



FAIRFIELD SHOPPING CENTER

401 - 477 New London Road
Newark, DE 19711

RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Welcome to Fairfield Shopping Center, a strategically positioned neighborhood strip center spanning 58,346 SF. Situated at the signalized intersection of Route 896 (New London Road) and Country Club Drive, this center offers unparalleled visibility and accessibility in Newark, Delaware. Fairfield Shopping Center is not only a hub for the University population but also for the wider Newark community. Surrounded by well-established residential neighborhoods boasting an average household income exceeding \$110,000, your business will thrive in this affluent area. Moreover, Route 896 serves as a major artery, drawing shoppers from the affluent regions of Southeast Chester County in Pennsylvania, all eager to take advantage of tax-free shopping in Delaware.

PROPERTY DETAILS

- **Available Units:**
 - > Unit 3: 2,200 SF
 - > Unit 5: 2,500 SF
- **Lease Rate:** Please contact listing agent
- **Parking:** 271 spaces
- **Zoning:** General Business
- **Traffic Counts:** 14,382 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,920	53,677	120,625
Total Households	2,645	19,435	46,378
Average HH Income	\$111,126	80,380	\$88,521
Median Age	29.1	33.2	36.7



For More Information, Contact:

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Dan Wham
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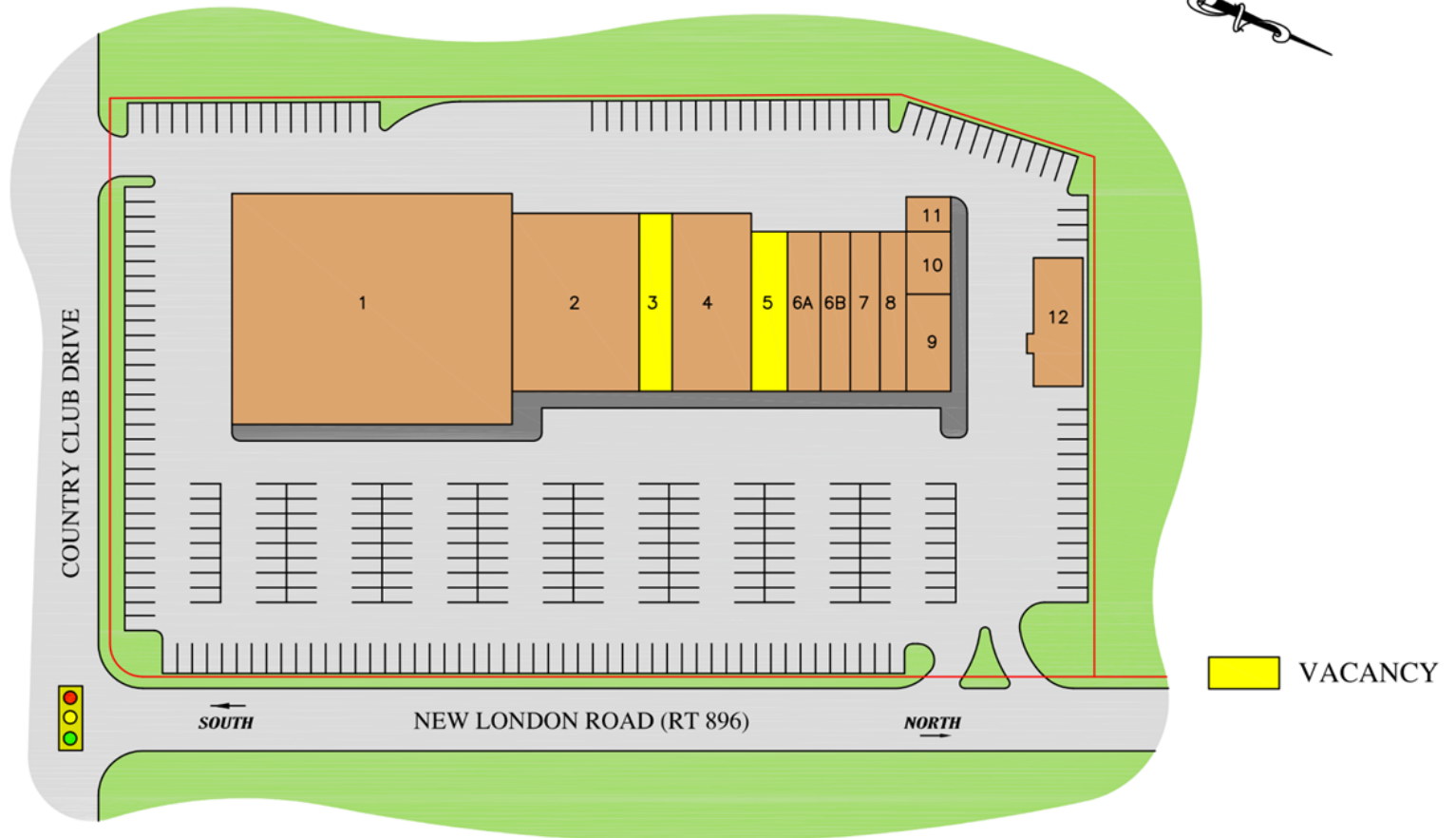
DELLE DONNE
&
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DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



