

RETAIL PROPERTY
FOR LEASE

250 SOUTH MAIN STREET

Newark, DE 19711

JOSEPH LATINA, SIOR

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PROPERTY DESCRIPTION

Position your business at Rittenhouse Station with up to 7,853 +/- SF of subdividable retail space available (minimum 3,000 +/- SF) in a high-visibility, student-driven location near the University of Delaware. Surrounded by 100 residential units and steady daily traffic, this space is ideal for café, service retail, boutique fitness, or neighborhood-serving concepts. Designed for flexibility, the space offers strong frontage, convenient access, and built-in customer demand from both residents and the surrounding community. Take advantage of a turnkey opportunity in an active, growing corridor.

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Triple Nets (NNN):	\$6.50 SF/yr
Currently Available SF:	7,853 +/- SF
Total Retail SF:	17,000 +/- SF

PROPERTY HIGHLIGHTS

- Near the University of Delaware with 30,000+ students, faculty, and staff, plus a built-in customer base from 100 on-site residential units on site
- Walkable to campus dorms and nearby student housing, driving consistent foot traffic
- Minutes to Main Street Newark and central campus (approx. 3–5 minutes)
- Easy access to I-95, Route 273, and Route 4 (approx. 5–10 minutes)
- Ideal for café, fast casual, boutique fitness, or service-oriented concepts
- On-site parking and convenient access
- Positioned within Newark's active and expanding retail market

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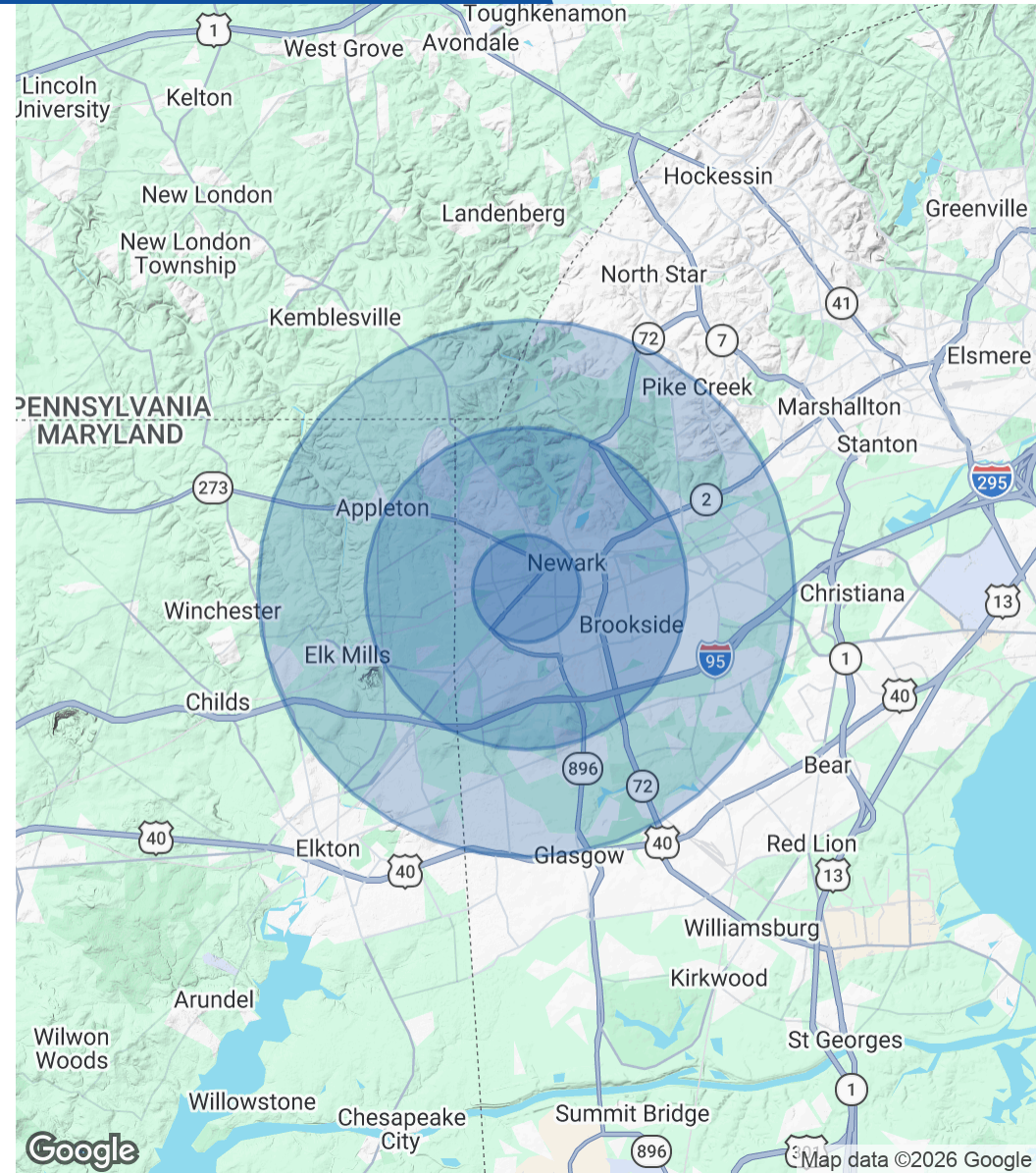
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,484	59,401	129,803
Average Age	25.2	33.5	36.2
Average Age (Male)	26.2	34.0	36.3
Average Age (Female)	25.1	33.6	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,389	19,858	47,722
# of Persons per HH	4.0	3.0	2.7
Average HH Income	\$100,314	\$102,651	\$109,809
Average House Value	\$370,756	\$360,004	\$350,818

2023 American Community Survey (ACS)



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