

Historic Newport Office Opportunity



FOR LEASE | 1,300 SF FIRST FLOOR OFFICE SPACE AVAILABLE

100 East Market Street
Newport, DE 19804

Molly Griffin
DSM Commercial
(302) 283-1800
mgriffin@dsmre.com

Dan Wham
DSM Commercial
(302) 283-1800
dwham@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	100 East Market Street Newport, DE 19804
Size	1,300 SF
Lease Rate	Please contact listing agent

HIGHLIGHTS

- Position your business within a historic mixed-use property in the heart of Newport, Delaware, offering a unique blend of character and functionality. The available 1,300 SF first-floor office suite features classic architectural details, abundant natural light, and a layout well-suited for a variety of professional or service-oriented users.
- This highly visible location along East Market Street provides convenient access to major roadways, surrounding residential neighborhoods, and nearby retail amenities. Ideal for users seeking a space that stands apart from traditional office environments, this property delivers both presence and practicality in a well-established community setting.
- First-floor office suite with direct entry and functional layout including three offices, kitchenette, restroom and potential conference room
- Ideal for professional office, boutique services, or creative users
- Convenient access to I-95, Route 141, and Kirkwood Highway
- Abundant natural light throughout the space



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,237	78,617	213,775

AVERAGE HOUSEHOLD INCOME

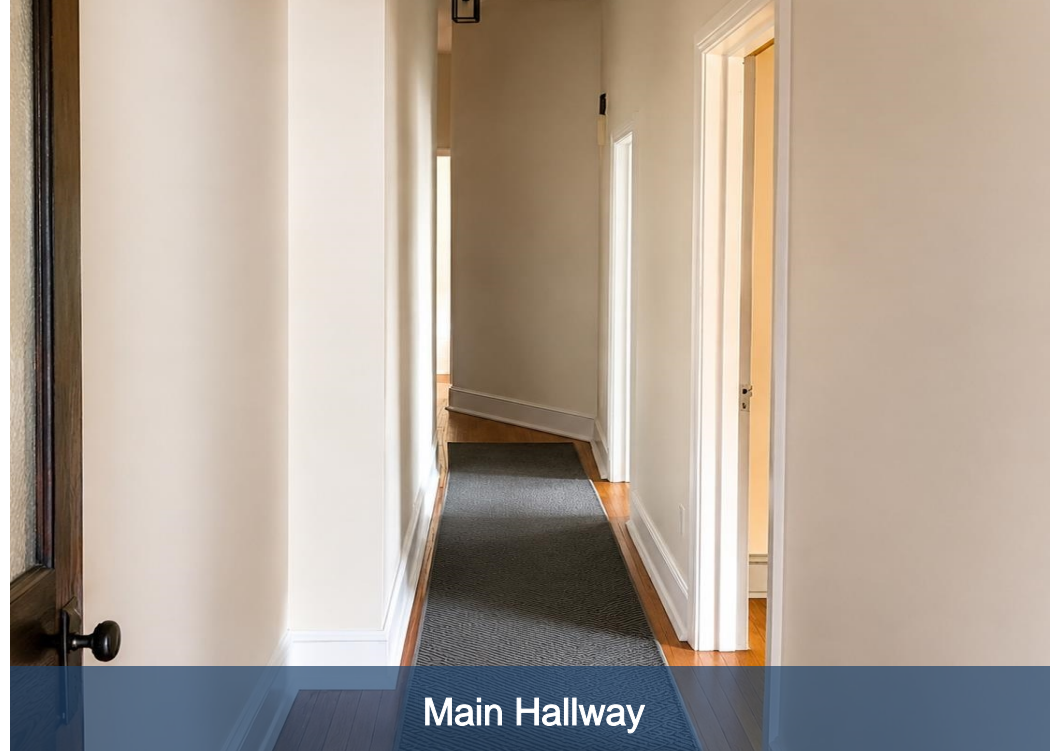
1.00 MILE	3.00 MILE	5.00 MILE
\$114,765	\$96,045	\$103,715

