



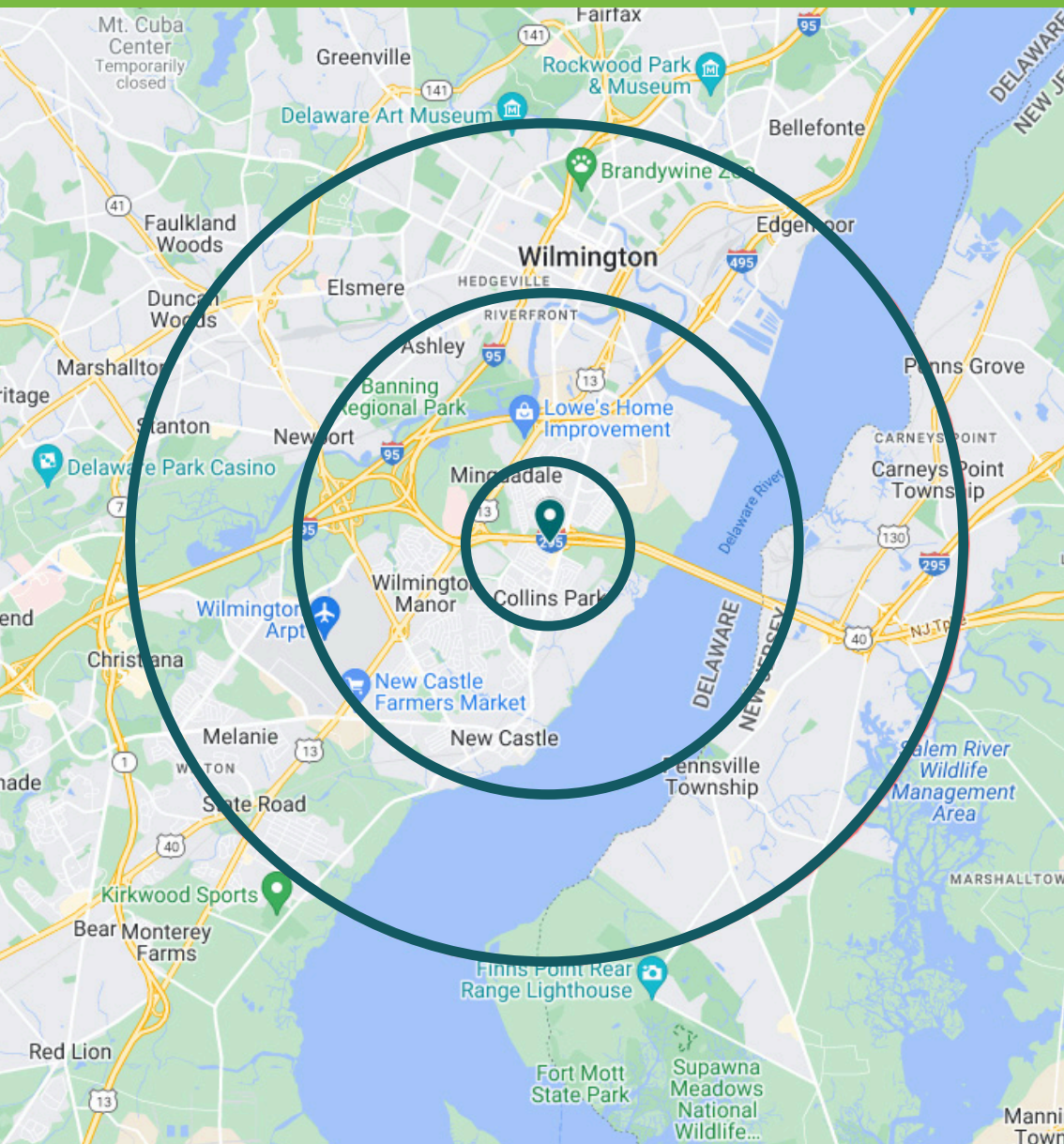
JOIN:



