

Delmar Commons Shopping Center



FOR LEASE | PREMIER RETAIL DESTINATION IN DELMAR, DE

38627 Benro Drive
Delmar, DE 19940

Trevor Cooney
DSM Commercial
(302) 283-1800
tcooney@dsmre.com

Dann Gladnick
DSM Commercial
(302) 283-1800
dgladnick@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	38627 Benro Drive Delmar, DE 19940
County	Sussex
Available	Three Spaces ranging from 1,200 - 3,725 SF
Lease Rate	\$16 - \$18/SF NNN
Traffic Count	22,319 AADT

HIGHLIGHTS

- Delmar Commons is a recently renovated neighborhood retail center located at 38627 Benro Drive in Delmar, Delaware, serving as a primary commercial destination for the surrounding Delmar community and the Delaware–Maryland border region. The center is anchored by a strong mix of national and regional tenants, generating consistent daily traffic and long-term stability within one of Delmar’s most active retail corridors.
- Strong national and regional co-tenancy including McDonald’s, Wawa, Dollar Tree, and Walgreens
- Ample surface parking for customers, clients, and employees
- Excellent visibility and access from Benro Drive
- Well-suited for personal services, medical, and professional users
- Ideal Users Include: barber shops and salons, massage and wellness providers, insurance and professional service offices, and medical or dental practices



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,310	11,314	24,207

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,391	\$91,480	\$93,760

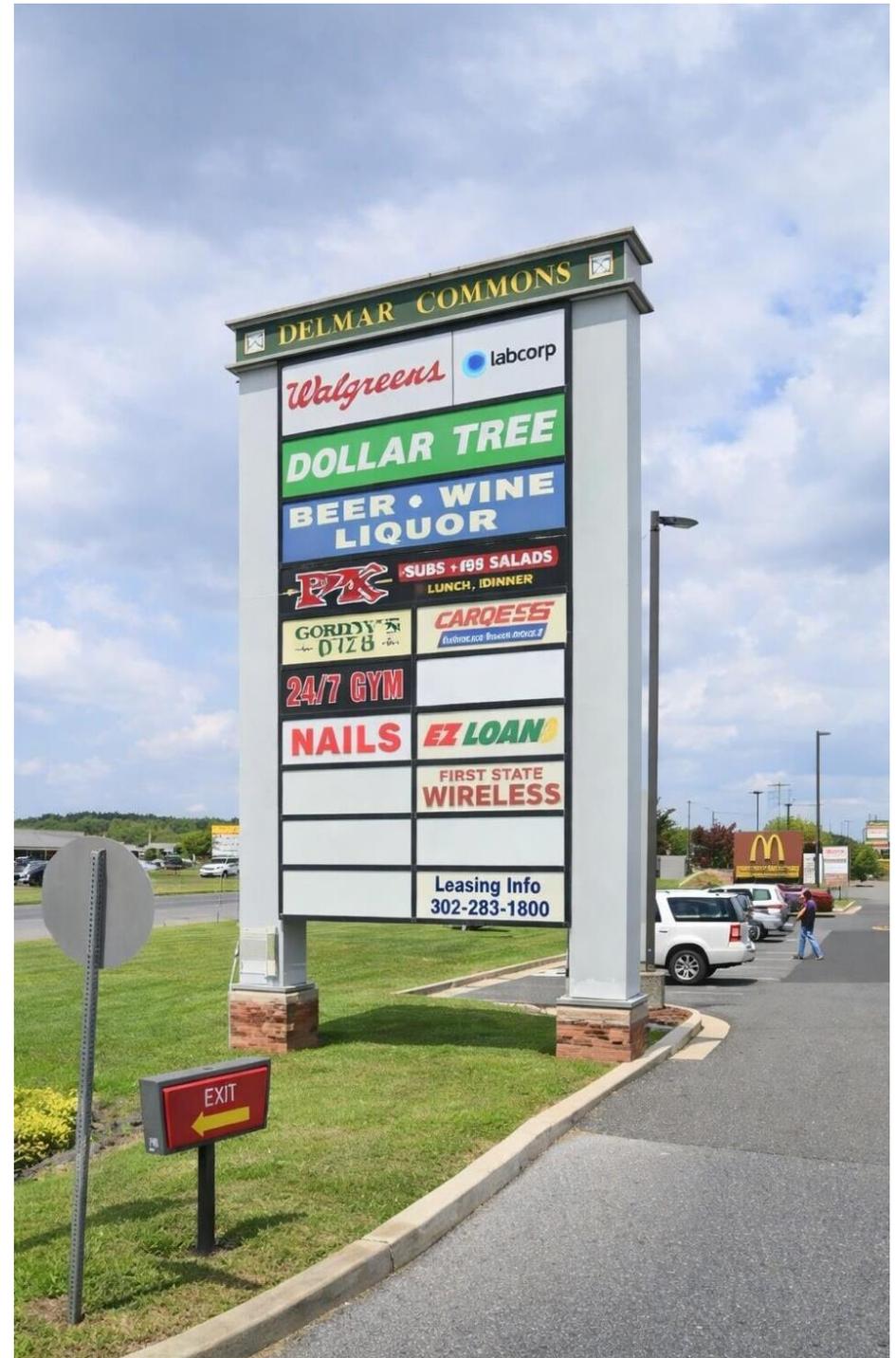
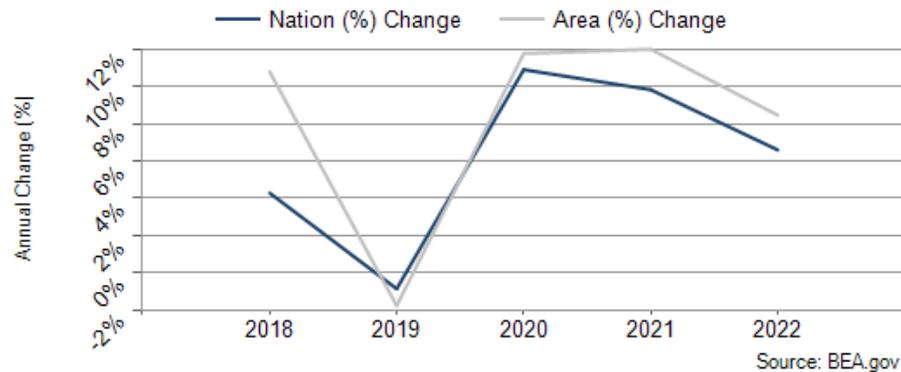
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,307	4,380	9,624

