

Pencader Plaza

72

1.0 Acre +/-

30,332 AADT

Fenced-In Outdoor Storage | Flexible Options

929 S Chapel Street
Newark DE 19713

Andy Fox
DSM Commercial
(302) 283-1800
afox@dsmre.com

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

Davis Mitchell
DSM Commercial
(302) 283-1800
dmitchell@dsmre.com

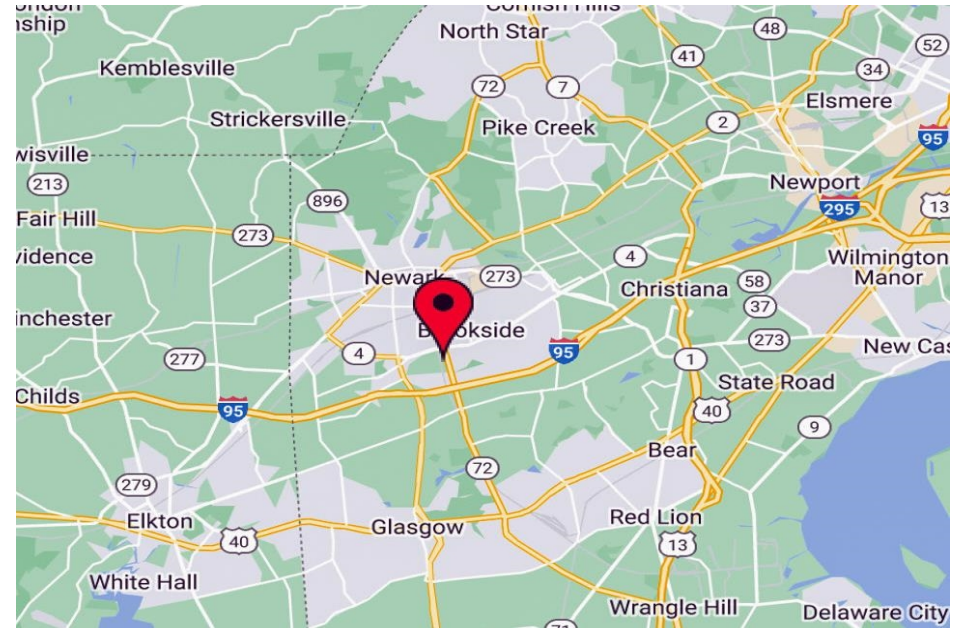
DSM
COMMERCIAL

THE SPACE

Location	929 S Chapel Street Newark, DE 19713
County	New Castle County
Available	1.0-3.0 Acres
Rental Rate	\$20,000.00/Month NNN
Zoning	I (Industrial)

HIGHLIGHTS

- **FLEXIBLE OPTIONS AVAILABLE!** Prime industrial outdoor storage opportunity available for lease in Newark, Delaware. The property features 1.0 - 3.0 acres of secured, fenced-in yard space with frontage on Route 72, offering excellent access to I-95 and Route 4. Improvements include a ±3,000 SF flex building complete with four (4) high-bay overhead doors with pull-through capability, 14' clear ceiling heights, and a small office fit-out. Ideal for industrial users seeking a highly accessible New Castle County location with proximity to major transportation corridors.
- Ceiling Height: 14'
- Overhead Doors: Four (4)
- Rare industrial outdoor storage opportunity in the Newark market
- Flexible yard layout suitable for fleet, equipment, or contractor use
- Level, functional site with existing infrastructure in place
- Designed to accommodate truck and trailer circulation
- Secured configuration ideal for single-tenant industrial users
- Zoned Industrial, allowing a broad range of permitted uses