## HIGHLIGHTS:

- 1 Acre Pad Site
- Brand New Retail Development
- 111,650 VPD on I-295
- 17,746 VPD on New Castle Ave
- Other Site Tenants: Starbucks, Marriott, Royal Farms and Wendy's
- Build to Suit Available
- Easy Access to I-295
- Last Exit Before Bridge to NJ
- One of the Busiest Interchanges in Delaware





## Demographics 2025

	1 MILES	3 MILES	5 MILES
<b>Population</b>			
	10,588	46,842	177,056
<b>Households</b>			
	3,826	18,535	73,438
<b>Average HH Income</b>			
	\$79,949	\$90,929	\$89,478

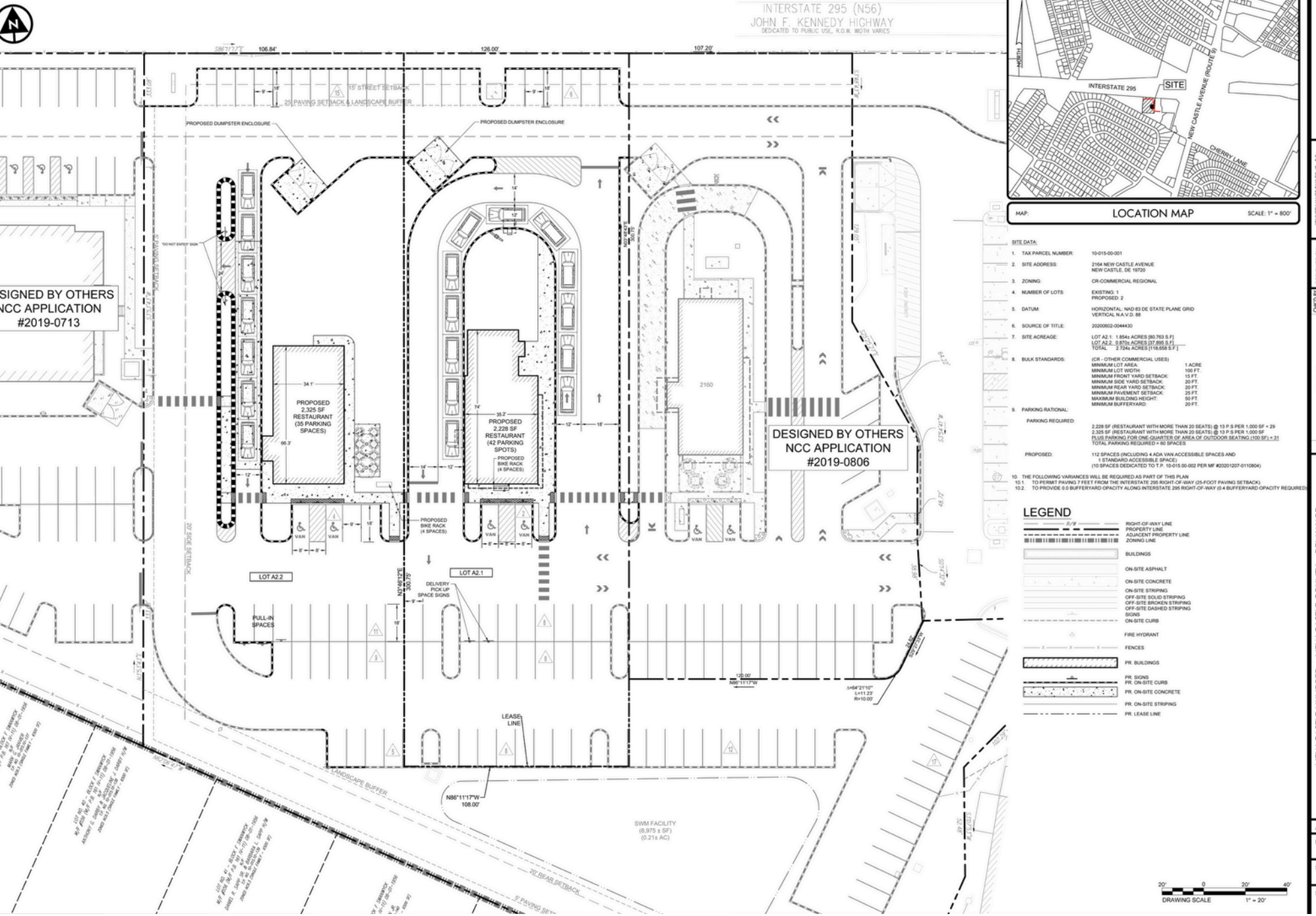
Visible from I-295, an exceptional pad site opportunity awaits a new tenant. Strategically positioned adjacent to a newly constructed Starbucks with a drive-thru and a 125-room Marriott hotel, this site offers unparalleled visibility and accessibility. The area is further energized by a Wendy's currently under construction, enhancing the location's appeal as a vibrant commercial hub. With high traffic flow and proximity to major highways, this pad site is ideally suited for a variety of ventures, from quick-service restaurants to retail establishments, poised to thrive in a dynamic and growing marketplace.