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,411	31,016	89,734



Break Room / Kitchen Area



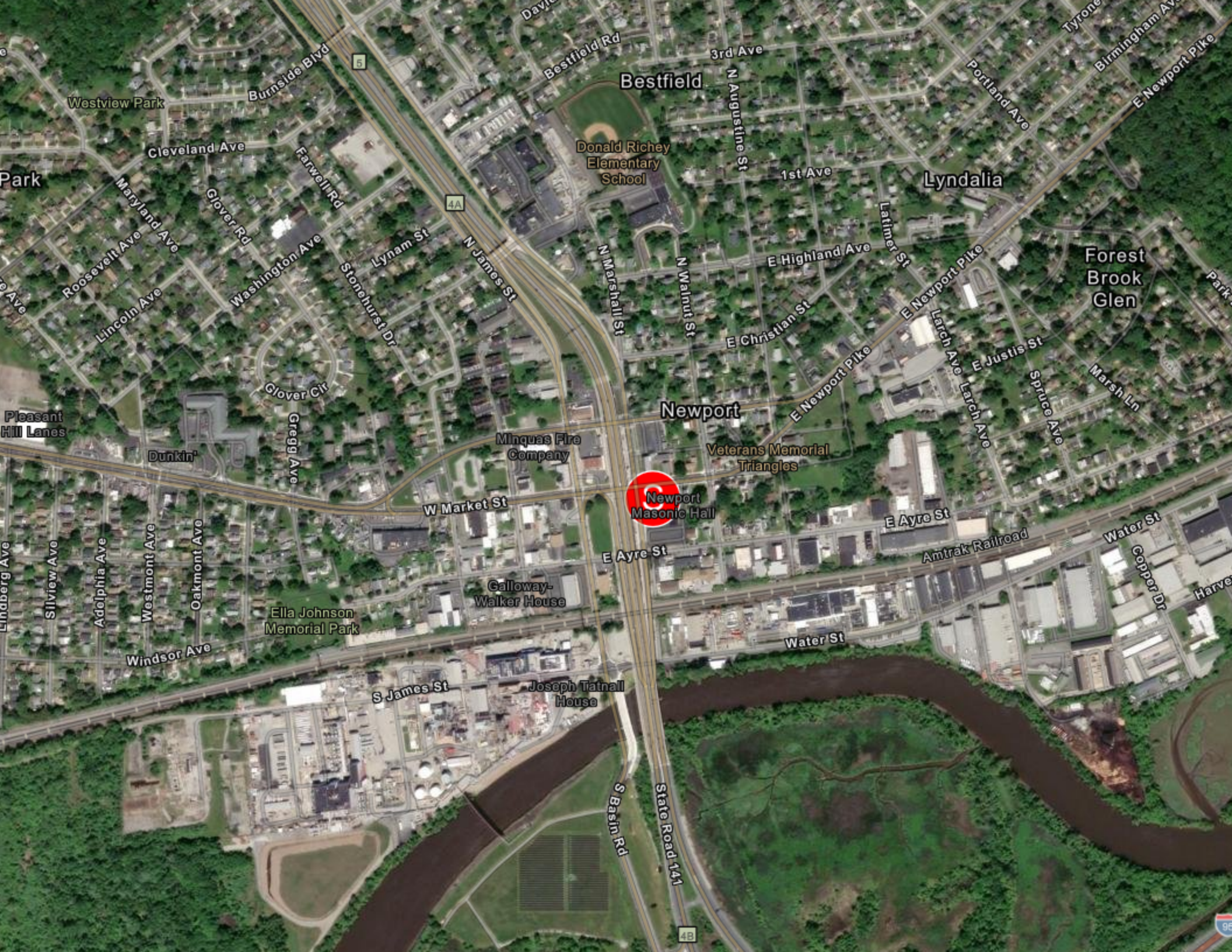
Main Hallway



Entryway with Original Staircase Detail



Private Office or Conference Room



Bestfield

Lyndalia

Newport

Newport Masonic Hall

Minquas Fire Company

Veterans Memorial Triangles

Galloway-Walker House

Joseph Tatnall House

Ella Johnson Memorial Park

Dunkin'

