

RETAIL PROPERTY
FOR LEASE

FIRST STATE PLAZA

1600 WEST NEWPORT PIKE, STANTON, DE



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Operating Expenses:	\$4.67 SF/yr
Building Size:	164,779 SF
Available SF:	884 - 9,017 SF
Parking Spaces:	668

PROPERTY OVERVIEW

Multiple retail spaces available within a 164,779 square foot regional retail center anchored by Shop Rite and McDonald's. This complex is located on West Newport Pike, a short distance from 95, 295, 495, Route 1, Delaware Park and Christiana Mall. Spaces range in availability from 884 - 9,017 SF. Current co-tenants include: US Post Office, Dollar Tree, McDonald's and Cinemark Movie Theater.

AVAILABLE SPACES

- Suite 21B: 1,658 SF
- Suite 14: 1,200 SF
- Suite 12: 3,000 SF
- Suite 8: 1,626 SF
- Suite 6B: 7,400 SF
- Suite 6A: 1,617 SF

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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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FIRST STATE PLAZA | 1600 WEST NEWPORT PIKE | STANTON, DE 19804



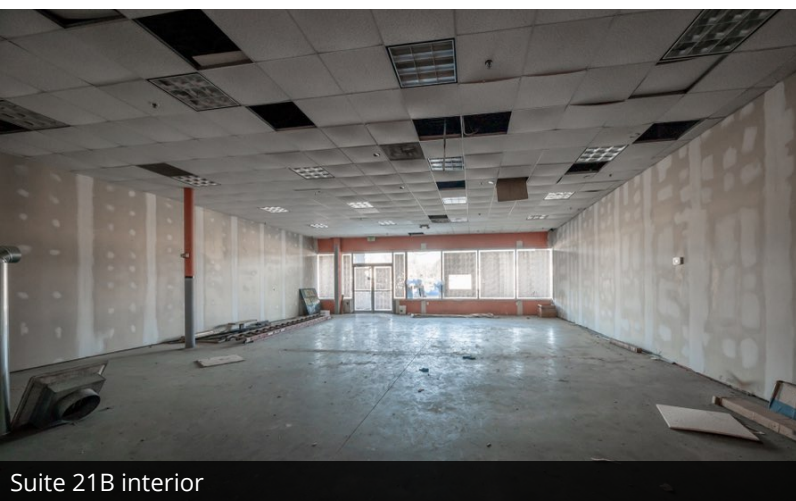
Suite 21B exterior



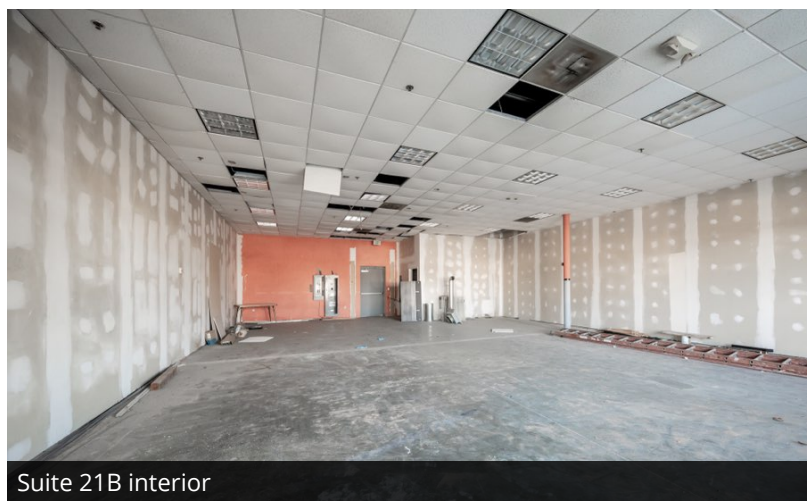
Suite 21B exterior



Suite 21B exterior



Suite 21B interior



Suite 21B interior

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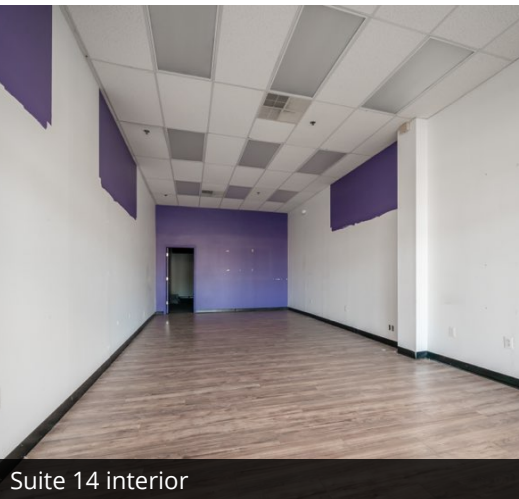
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Suite 14 exterior



