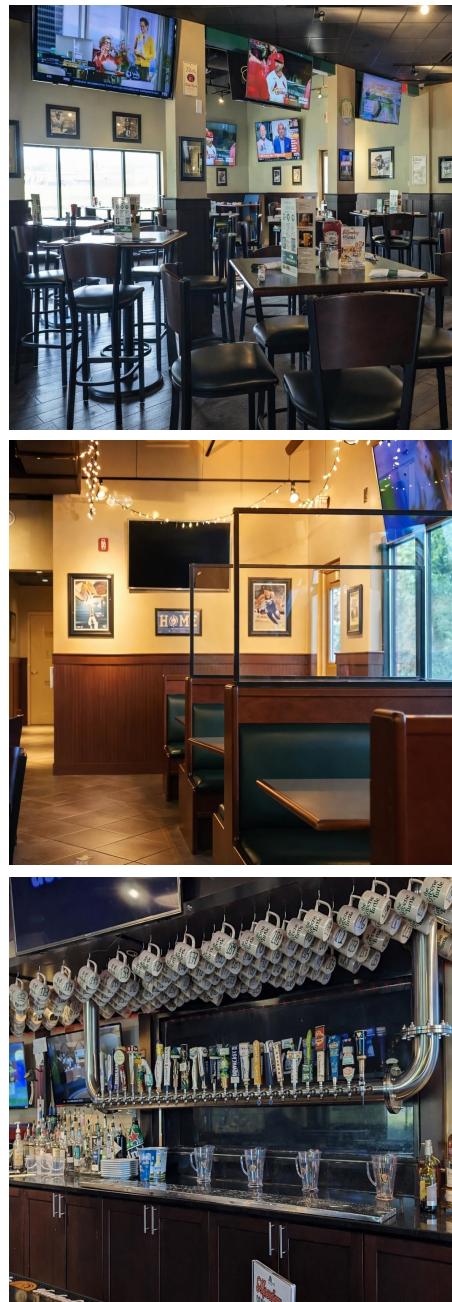


# Turnkey Restaurant Opportunity



**FOR LEASE | PRIME CHRISTIANA CORRIDOR LOCATION**

425 Stanton Christiana Road  
Newark, DE 19713

**Dan Wham**  
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**Dann Gladnick**  
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dgladnick@dsmre.com

**DSM**  
**COMMERCIAL**

# THE SPACE

Location	425 Stanton Christiana Road Newark, DE 19713
County	New Castle County
Total SF Available	6,600 SF
Lease Rate	\$39.50/SF NNN
Traffic Count	95,797 AADT (Route 7)

## HIGHLIGHTS

- ±6,600 SF freestanding restaurant building with full-service kitchen, bar, and dining area — a turnkey opportunity for an experienced operator.
- Prime visibility along Stanton Christiana Road with approximately 67,670 vehicles per day.
- High-traffic retail corridor minutes from I-95, Route 1, and Christiana Mall, surrounded by national retailers and restaurants.
- Ample on-site parking and easy access for both local and regional traffic.
- Situated on ±1.71 acres with strong signage potential and excellent exposure.
- Ideal for owner-user, franchisee, or investor seeking a high-performing location in the Newark/Christiana submarket.
- Existing FF&E may be available, subject to negotiation