Donald Richey Elementary School

Forest Brook Glen

E Ayre St

E Ayre St

W Market St

Water St

Water St

Amtrak Railroad

S James St

State Road 141

S Basin Rd

Windsor Ave

Oakmont Ave

Westmont Ave

Adelphia Ave

Silview Ave

Lindberg Ave

Gregg Ave

Glover Cir

Lincoln Ave

Roosevelt Ave

Cleveland Ave

Washington Ave

Farwell Rd

Glover Rd

Bestfield Rd

3rd Ave

1st Ave

N Augustine St

N Marshall St

N Walnut St

N James St

Lynam St

Stonehurst Dr

E Highland Ave

E Christian St

E Newport Pike

Latimer St

E Newport Pike

Larch Ave

E Justis St

Spruce Ave

Marsh Ln

Copper Dr

Harve

5

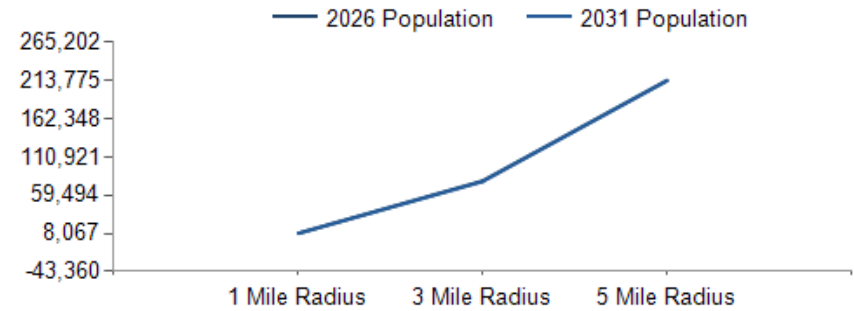
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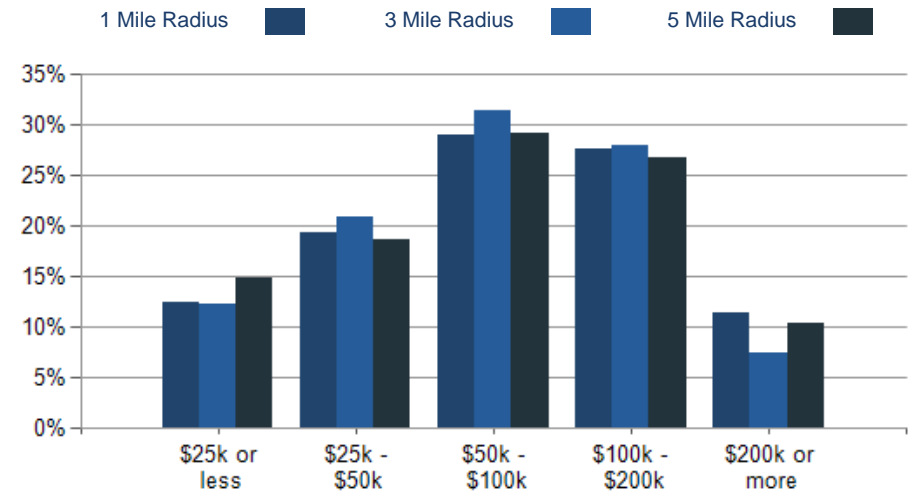
95

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,684	77,420	209,708
2010 Population	8,398	77,498	208,262
2026 Population	8,237	78,617	213,775
2031 Population	8,067	77,911	213,372
2026 African American	1,115	17,900	69,770
2026 American Indian	63	583	1,156
2026 Asian	136	2,703	8,147
2026 Hispanic	1,810	21,092	38,425
2026 Other Race	838	10,443	18,387
2026 White	5,158	37,651	96,364
2026 Multiracial	924	9,295	19,865
2026-2031: Population: Growth Rate	-2.10%	-0.90%	-0.20%

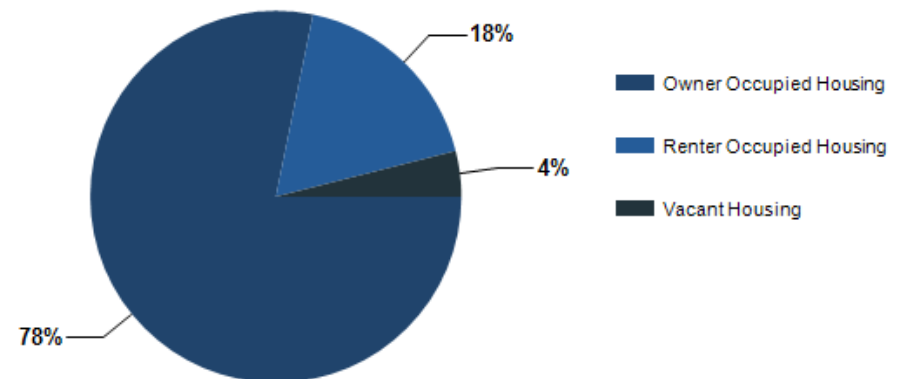
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	190	2,160	8,168
\$15,000-\$24,999	237	1,664	5,213
\$25,000-\$34,999	216	2,144	6,242
\$35,000-\$49,999	447	4,332	10,589
\$50,000-\$74,999	579	5,575	14,922
\$75,000-\$99,999	409	4,154	11,247
\$100,000-\$149,999	581	5,709	14,917
\$150,000-\$199,999	362	2,984	9,071
\$200,000 or greater	388	2,295	9,365
Median HH Income	\$76,703	\$72,848	\$74,407
Average HH Income	\$114,765	\$96,045	\$103,715