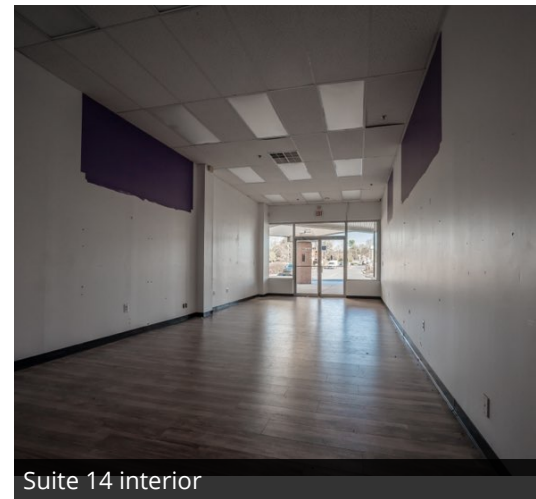
Suite 14 exterior



Suite 14 interior



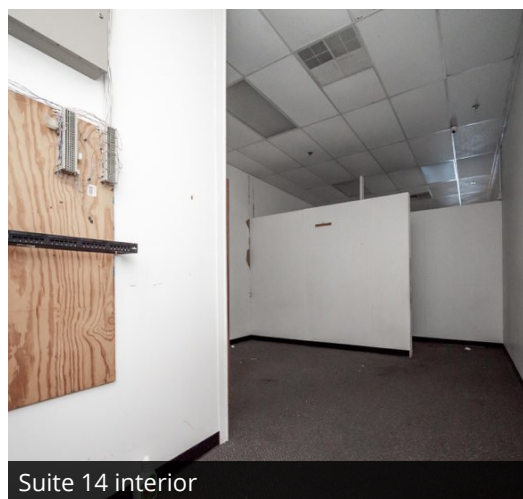
Suite 14 interior



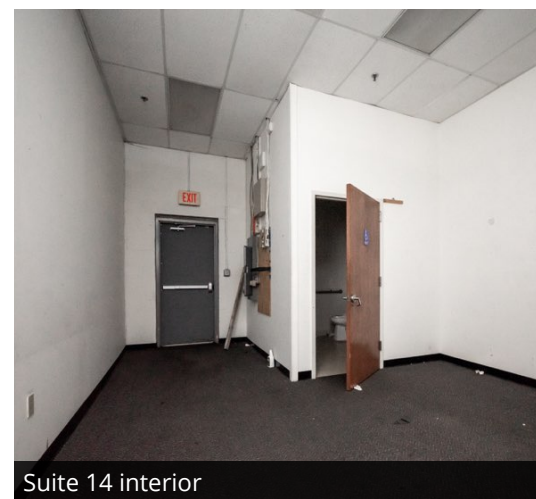
Suite 14 interior



Suite 14 interior



Suite 14 interior



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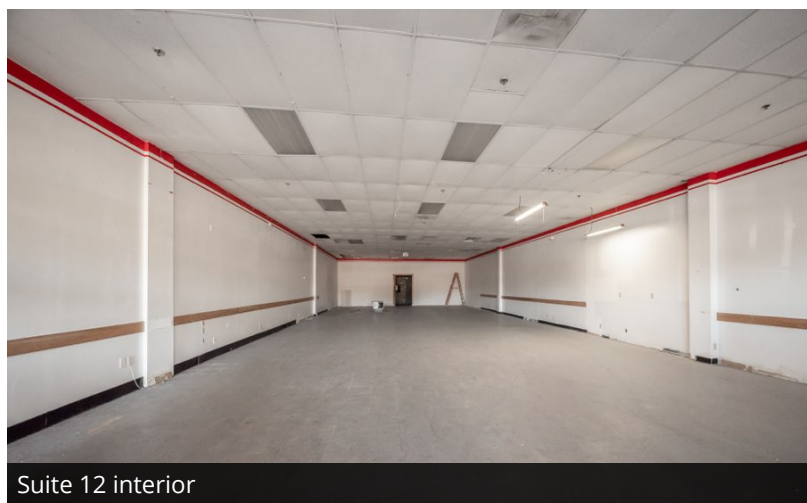
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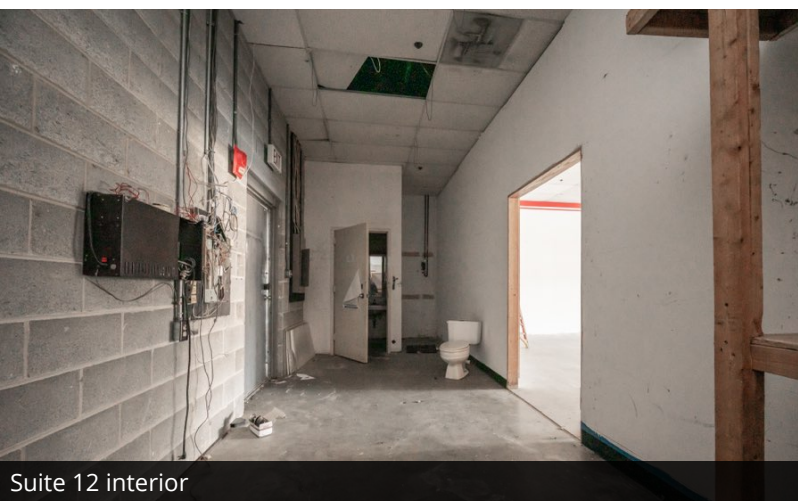
Suite 12 exterior