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,517	79,496	168,806

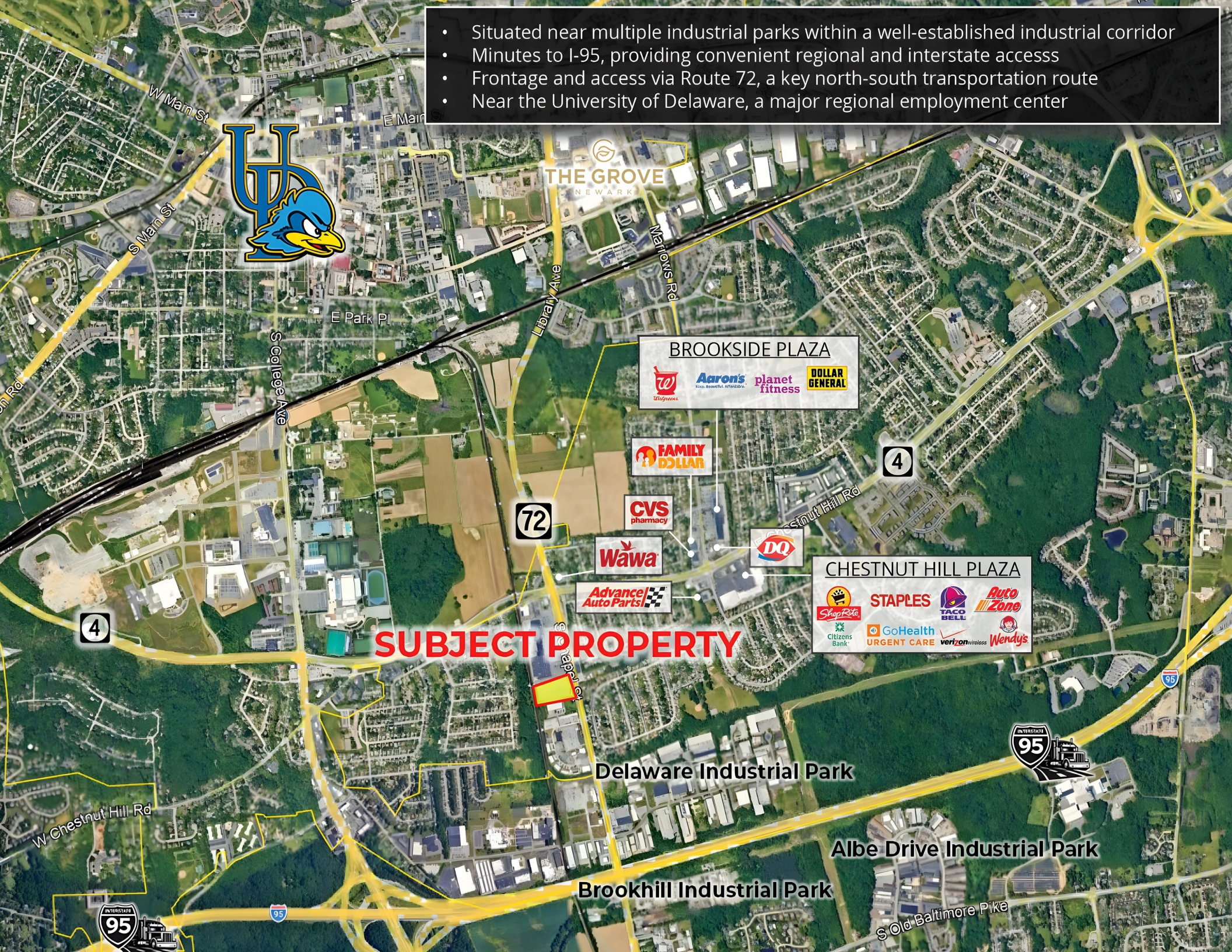
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,305	\$108,071	\$110,782

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,107	29,428	65,307

- Situated near multiple industrial parks within a well-established industrial corridor
- Minutes to I-95, providing convenient regional and interstate access
- Frontage and access via Route 72, a key north-south transportation route
- Near the University of Delaware, a major regional employment center