Unit#	Tenant Name	SF	Unit#	Tenant Name	SF
1	Food Lion	25,941	6B	Nick & Joe's	2,000
2	Dollar General	8,800	7	Nail Salon	1,900
3	VACANT	2,200	8	Chinese Restaurant	2,000
4	Liquor	5,500	9	Smoke Shop	1,430
5	VACANT	2,500	10	Chiropractor	1,000
6A	Gem Studios	1,900	11	ShelsAStylist	551
			12	NovaCare	2,624

Total SF: 58,346



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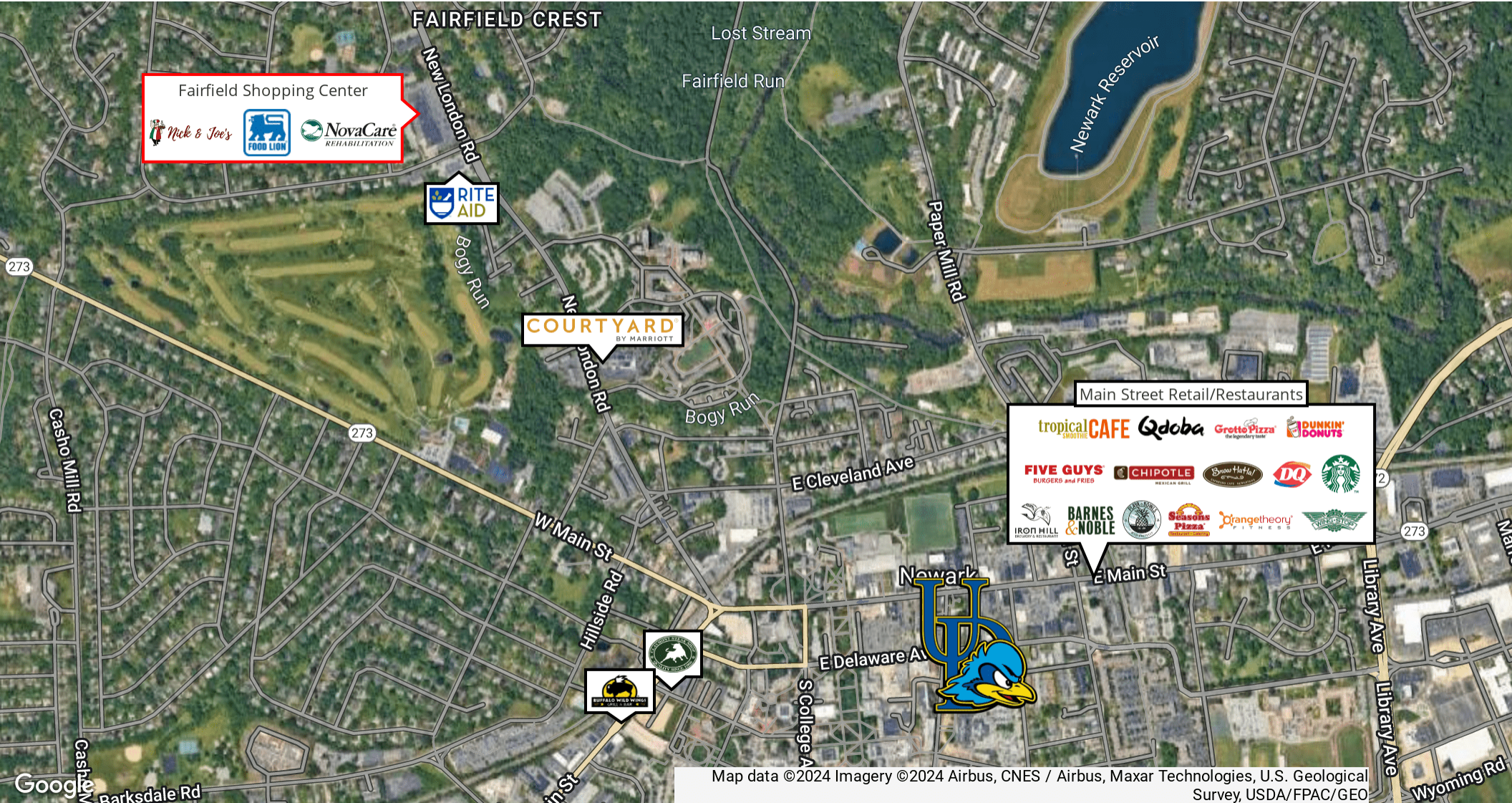