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,592	65,724	207,229

### AVERAGE HOUSEHOLD INCOME

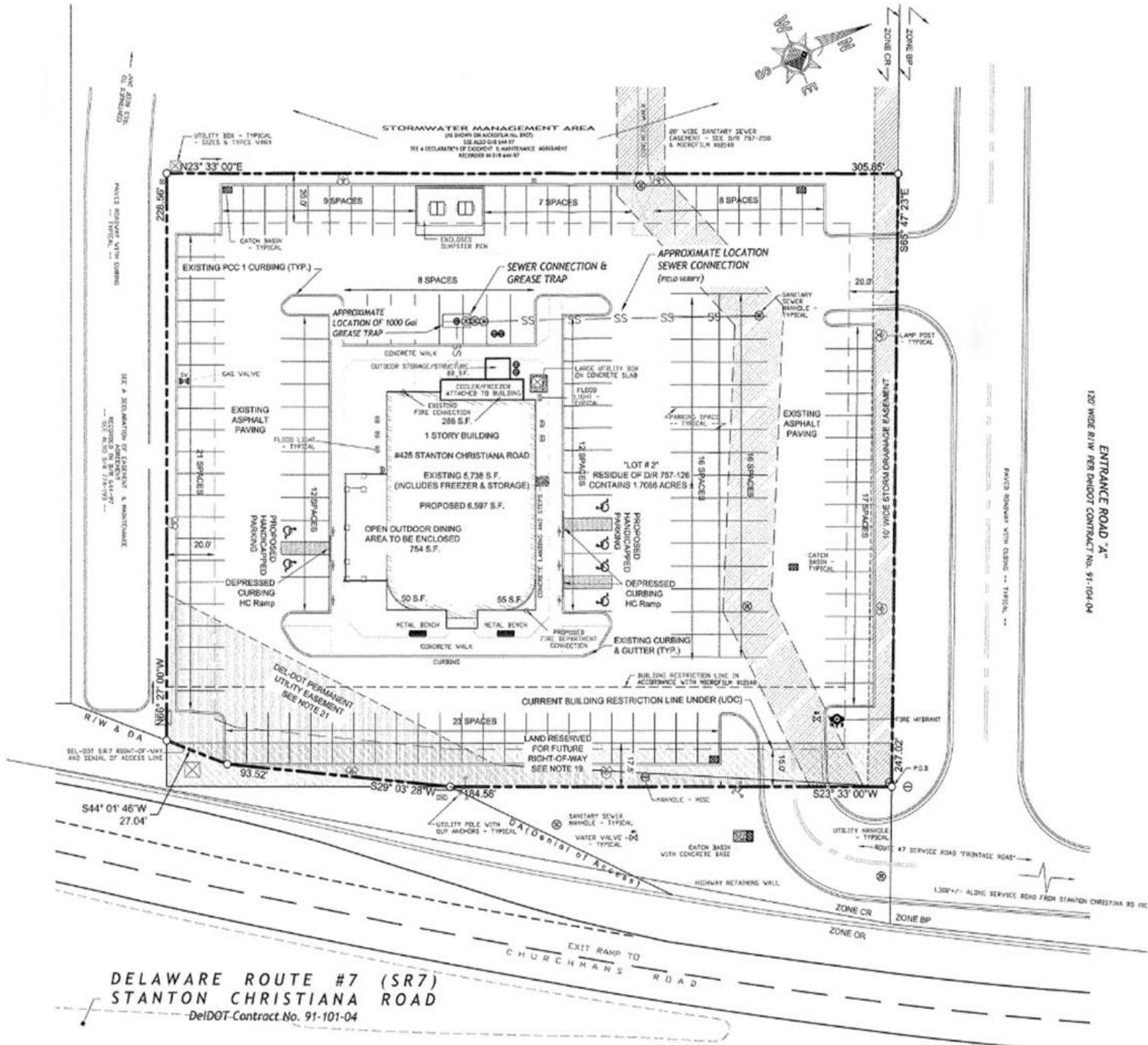
	1.00 MILE	3.00 MILE	5.00 MILE
	\$111,756	\$103,515	\$109,054

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,067	27,589	83,073

120' WIDE R/W PER DELDOT CONTRACT NO. 91-104-04

ENTRANCE ROAD 'A'