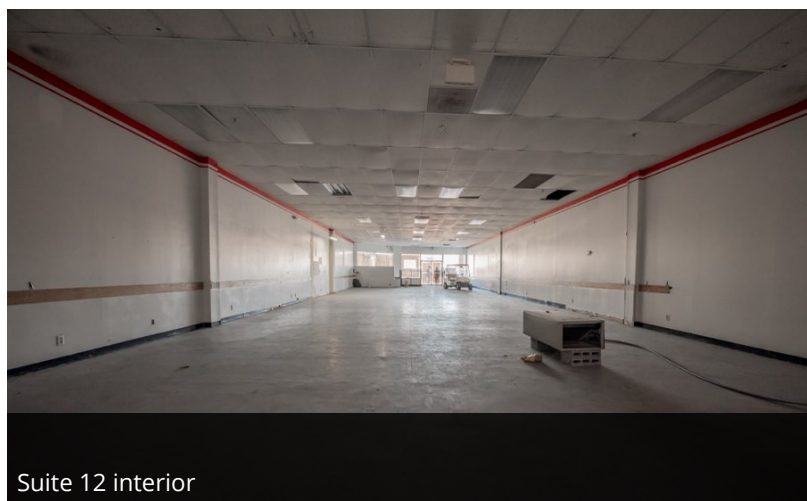
Suite 12 exterior



Suite 12 interior



Suite 12 interior



Suite 12 interior

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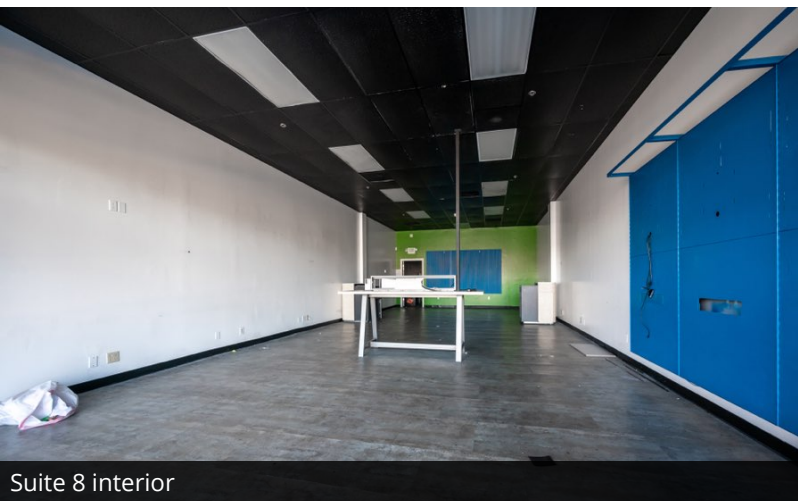
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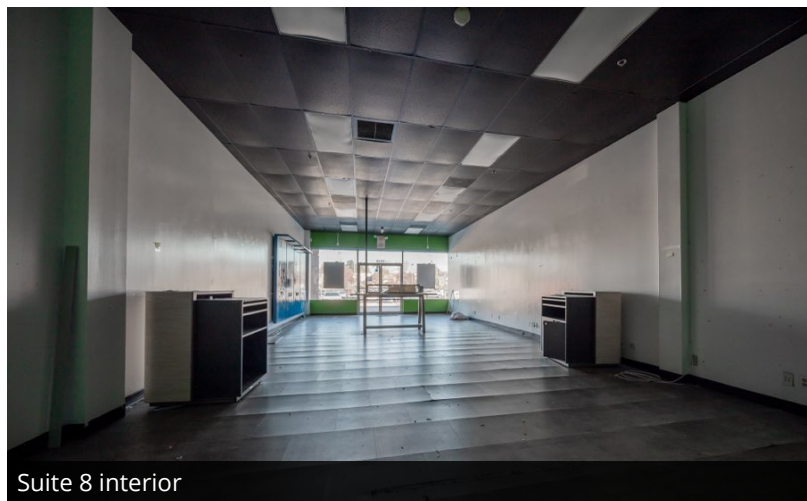
Suite 8 exterior