LOCATION HIGHLIGHTS

- Delmar Commons is centrally positioned in the heart of Delmar, DE, near the Delaware–Maryland border, benefiting from steady local traffic and a growing residential and commercial base. The center functions as a key retail hub for daily needs, supported by surrounding national retailers and service-oriented businesses.
- Located within a high-traffic retail corridor in central Delmar
- Proximity to major national retailers and daily-needs anchors
- Serves both Delaware and Maryland consumer bases
- Limited competing retail inventory in the immediate trade area
- Ongoing commercial and residential growth in the surrounding market

Sussex County GDP Trend



COMMERCIAL LAND FOR SALE!
Approved for office/retail use

1.97 Acres

1.66 Acres

SOLO



Road 68

Thorton Boulevard

Delmar Square

BUILDING A

	AVAILABLE	Gordy's Pub	Delmar Liquors	AVAILABLE	F.S. Wireless	Joe's Tobacco	
--	------------------	-------------	----------------	------------------	---------------	---------------	--

BUILDING B

	DELMAR FITNESS
Ming Massage	
Delmar Jewelers	
Bright Home Group	
NAILS	
	PIZZA KING

54

DELAWARE
MARYLAND

SHARED PAD

	CASHPOINT
Ambient Care	
	VERIZON
	DOLLAR GENERAL

	ASIAN HOUSE
EZ LOANS	
AVAILABLE	
	CUNNINGHAM-DIANA COMPUTER

13



Advance Auto Parts



FAMILY DOLLAR



M&T Bank

Auto Zone

MR. TIRE

WAYBACK subs

DOLLAR GENERAL

DELMAR COMMONS

Cunningham Piano Company

DELMAR FITNESS



DOLLAR TREE



Walgreens

Wawa



RITE AID

DELAWARE

MARYLAND

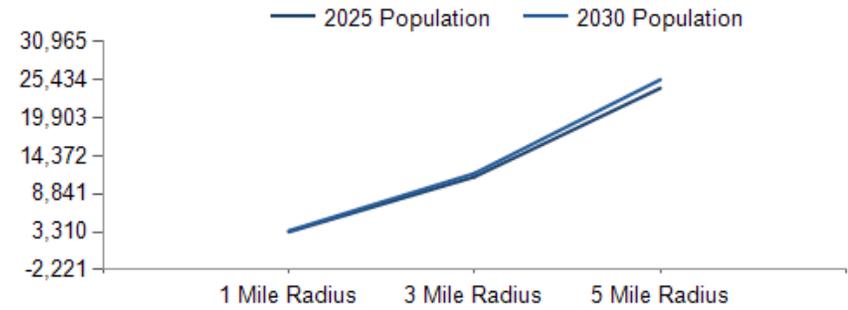
15

54

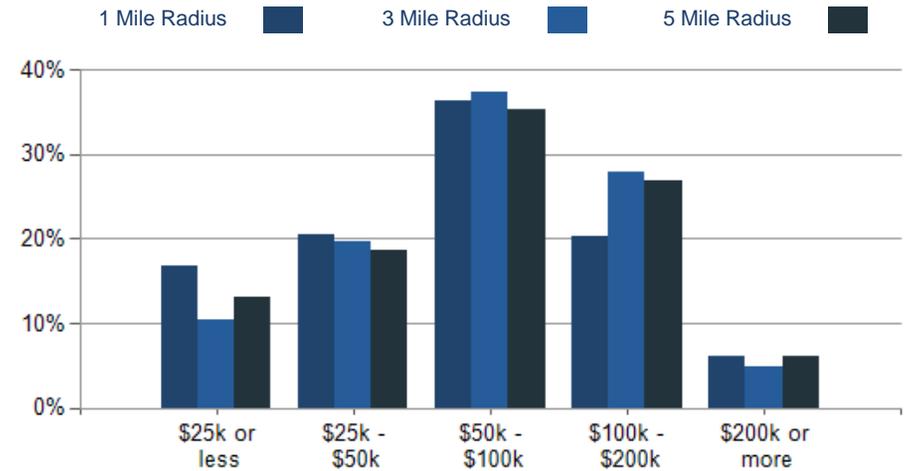
54

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,713	7,599	16,146
2010 Population	2,979	9,828	20,538
2025 Population	3,310	11,314	24,207
2030 Population	3,471	11,817	25,434
2025 African American	623	2,058	5,518
2025 American Indian	10	42	120
2025 Asian	85	425	906
2025 Hispanic	184	751	1,951
2025 Other Race	102	387	1,079
2025 White	2,213	7,488	14,765
2025 Multiracial	277	907	1,806

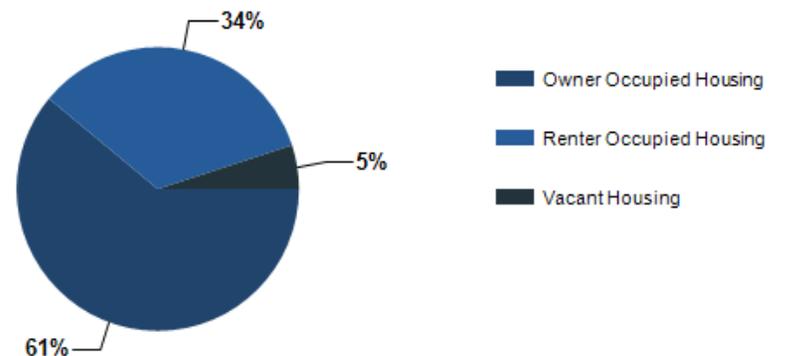
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	152	274	667
\$15,000-\$24,999	66	183	588
\$25,000-\$34,999	117	448	783
\$35,000-\$49,999	151	410	1,005
\$50,000-\$74,999	233	899	1,774
\$75,000-\$99,999	240	736	1,616
\$100,000-\$149,999	173	809	1,768
\$150,000-\$199,999	92	409	827
\$200,000 or greater	81	212	597
Median HH Income	\$67,205	\$74,149	\$74,933
Average HH Income	\$88,391	\$91,480	\$93,760



