PROPERTY FOR LEASE



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