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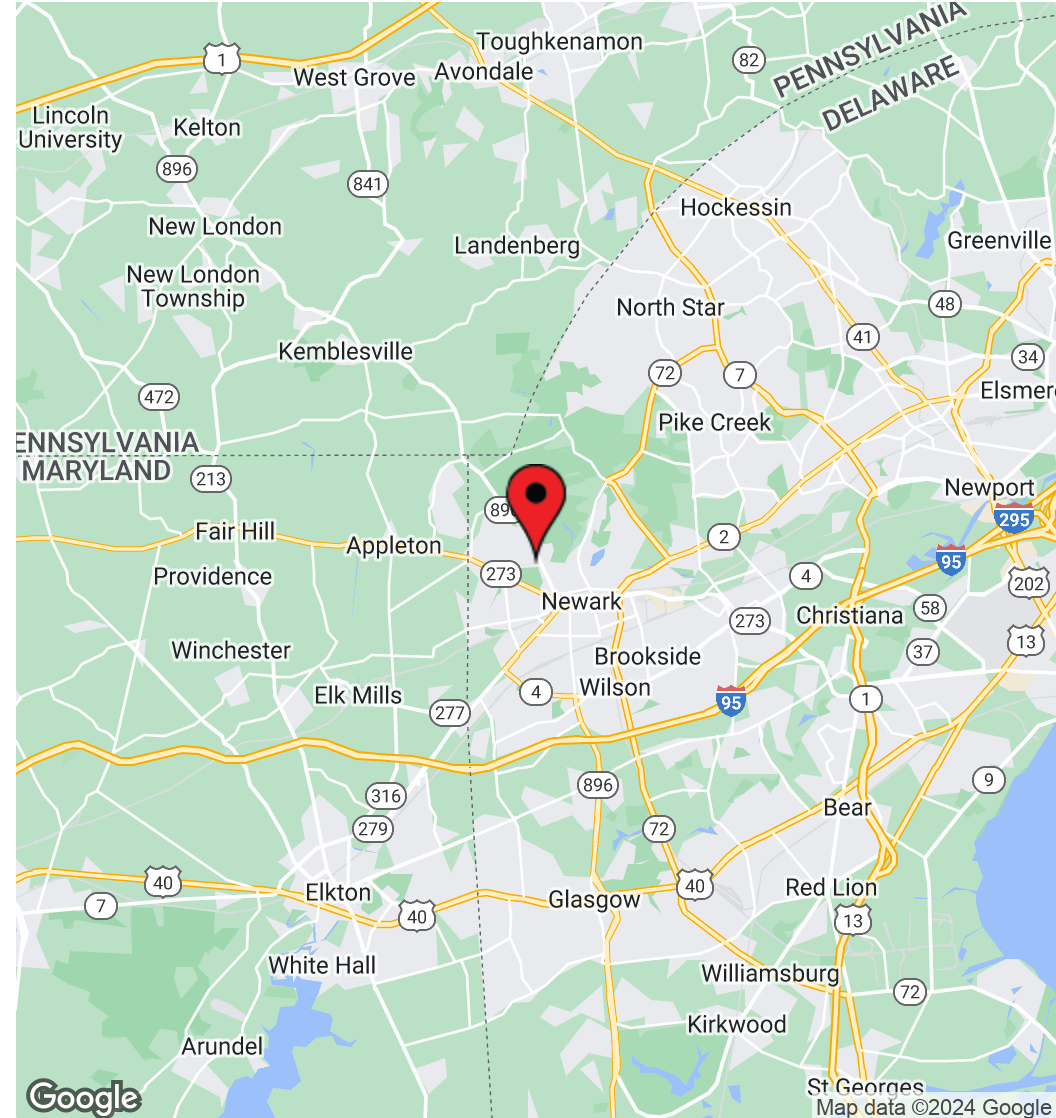
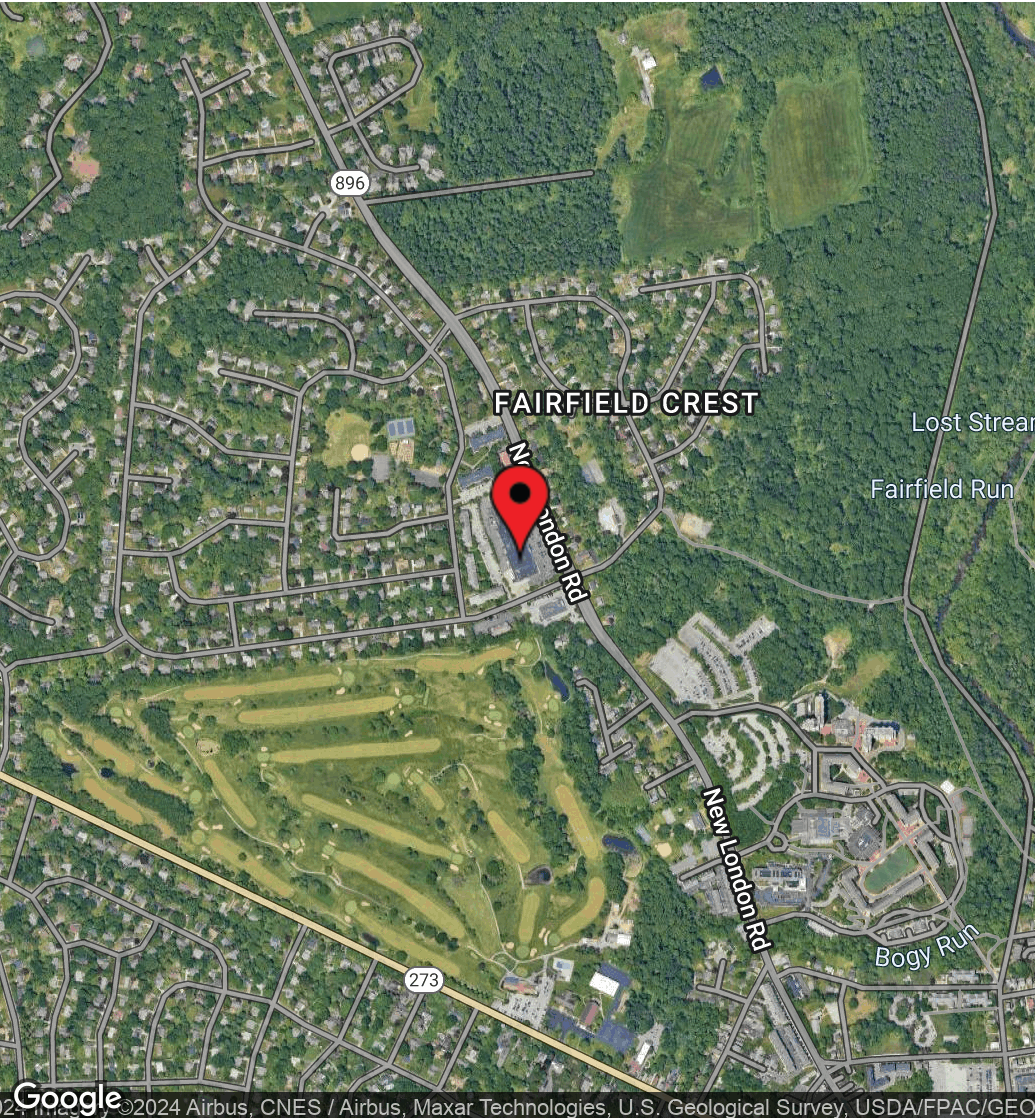
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