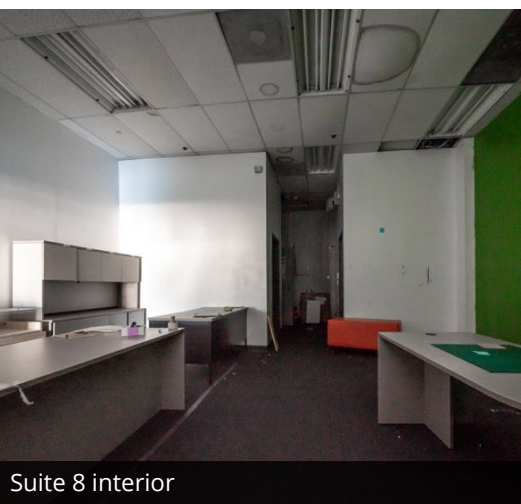
Suite 8 exterior



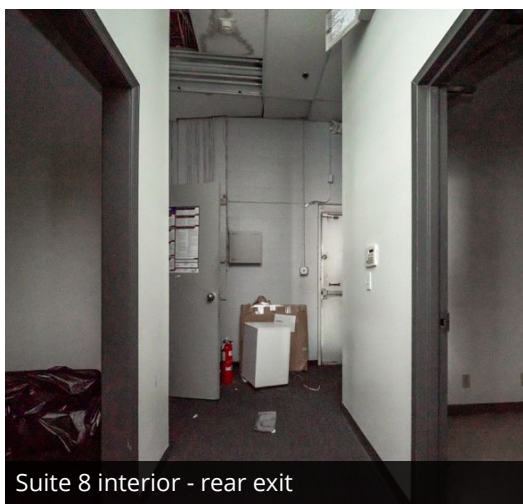
Suite 8 interior



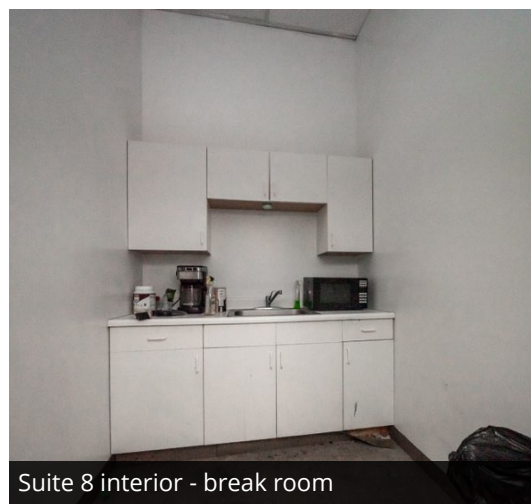
Suite 8 interior



Suite 8 interior



Suite 8 interior - rear exit



Suite 8 interior - break room

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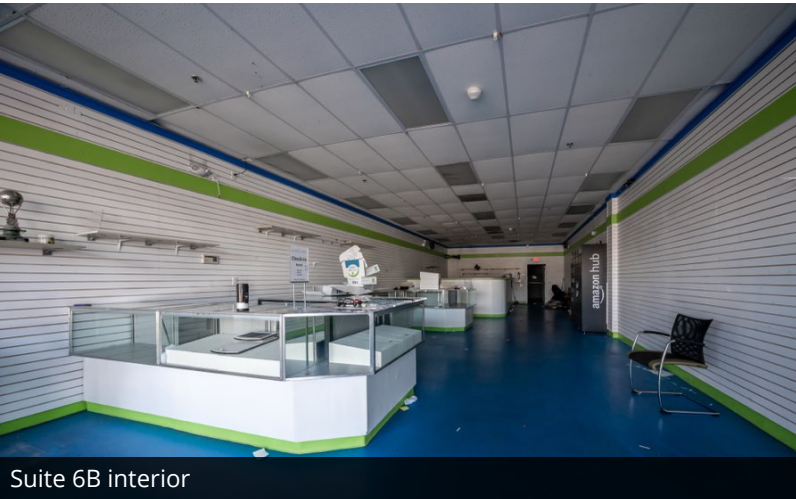
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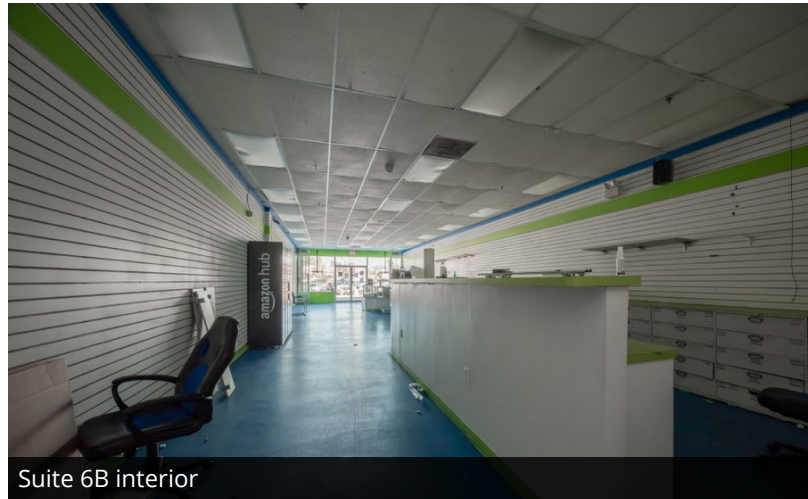
Suite 6B exterior