## CENTER POINTE PLAZA



ChristianaCare



425 Stanton Christiana Rd



Harmony Rd

273

95

37

7

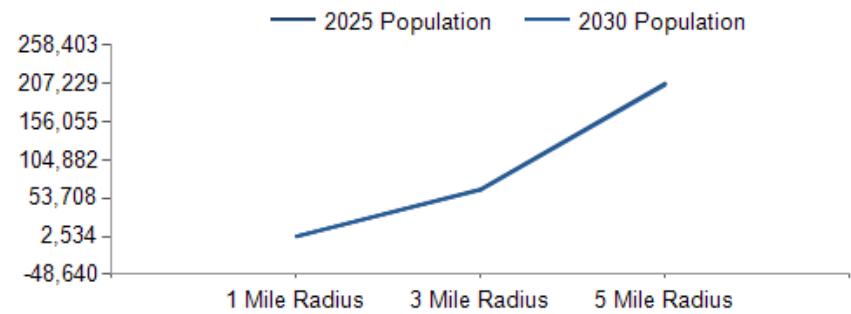
95

7

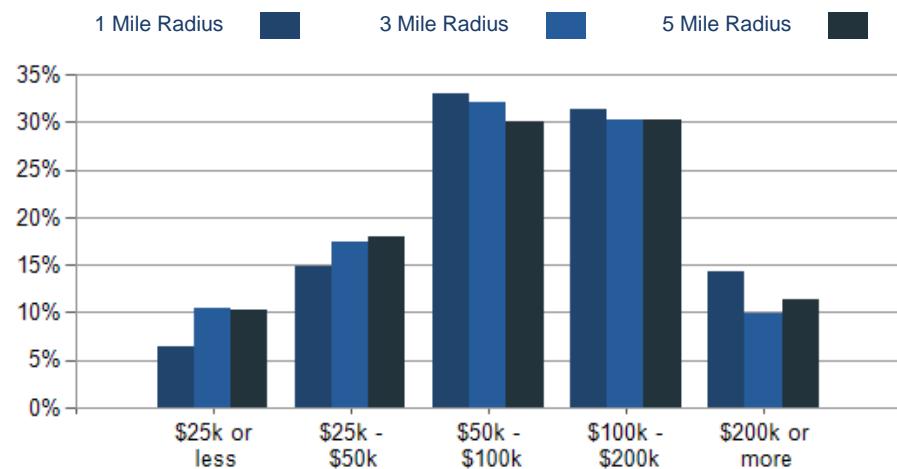


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,328	65,014	198,404
2010 Population	2,395	64,206	203,514
2025 Population	2,592	65,724	207,229
2030 Population	2,534	64,762	205,116
2025 African American	407	16,186	51,761
2025 American Indian	10	360	1,033
2025 Asian	1,173	4,623	14,472
2025 Hispanic	132	11,166	33,967
2025 Other Race	57	5,270	16,094
2025 White	807	32,784	104,039
2025 Multiracial	138	6,477	19,754

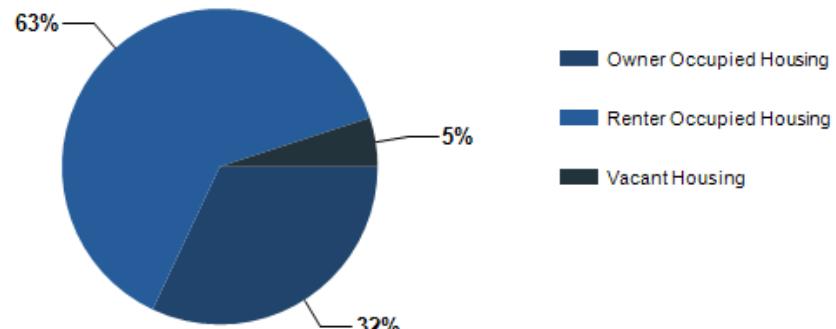
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	51	1,667	4,861
\$15,000-\$24,999	17	1,200	3,722
\$25,000-\$34,999	22	1,743	5,536
\$35,000-\$49,999	136	3,050	9,395
\$50,000-\$74,999	120	4,928	14,103
\$75,000-\$99,999	232	3,931	10,892
\$100,000-\$149,999	216	5,198	15,227
\$150,000-\$199,999	119	3,126	9,958
\$200,000 or greater	153	2,746	9,378
Median HH Income	\$93,948	\$81,188	\$82,448
Average HH Income	\$111,756	\$103,515	\$109,054