2026 Household Income



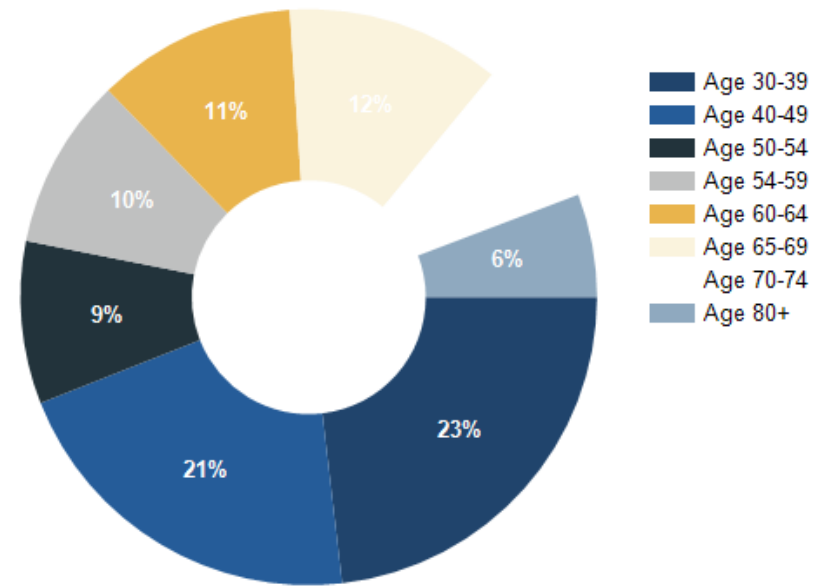
2026 Own vs. Rent - 1 Mile Radius



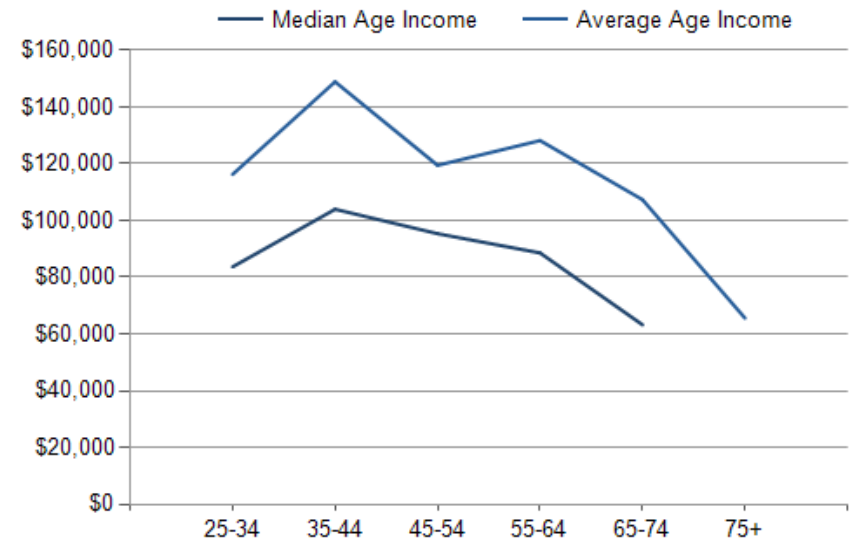
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	585	6,241	16,392
2026 Population Age 35-39	602	6,072	15,488
2026 Population Age 40-44	575	5,398	14,139
2026 Population Age 45-49	495	4,693	12,291
2026 Population Age 50-54	468	4,548	12,393
2026 Population Age 55-59	493	4,561	12,848
2026 Population Age 60-64	574	4,874	13,666
2026 Population Age 65-69	616	4,655	12,786
2026 Population Age 70-74	423	3,489	10,155
2026 Population Age 75-79	297	2,387	7,503
2026 Population Age 80-84	220	1,506	4,901
2026 Population Age 85+	188	1,380	4,346
2026 Population Age 18+	6,678	62,021	170,254
2026 Median Age	42	39	39
2031 Median Age	43	40	41

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,642	\$80,664	\$80,132
Average Household Income 25-34	\$116,221	\$97,977	\$103,178
Median Household Income 35-44	\$103,923	\$90,626	\$88,846
Average Household Income 35-44	\$148,848	\$114,921	\$118,507
Median Household Income 45-54	\$95,324	\$87,449	\$93,434
Average Household Income 45-54	\$119,425	\$108,094	\$121,496
Median Household Income 55-64	\$88,544	\$77,227	\$80,867
Average Household Income 55-64	\$128,149	\$100,006	\$113,248
Median Household Income 65-74	\$63,212	\$58,084	\$60,538
Average Household Income 65-74	\$107,311	\$84,907	\$92,937
Average Household Income 75+	\$65,568	\$65,223	\$73,084



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Exclusively Marketed by:

Molly Griffin
DSM Commercial
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mgriffin@dsmre.com

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Brokerage License No.: 2012602342
www.dsmre.com

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