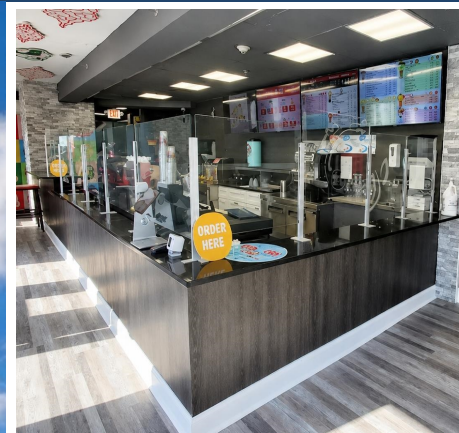


Prime Retail Steps from UD



FOR LEASE | ±1,260 SF • PRIME MAIN STREET FRONTAGE • EXCEPTIONAL VISIBILITY

93 East Main Street
Newark, DE 19711

Alex Wittig
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DSM Commercial
(302) 283-1800
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DSM
COMMERCIAL

THE SPACE

Location	93 East Main Street Newark, DE 19711
County	New Castle County
Size	1,260 SF
Lease Rate	Please contact listing agent
Lease Type	NNN

HIGHLIGHTS

- Set on Newark's iconic Main Street—UD's front yard—this 2,160 SF retail space sits in a classic brick, mixed-use building steps from the Barnes & Noble-run University of Delaware Bookstore and the core campus pedestrian flow.
- This unit benefits from Main Street's constant foot traffic and dense student population.
- The block is part of the historic Opera House subdivision and long-standing retail core, surrounded by a deep mix of national brands and local boutiques, cafés, and services.
- Built-in audience: ~24,400 total UD students enrolled in Fall 2025
- Walkable downtown: Purposefully designed for pedestrians and mixed use
- Retail cluster: Main Street features 80+ boutiques and 70+ restaurants
- Year-round draw: Downtown events boost traffic beyond UD's semesters



POPULATION

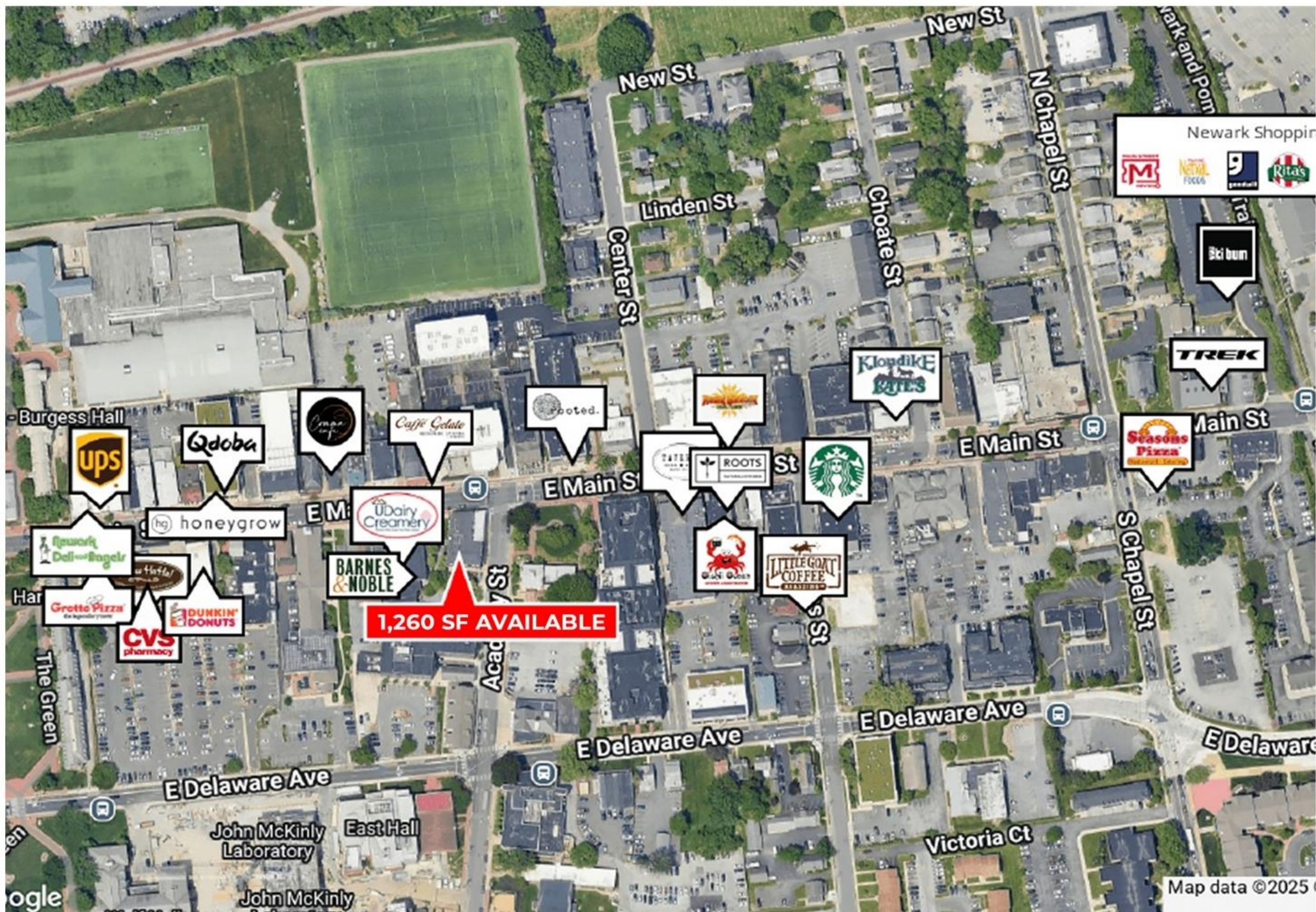
1.00 MILE	3.00 MILE	5.00 MILE
16,639	61,131	138,879

