

FLEX SPACE PROPERTY
FOR LEASE

79 CHRISTIANA RD, NEW CASTLE, DE

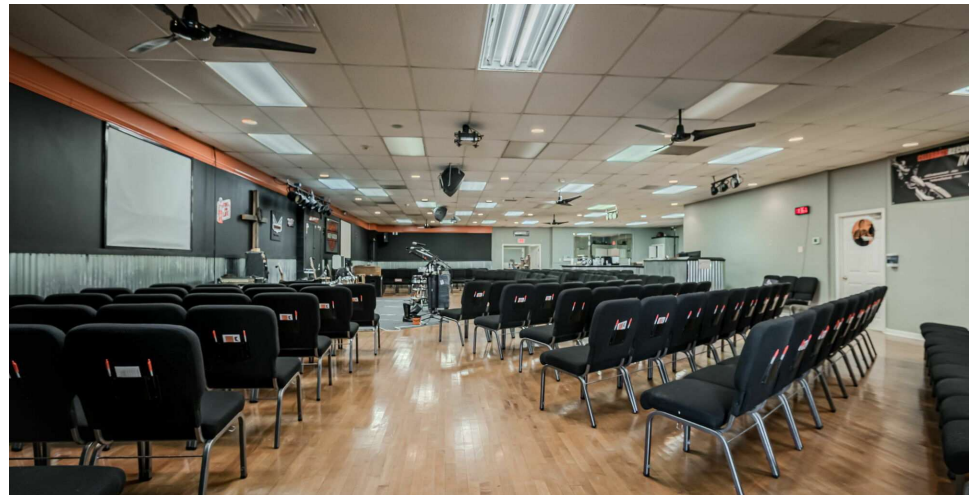


OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	7,500 SF
Available SF:	7,500 SF
Lot Size:	0.71 Acres
Year Built:	1979
Renovated:	2020
Zoning:	BP

PROPERTY OVERVIEW

7,500 square feet of finished space with hardwood floors and ample parking for this stand-alone building, which fronts Christiana Road (Rt. 273) only 0.6 miles from one of the most heavily traveled intersections in New Castle County, US 13 & 273 (Hares Corner). This building is zoned Business Park (BP).



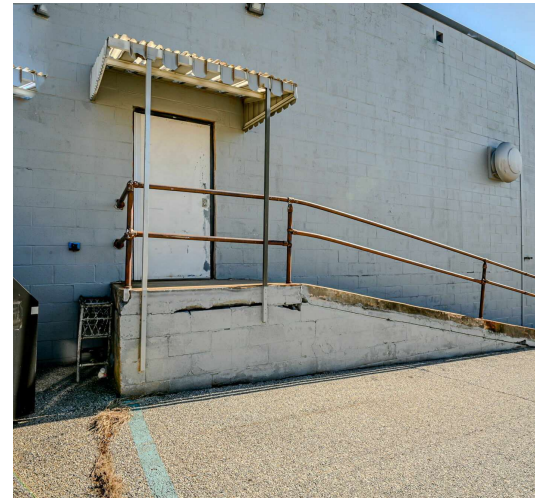
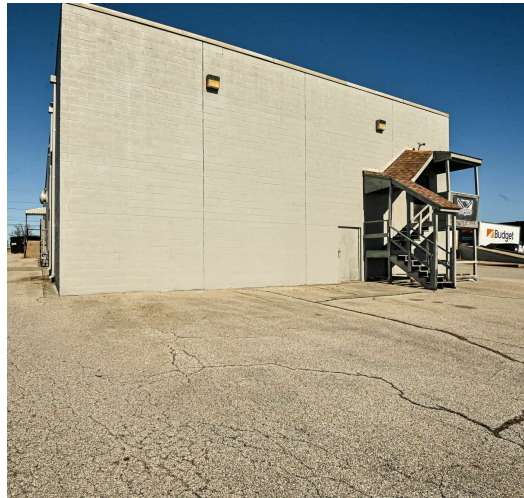
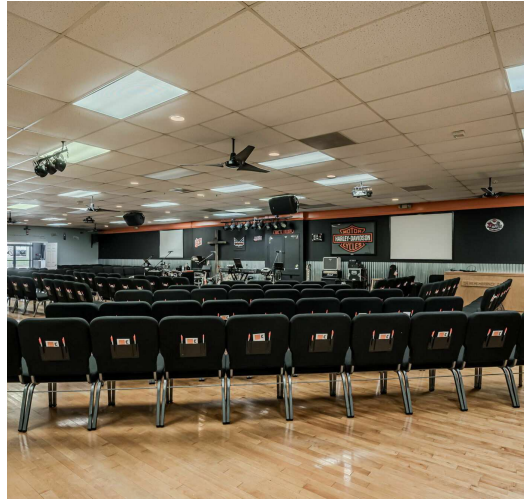
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