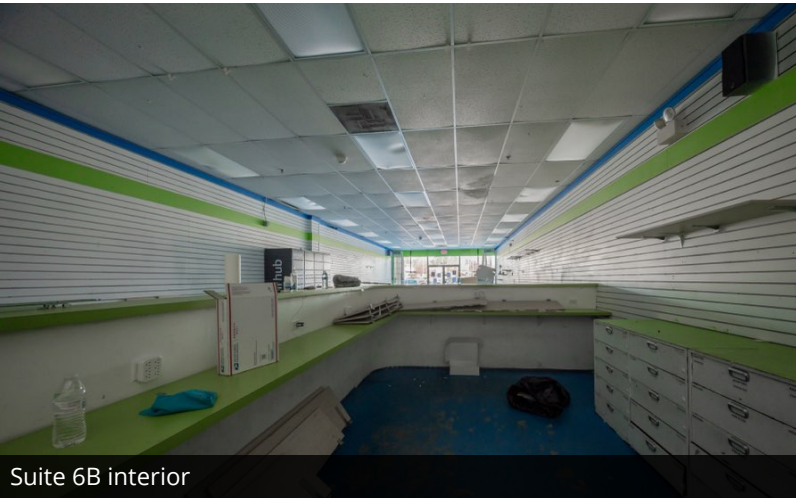
Suite 6B exterior



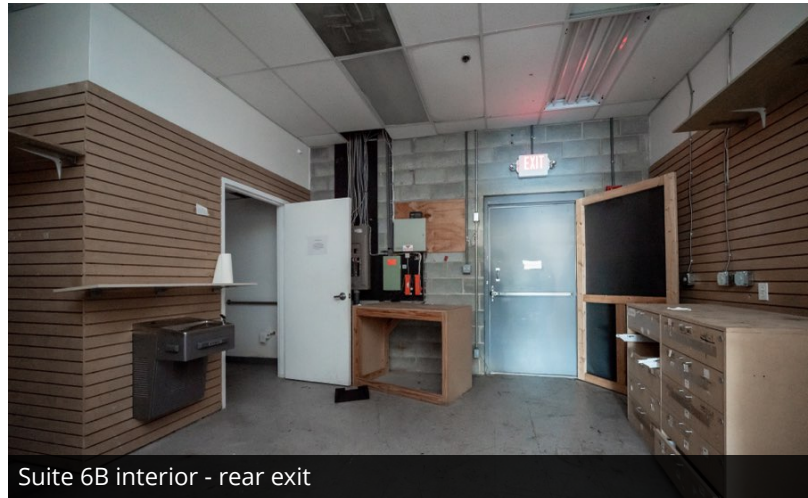
Suite 6B interior



Suite 6B interior



Suite 6B interior



Suite 6B interior - rear exit

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