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

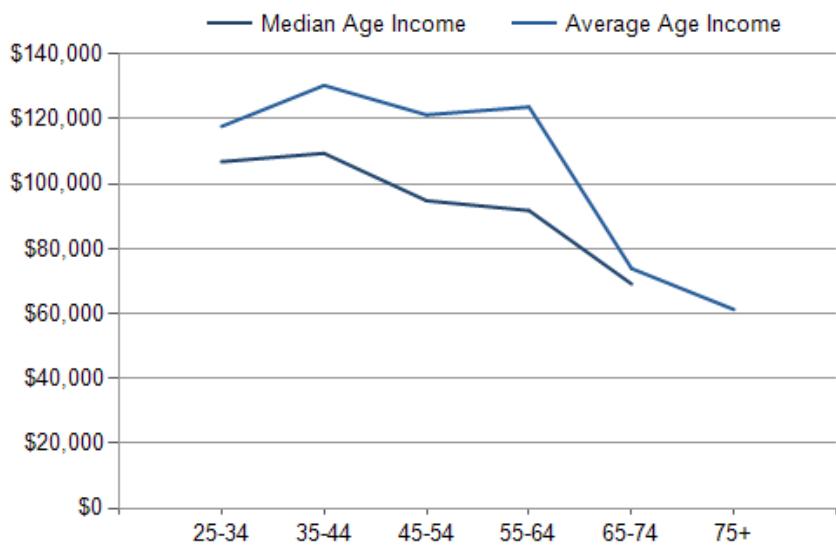
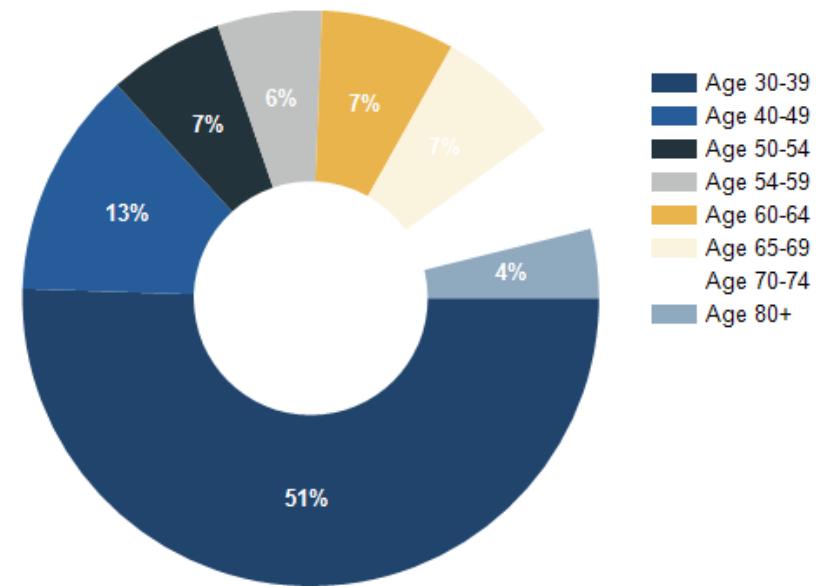


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	466	5,560	15,844
2025 Population Age 35-39	303	5,054	14,988
2025 Population Age 40-44	111	4,486	13,779
2025 Population Age 45-49	83	3,870	11,870
2025 Population Age 50-54	99	3,812	11,880
2025 Population Age 55-59	89	3,981	12,232
2025 Population Age 60-64	114	4,135	12,985
2025 Population Age 65-69	106	3,992	12,405
2025 Population Age 70-74	92	3,181	9,832
2025 Population Age 75-79	59	2,285	7,030
2025 Population Age 80-84	39	1,573	4,479
2025 Population Age 85+	27	1,265	3,693
2025 Population Age 18+	2,089	52,939	166,334
2025 Median Age	33	40	39
2030 Median Age	34	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,841	\$87,730	\$86,724
Average Household Income 25-34	\$117,704	\$106,897	\$108,435
Median Household Income 35-44	\$109,411	\$101,765	\$102,972
Average Household Income 35-44	\$130,355	\$122,411	\$127,968
Median Household Income 45-54	\$94,797	\$101,680	\$104,902
Average Household Income 45-54	\$121,273	\$119,669	\$128,870
Median Household Income 55-64	\$91,774	\$90,610	\$95,262
Average Household Income 55-64	\$123,713	\$109,931	\$120,197
Median Household Income 65-74	\$69,153	\$65,729	\$67,196
Average Household Income 65-74	\$73,899	\$90,041	\$95,775
Average Household Income 75+	\$61,232	\$68,183	\$70,519

Population By Age



# Turnkey Restaurant Opportunity

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The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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