

# 3031 NEW CASTLE AVENUE

New Castle, DE 19720



## PROPERTY DESCRIPTION

Established in 1959, Bowlerama is a very popular entertainment center on New Castle Avenue. The 67,723 +/- SF one-floor building sits on 6.99 +/- Acres and has 62 lanes for bowling, Keglers Sports Bar, Spare Rib Express Restaurant, KidsZone Arcade & Redemption Area, Dunkin' Donuts, Hershey's Ice Cream Parlor. Purchase as a family entertainment center or the potential exists for redevelopment of the property with a retail, warehouse, healthcare, municipal, or educational institution use. Plenty of land area in the parking field along New Castle Avenue, to accommodate at least one outparcel pad. The property's close proximity to the I-295 interchange makes it convenient to over 100,000 +/- VPD for retail/food consumers and warehouse distribution.

## PROPERTY HIGHLIGHTS

- Sale Price: \$6,000,000
- 67,723 +/- SF Building (From Alta Survey)
- 6.99 +/- Acres
- Ample Parking
- Potential for Outparcel Pads
- Zoned CR

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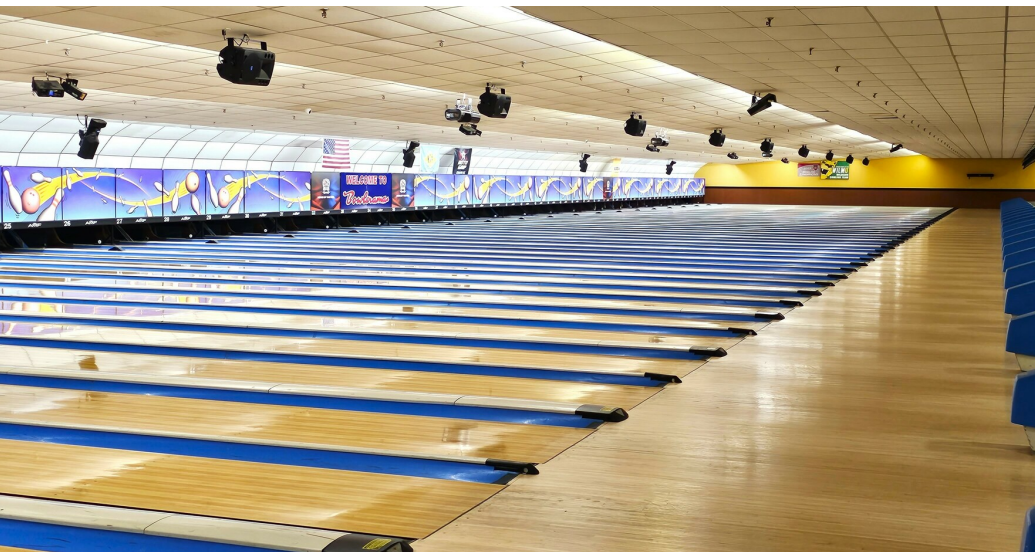
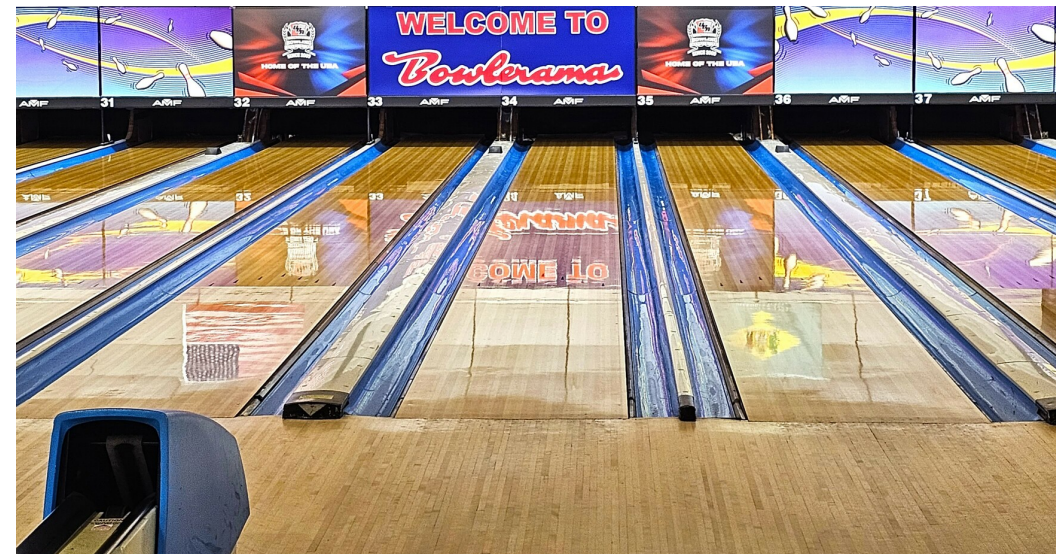
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BUSINESS WITH RETAIL/WAREHOUSE PROPERTY FOR SALE