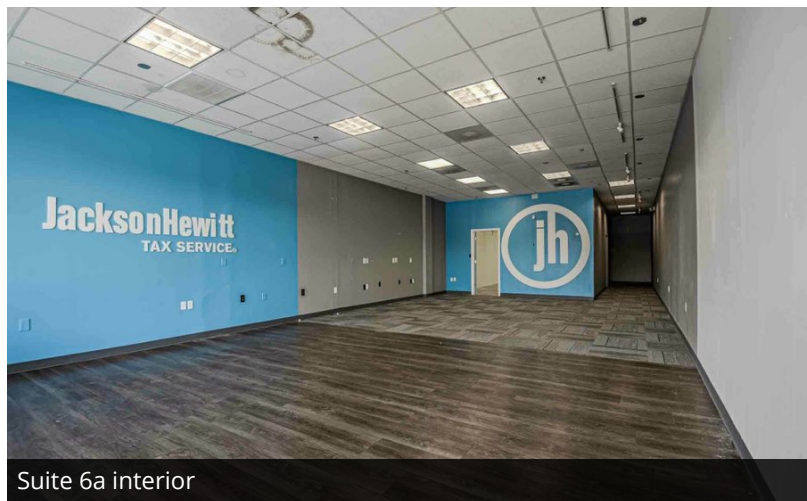


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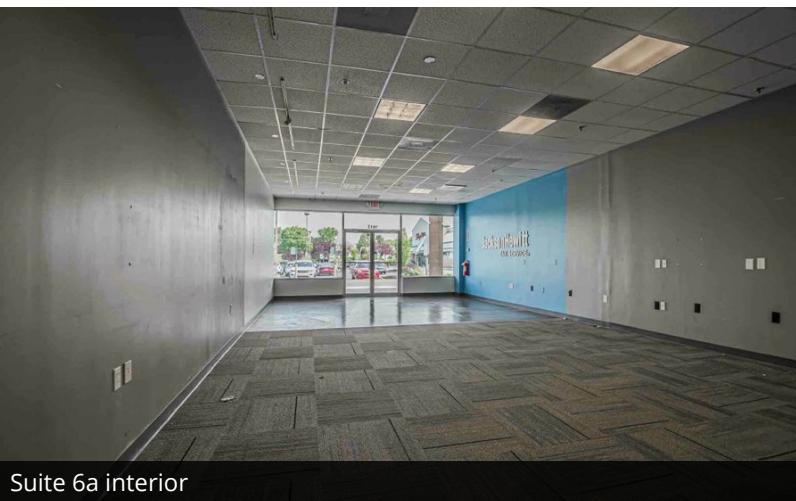
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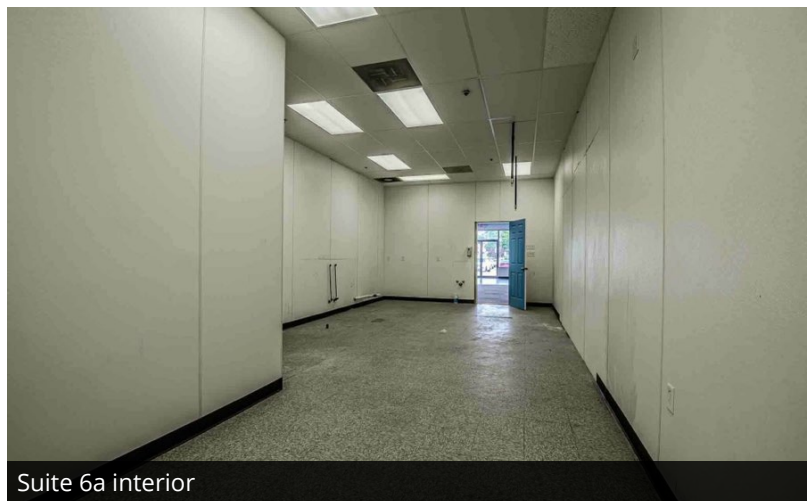
Suite 6a exterior