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



FLEX SPACE PROPERTY
FOR LEASE

79 CHRISTIANA RD, NEW CASTLE, DE



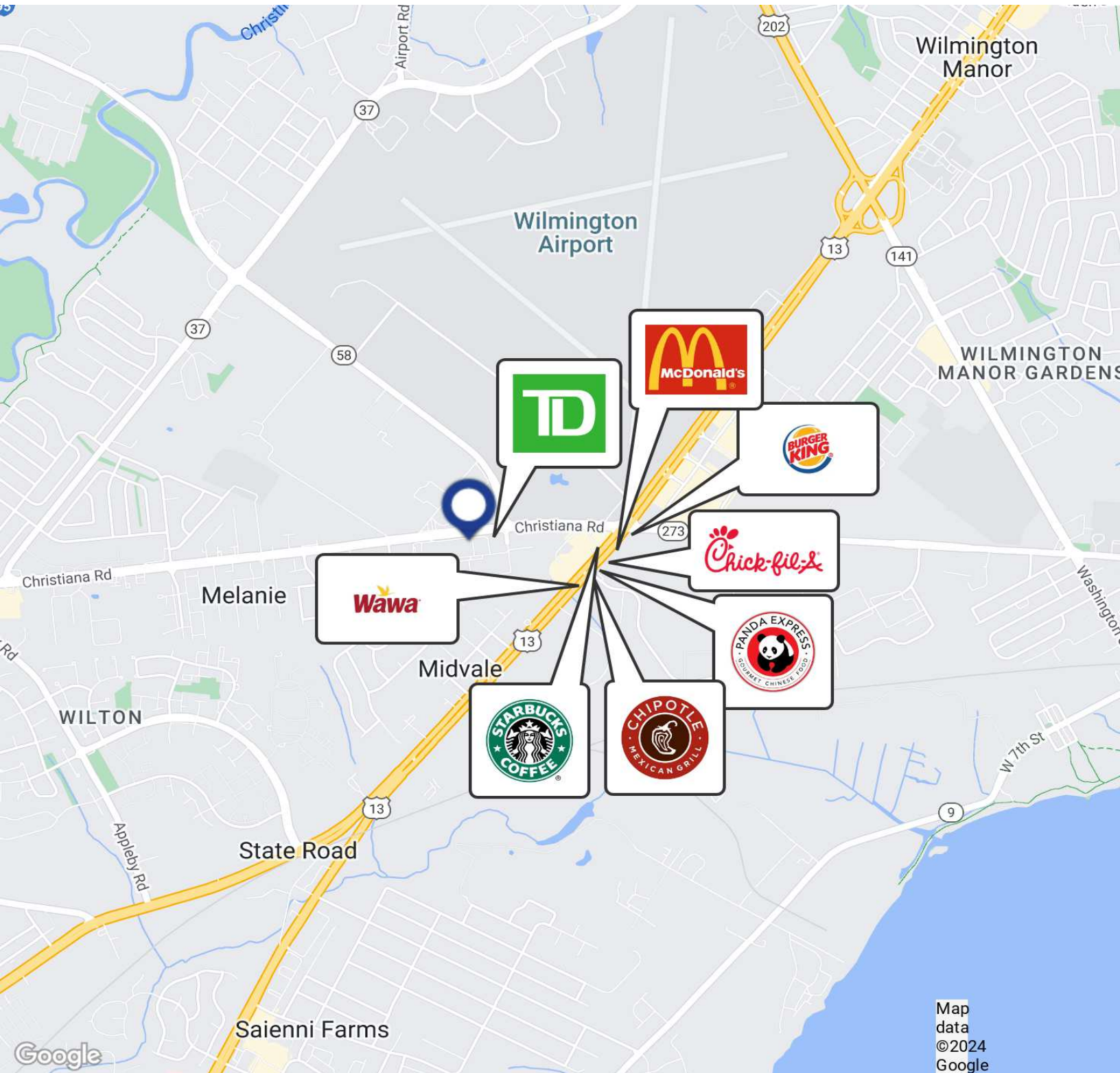
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