2025 Household Income



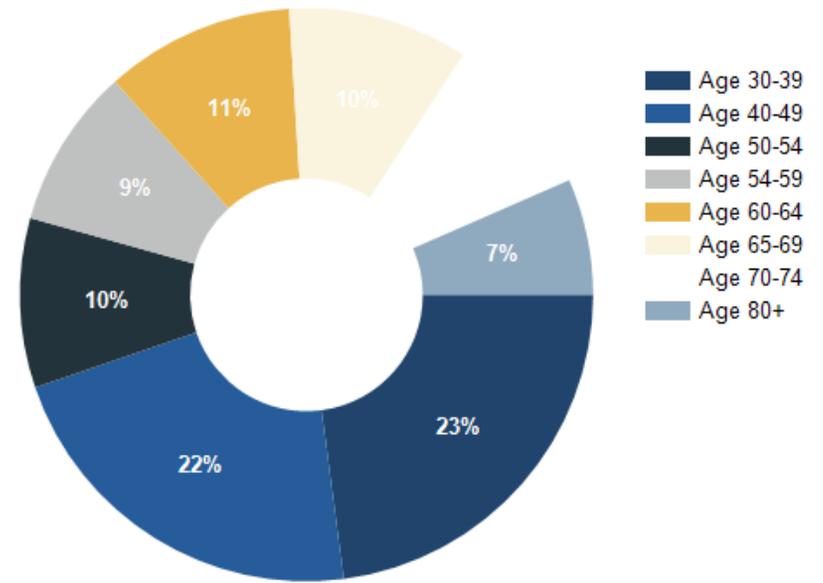
2025 Own vs. Rent - 1 Mile Radius



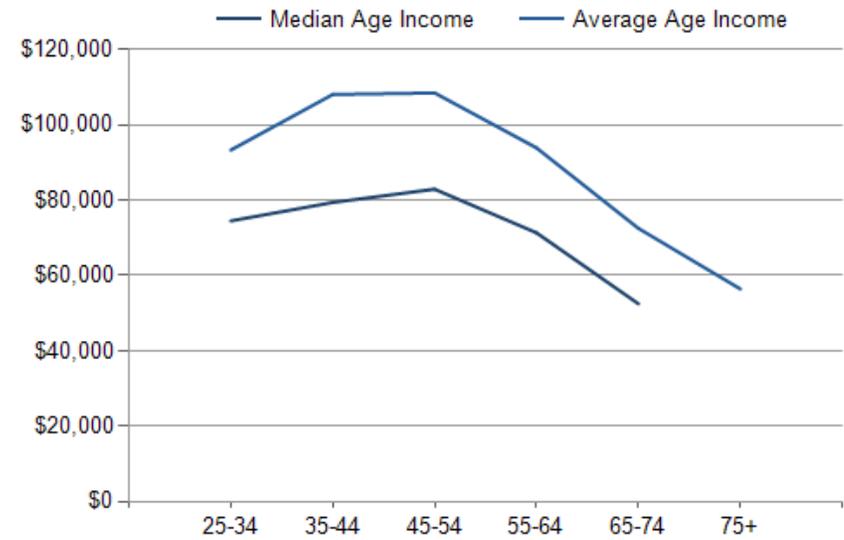
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	227	780	1,710
2025 Population Age 35-39	224	779	1,638
2025 Population Age 40-44	240	760	1,558
2025 Population Age 45-49	190	701	1,442
2025 Population Age 50-54	188	653	1,416
2025 Population Age 55-59	178	626	1,382
2025 Population Age 60-64	210	683	1,454
2025 Population Age 65-69	200	647	1,452
2025 Population Age 70-74	182	573	1,241
2025 Population Age 75-79	129	452	1,022
2025 Population Age 80-84	74	273	593
2025 Population Age 85+	46	181	398
2025 Population Age 18+	2,542	8,840	19,102
2025 Median Age	40	39	40
2030 Median Age	41	40	41

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,487	\$79,769	\$81,310
Average Household Income 25-34	\$93,309	\$95,400	\$96,726
Median Household Income 35-44	\$79,395	\$83,350	\$85,928
Average Household Income 35-44	\$108,087	\$106,286	\$111,283
Median Household Income 45-54	\$82,911	\$94,548	\$95,561
Average Household Income 45-54	\$108,473	\$112,880	\$117,738
Median Household Income 55-64	\$71,323	\$77,317	\$79,039
Average Household Income 55-64	\$93,884	\$95,876	\$100,645
Median Household Income 65-74	\$52,462	\$58,421	\$57,558
Average Household Income 65-74	\$72,503	\$76,605	\$78,744
Average Household Income 75+	\$56,409	\$60,835	\$60,321



Delmar Commons Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DSM Commercial and it should not be made available to any other person or entity without the written consent of DSM Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DSM Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DSM Commercial has not verified, and will not verify, any of the information contained herein, nor has DSM Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Trevor Cooney
DSM Commercial
(302) 283-1800
tcooney@dsmre.com

Dann Gladnick
DSM Commercial
(302) 283-1800
dgladnick@dsmre.com



Brokerage License No.: 2012602342
www.dsmre.com

powered by CREOP