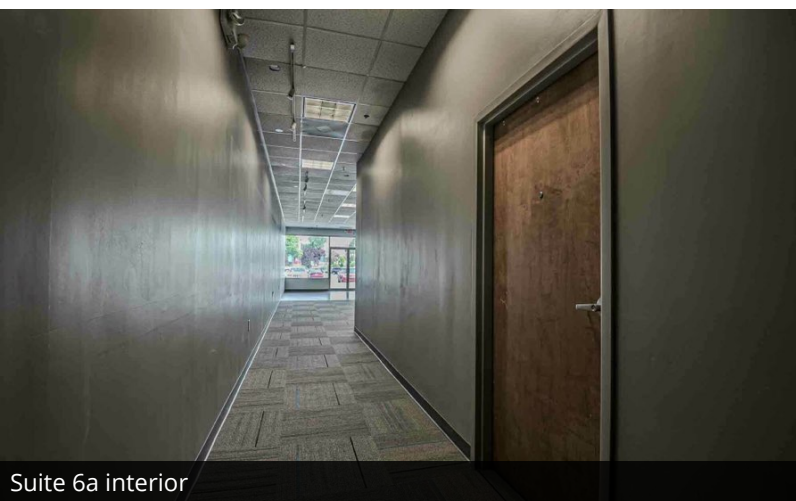
Suite 6a interior



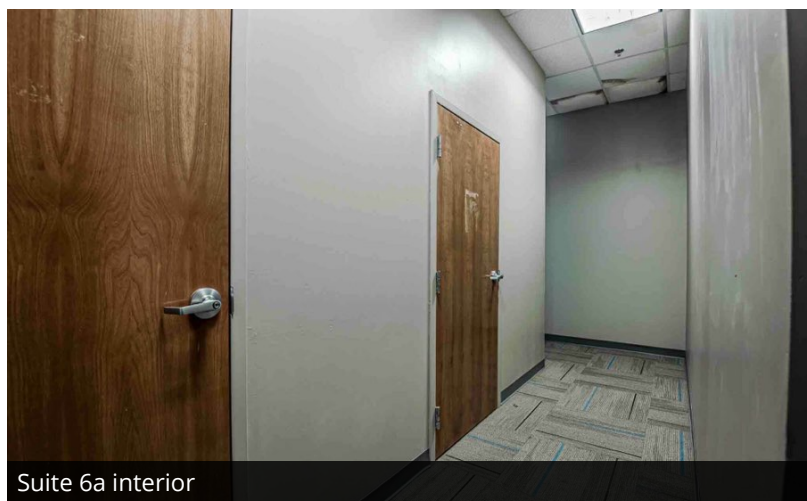
Suite 6a interior



Suite 6a interior



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#1625 exterior



#1625 exterior



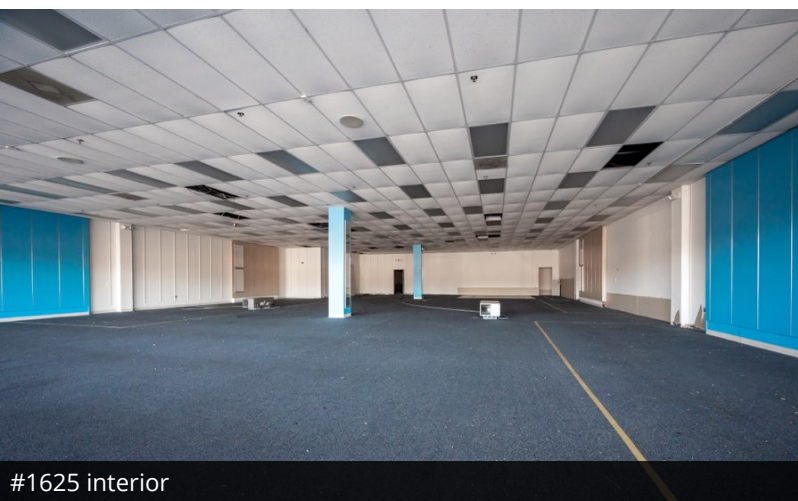
#1625 interior



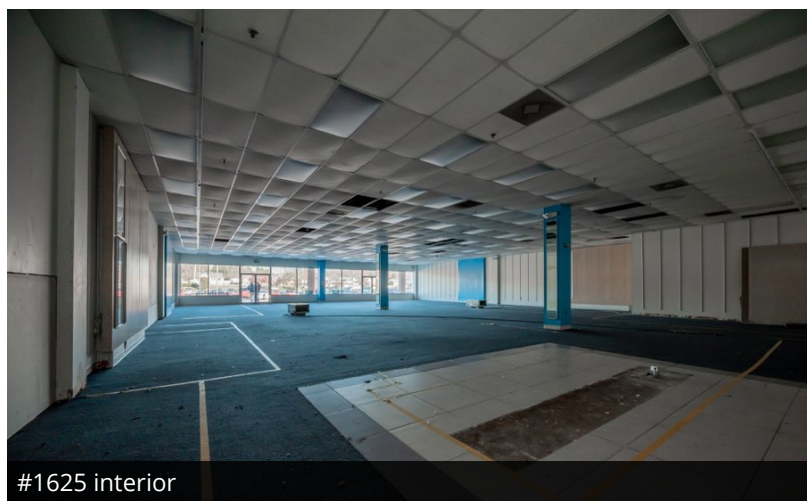
#1625 interior



#1625 interior



#1625 interior



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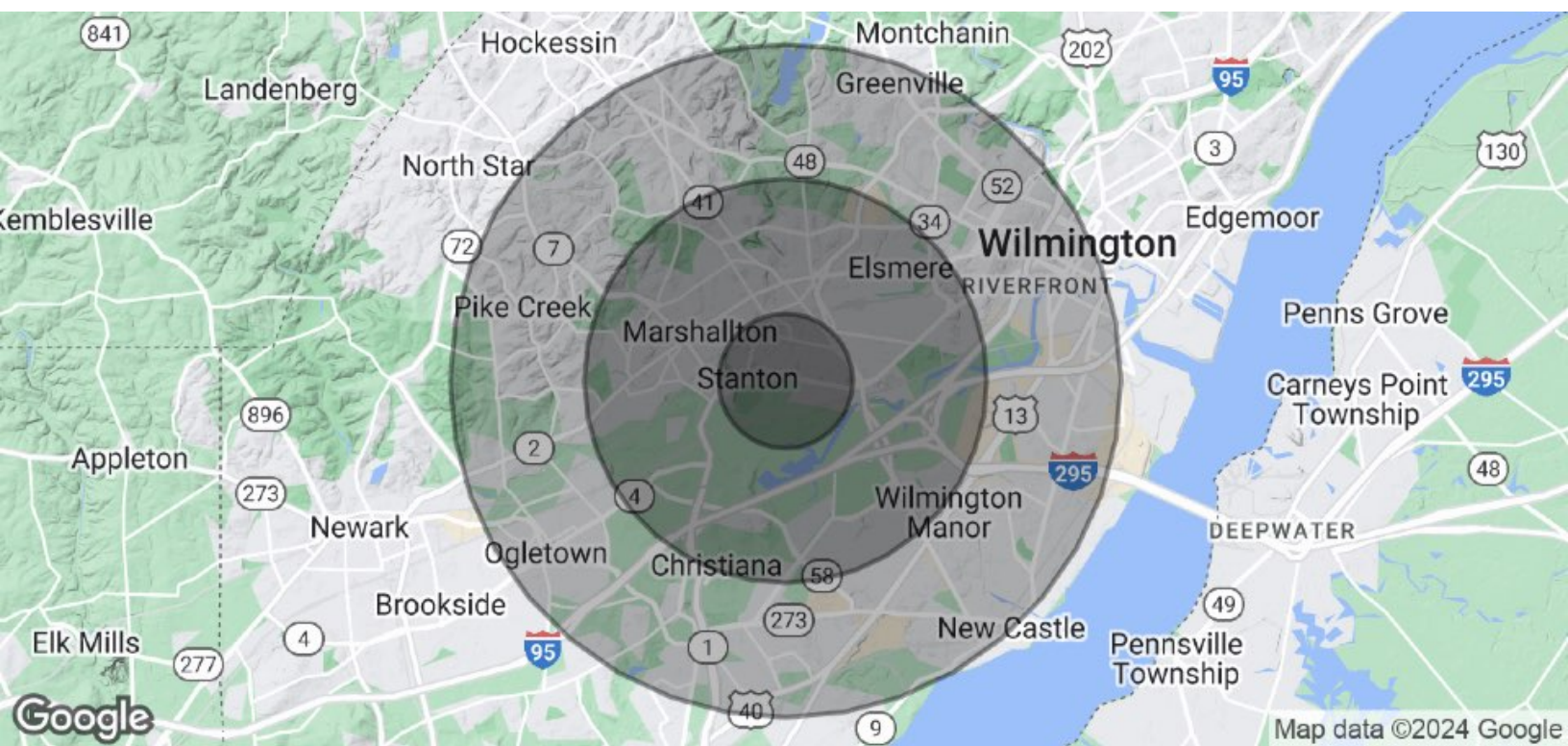
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,769	62,209	211,506
Average Age	42.5	39.8	39.7
Average Age (Male)	41.6	39.0	38.6
Average Age (Female)	43.8	41.2	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,969	25,887	91,050
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$63,075	\$75,853	\$79,266
Average House Value	\$204,223	\$223,272	\$240,183

* Demographic data derived from 2020 ACS - US Census

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