MAP: LOCATION MAP SCALE: 1" = 800'

- SITE DATA:**
- TAX PARCEL NUMBER: 10-015-00-001
  - SITE ADDRESS: 2164 NEW CASTLE AVENUE, NEW CASTLE, DE 19720
  - ZONING: CR-COMMERCIAL REGIONAL
  - NUMBER OF LOTS: EXISTING: 1, PROPOSED: 2
  - DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID, VERTICAL: NAVD 83
  - SOURCE OF TITLE: 20030902-004430
  - SITE ACREAGE: LOT A2.1: 1.864 ACRES (80,763 S.F.), LOT A2.2: 0.870 ACRES (37,895 S.F.), TOTAL: 2.734 ACRES (118,658 S.F.)
  - BULK STANDARDS: (CR - OTHER COMMERCIAL USES) 1 ACRE, MINIMUM LOT AREA: 100 FT, MINIMUM FRONT YARD SETBACK: 15 FT, MINIMUM SIDE YARD SETBACK: 20 FT, MINIMUM REAR YARD SETBACK: 20 FT, MINIMUM PAVEMENT SETBACK: 25 FT, MAXIMUM BUILDING HEIGHT: 50 FT, MINIMUM BUFFER YARD: 20 FT
  - PARKING RATIONAL: PARKING REQUIRED: 2,325 SF (RESTAURANT WITH MORE THAN 20 SEATS) @ 15 P.S. PER 1,000 SF + 29, 2,228 SF (RESTAURANT WITH MORE THAN 20 SEATS) @ 15 P.S. PER 1,000 SF PLUS PARKING FOR ONE QUARTER OF AREA OF OUTDOOR SEATING (130 SF) + 31, TOTAL PARKING REQUIRED = 60 SPACES. PROPOSED: 112 SPACES (INCLUDING 4 ADA VAN ACCESSIBLE SPACES AND 1 STANDARD ACCESSIBLE SPACE), (10 SPACES DEDICATED TO T.P. 10-015-00-002 PER MF #20201207-0110804).
  - THE FOLLOWING VARIANCES WILL BE REQUIRED AS PART OF THIS PLAN: 10.1. TO PERMIT PAVING 7 FEET FROM THE INTERSTATE 295 RIGHT-OF-WAY (25-FOOT PAVING SETBACK), 10.2. TO PROVIDE 0.0 BUFFER YARD OPACITY ALONG INTERSTATE 295 RIGHT-OF-WAY (0.4 BUFFER YARD OPACITY REQUIRED).

- LEGEND**
- RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ZONING LINE
  - BUILDINGS
  - ON-SITE ASPHALT
  - ON-SITE CONCRETE
  - ON-SITE STRIPING
  - OFF-SITE SOLID STRIPING
  - OFF-SITE BROKEN STRIPING
  - OFF-SITE DASHED STRIPING
  - ON-SITE CURB
  - FIRE HYDRANT
  - FENCES
  - PR. BUILDINGS
  - PR. SIGNS
  - PR. ON-SITE CURB
  - PR. ON-SITE CONCRETE
  - PR. ON-SITE STRIPING
  - PR. LEASE LINE



SIGNED BY OTHERS  
NCC APPLICATION  
#2019-0713

DESIGNED BY OTHERS  
NCC APPLICATION  
#2019-0806





## For More Information Please Contact:



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