



324 E. Main St., Newark, DE 19711

Price Reduced!
Now \$2,300,000

Property Features

- 12,000 SF medical office building on Main St. in downtown Newark in the heart of the University of Delaware Campus
- Plus 6,000 SF finished basement
- The property can be multi-tenanted ideally setup for an owner/user or investor; Currently 65% occupied.
- Currently +/- 4,500 SF available to a user on the 2nd floor.
- 2nd floor is elevator-served with multiple entrances and complete ADA access
- Zoning: BB - Central Business District – Mixed use district able to accommodate commercial, residential & institutional uses
- +/- .77 acre lot with parking for 47 vehicles off-street, plus metered street parking.
- Direct ingress/egress off Main St.
- 2-story Masonry/Steel building

For more information:

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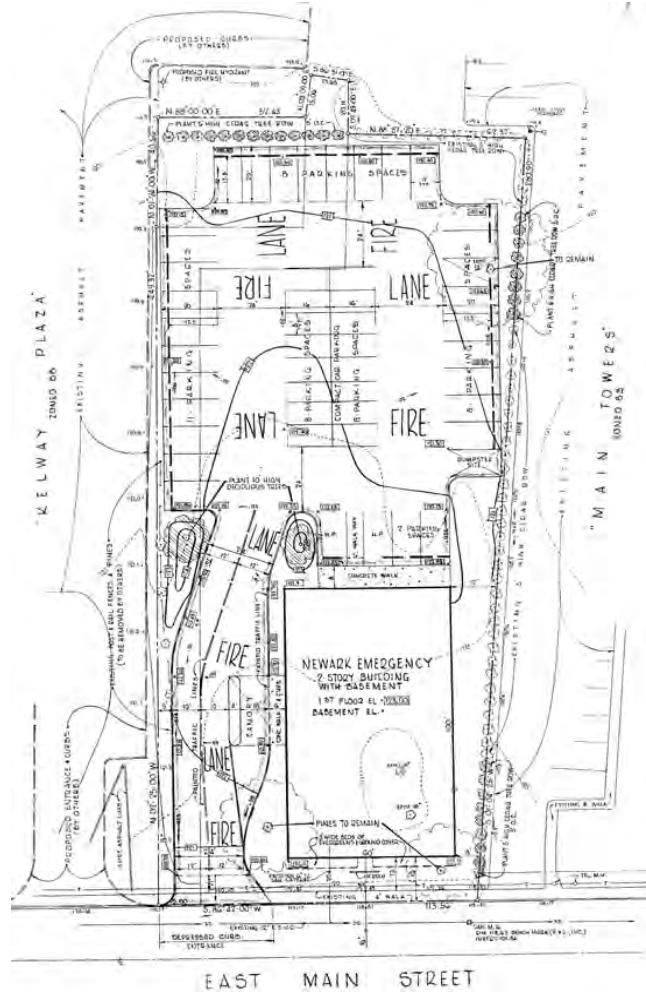
10 Corporate Circle
New Castle, DE 19720

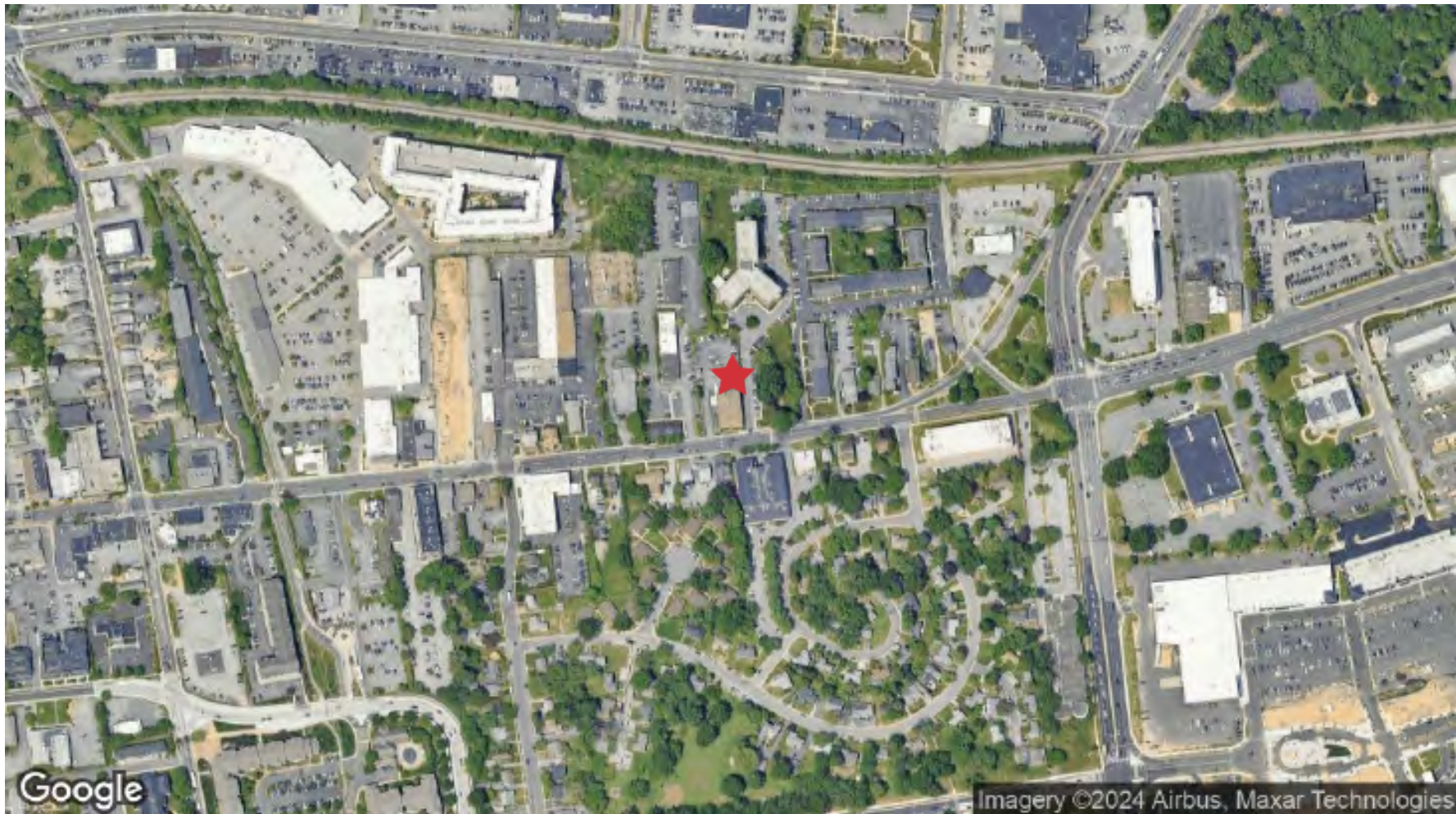
+1 302 322 9500

naiemoryhill.com



Site Plan





Easy access into and out of Newark, DE but still walking distance to downtown and 7 blocks to UD Main Campus



Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,442	69,458	151,529
MEDIAN AGE	30	38	39
MEDIAN AGE (MALE)	22.4	32	34.8
MEDIAN AGE (FEMALE)	22.3	32.7	36.9

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,369	24,950	57,803
# OF PERSONS PER HH	4	2.8	2.6
AVERAGE HH INCOME	\$70,780	\$93,345	\$102,638
AVERAGE HOUSE VALUE	\$428,814	\$368,967	\$357,744