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



FLEX SPACE PROPERTY
FOR LEASE

79 CHRISTIANA RD, NEW CASTLE, DE



Map
data
©2024
Google

JEFF SHAHAN, SIOR

Founder

302.545.2392

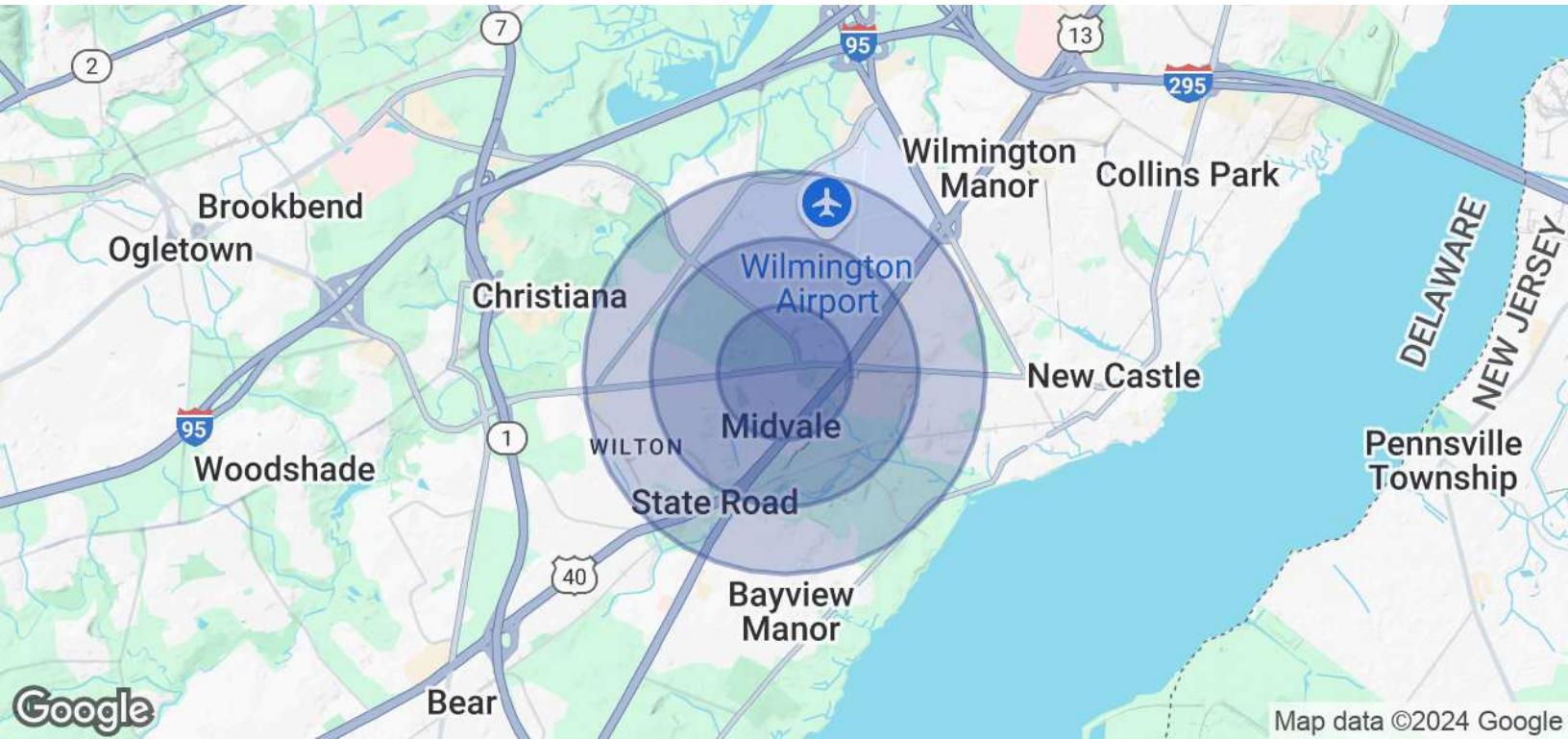
jeff@sbrealtyco.com

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



FLEX SPACE PROPERTY
FOR LEASE

79 CHRISTIANA RD, NEW CASTLE, DE



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,439	6,767	16,604
Average Age	47.0	45.4	41.8
Average Age (Male)	42.4	44.8	38.2
Average Age (Female)	49.9	46.6	44.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	520	2,695	6,832
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$93,495	\$75,553	\$68,231
Average House Value	\$228,928	\$193,961	\$190,083

2020 American Community Survey (ACS)

JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

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