THE GROVE
NEWARK

BROOKSIDE PLAZA



CHESTNUT HILL PLAZA



SUBJECT PROPERTY

Delaware Industrial Park

Brookhill Industrial Park

Albe Drive Industrial Park

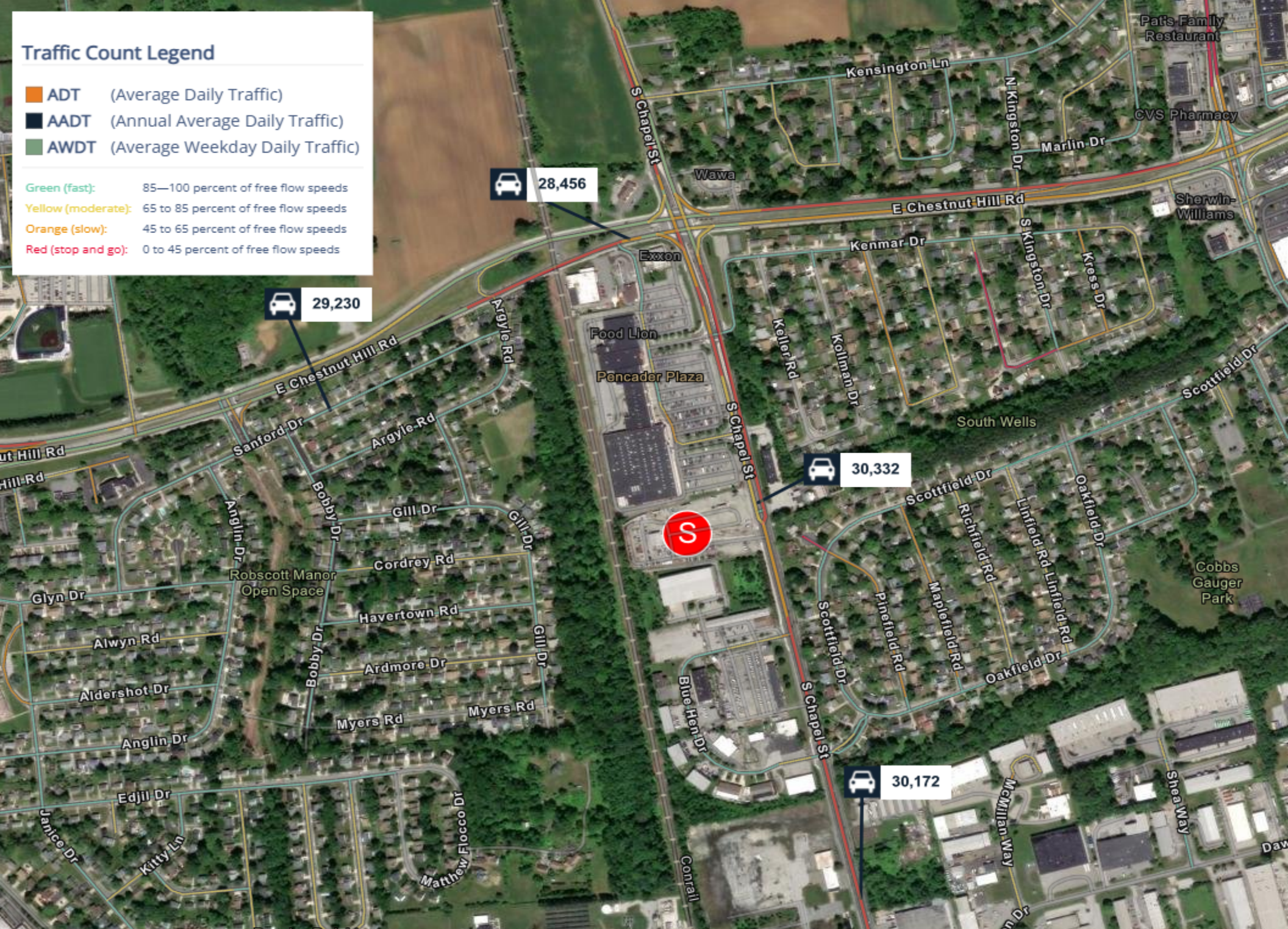


Sold Baltimore Pike

Traffic Count Legend

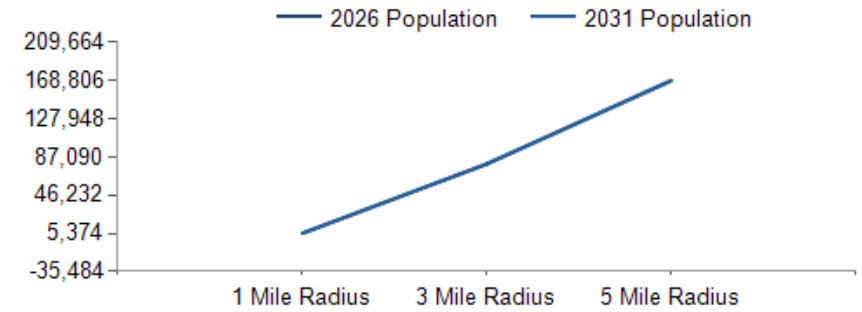
- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds