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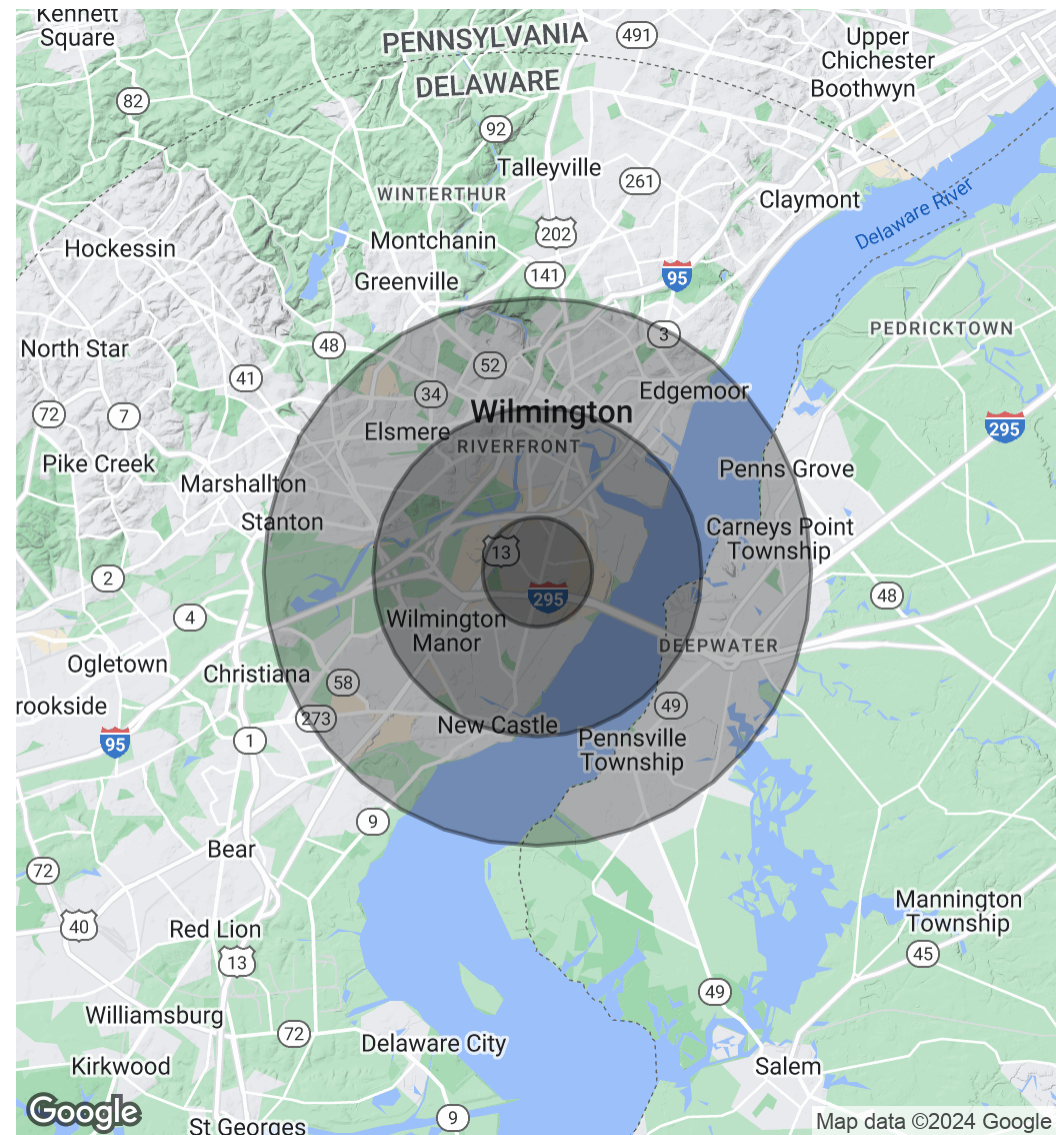
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,760	61,317	172,605
Average Age	35.9	37.5	39.0
Average Age (Male)	33.4	36.9	37.8
Average Age (Female)	36.0	38.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,121	25,839	77,009
# of Persons per HH	2.8	2.4	2.2
Average HH Income	\$60,027	\$58,472	\$66,426
Average House Value	\$158,762	\$159,724	\$196,605

2020 American Community Survey (ACS)



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