

FOR SALE

1634

PULASKI HWY

NEWARK, DE 19702

HIGH-VISIBILITY COMMERCIAL PROPERTY
ON BUSY ROUTE 40

- ✓ Prime Location
- ✓ Excellent Visibility
- ✓ High Traffic Count
- ✓ Commercial Zoning (C)
- ✓ Ideal for Multiple Uses



APPROX. 45,000 – 50,000
VEHICLES PASS DAILY



HIGHLY VISIBLE
ON US ROUTE 40



GROWING AREA WITH
STRONG COMMERCIAL DEMAND



FRONT VIEW



SIDE VIEW – 3 GARAGE DOORS



SPACIOUS 2.2 ACRE COMMERCIAL LOT

PROPERTY OVERVIEW

	Listing Price	\$1,600,000
	Land Size	2.2 Acre
	Building Size	Approx. 2,475 SQ FT
	Rent Monthly Income	\$7,000

- Zoning: C (Commercial)
- 3 Garage Doors – Perfect for Auto Related or Service Businesses
- Office/Retail Space
- Ample Parking

DAILY TRAFFIC COUNT (AADT)

US ROUTE 40 NEARBY INTERSECTIONS

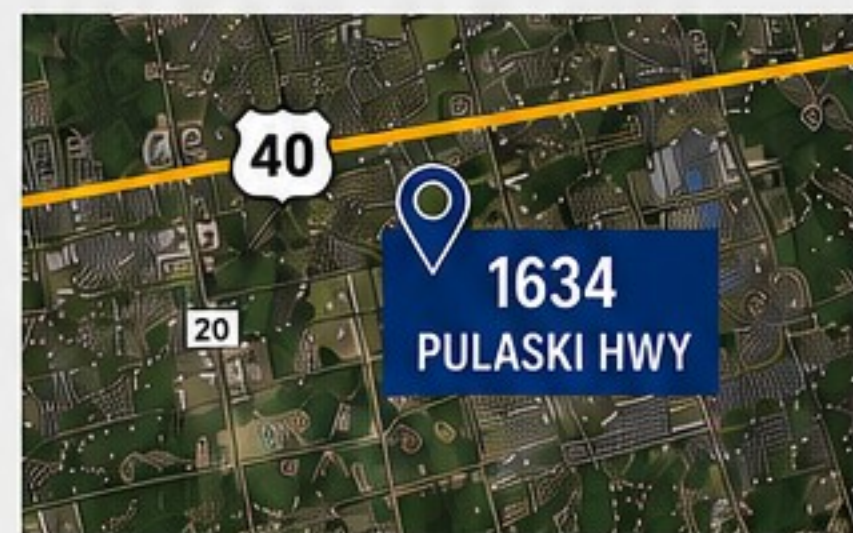
	DE 72 (Wrangle Hill Rd)	38,000 – 42,000
	DE 7 (Bear Corbitt Rd)	50,000 – 60,000
	DE 1 (Interchange)	45,000 – 55,000
	US 13 (State Rd)	40,000 – 50,000

* Source: DelDOT Traffic Counts (2023)

IDEAL FOR

- Car Dealership / Rental Car
- Auto Service / Repair
- EV Charging Station
- Retail / Convenience Store
- Restaurant / Drive-Thru
- Medical / Professional Office

NEARBY MAJOR BUSINESSES & AMENITIES



CONTACT FOR MORE INFORMATION

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