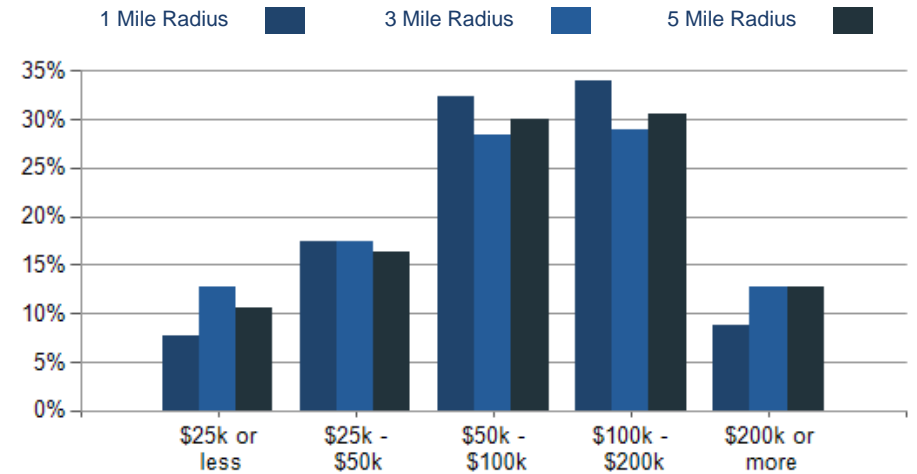


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,960	74,470	151,076
2010 Population	5,887	79,318	162,872
2026 Population	5,517	79,496	168,806
2031 Population	5,374	79,553	168,274
2026 African American	866	17,542	43,917
2026 American Indian	33	276	614
2026 Asian	239	7,845	14,697
2026 Hispanic	950	9,658	20,303
2026 Other Race	444	4,180	9,080
2026 White	3,289	42,430	85,620
2026 Multiracial	646	7,199	14,826

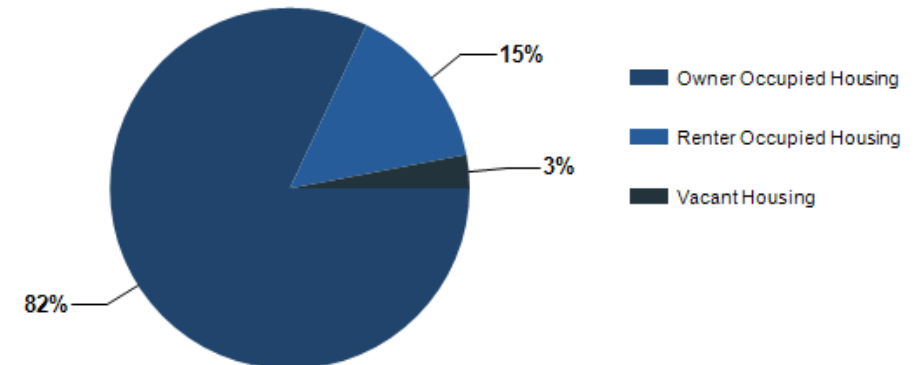
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	73	2,203	4,079
\$15,000-\$24,999	89	1,546	2,784
\$25,000-\$34,999	106	1,857	4,204
\$35,000-\$49,999	260	3,239	6,483
\$50,000-\$74,999	404	4,797	10,689
\$75,000-\$99,999	278	3,544	8,855
\$100,000-\$149,999	434	5,140	12,100
\$150,000-\$199,999	282	3,380	7,828
\$200,000 or greater	183	3,721	8,285
Median HH Income	\$84,251	\$81,209	\$85,722
Average HH Income	\$106,305	\$108,071	\$110,782



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	422	5,807	13,147
2026 Population Age 35-39	397	5,135	11,646
2026 Population Age 40-44	388	4,680	10,736
2026 Population Age 45-49	313	3,825	9,075
2026 Population Age 50-54	329	3,756	9,225
2026 Population Age 55-59	343	3,951	9,544
2026 Population Age 60-64	319	4,071	9,706
2026 Population Age 65-69	348	3,949	9,132
2026 Population Age 70-74	246	3,108	7,268
2026 Population Age 75-79	205	2,339	5,292
2026 Population Age 80-84	125	1,442	3,179
2026 Population Age 85+	106	1,210	2,441
2026 Population Age 18+	4,366	65,364	136,921
2026 Median Age	40	33	36
2031 Median Age	41	35	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,365	\$83,202	\$87,053
Average Household Income 25-34	\$115,338	\$106,655	\$109,344
Median Household Income 35-44	\$109,049	\$104,913	\$104,263
Average Household Income 35-44	\$130,913	\$129,841	\$127,600
Median Household Income 45-54	\$102,880	\$110,655	\$109,274
Average Household Income 45-54	\$122,575	\$135,362	\$132,909
Median Household Income 55-64	\$105,348	\$104,032	\$102,803
Average Household Income 55-64	\$122,253	\$126,858	\$125,020
Median Household Income 65-74	\$57,240	\$65,312	\$71,367
Average Household Income 65-74	\$79,781	\$92,814	\$96,740
Average Household Income 75+	\$66,460	\$69,904	\$73,654

Population By Age