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,907	\$110,598	\$117,698

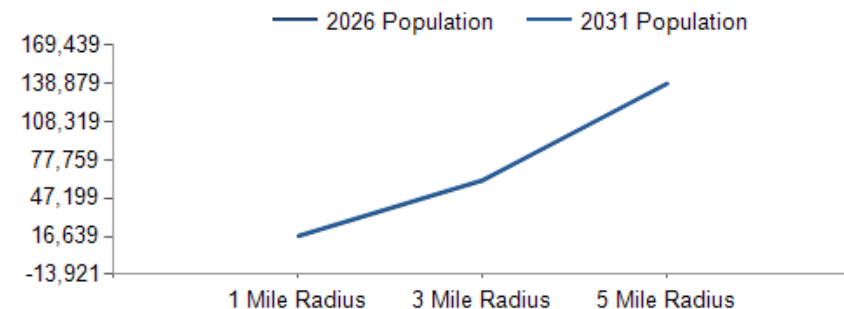
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,052	22,170	54,202

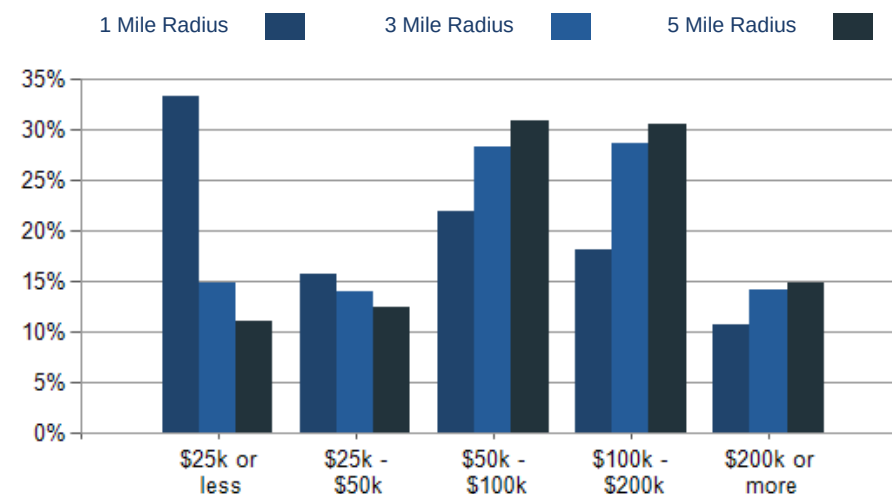


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,060	60,402	130,345
2010 Population	17,181	61,730	136,686
2026 Population	16,639	61,131	138,879
2031 Population	17,374	61,857	138,499
2026 African American	3,647	10,645	26,772
2026 American Indian	25	251	552
2026 Asian	1,389	5,241	13,335
2026 Hispanic	1,472	7,378	16,524
2026 Other Race	460	2,886	6,954
2026 White	9,904	36,399	78,780
2026 Multiracial	1,210	5,685	12,448
2026-2031: Population: Growth Rate	4.35%	1.20%	-0.25%

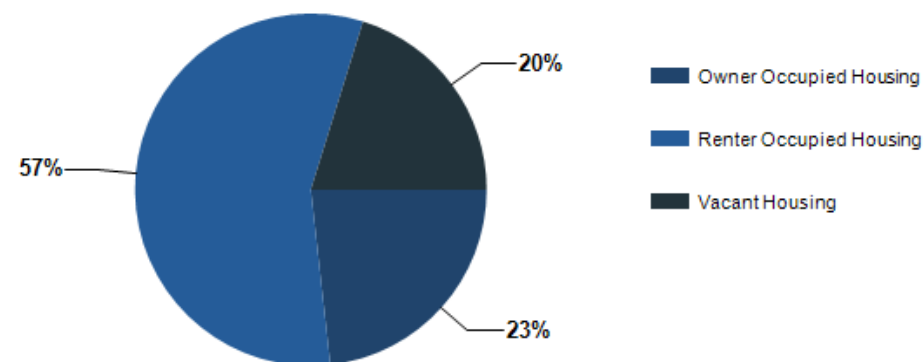
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	929	2,084	3,792
\$15,000-\$24,999	421	1,203	2,188
\$25,000-\$34,999	218	888	1,925
\$35,000-\$49,999	420	2,217	4,845
\$50,000-\$74,999	490	3,328	8,705
\$75,000-\$99,999	399	2,937	8,023
\$100,000-\$149,999	493	4,123	10,746
\$150,000-\$199,999	243	2,238	5,862
\$200,000 or greater	439	3,152	8,116
Median HH Income	\$51,211	\$84,903	\$91,031
Average HH Income	\$81,907	\$110,598	\$117,698



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	591	4,071	10,474
2026 Population Age 35-39	385	3,627	9,516
2026 Population Age 40-44	360	3,270	8,727
2026 Population Age 45-49	237	2,676	7,233
2026 Population Age 50-54	260	2,548	7,017
2026 Population Age 55-59	259	2,780	7,573
2026 Population Age 60-64	321	2,964	7,897
2026 Population Age 65-69	328	3,049	7,834
2026 Population Age 70-74	332	2,556	6,389
2026 Population Age 75-79	247	2,006	4,776
2026 Population Age 80-84	140	1,351	3,079
2026 Population Age 85+	157	1,209	2,484
2026 Population Age 18+	15,523	51,561	113,856
2026 Median Age	23	32	37
2031 Median Age	23	34	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,919	\$78,425	\$82,750
Average Household Income 25-34	\$74,609	\$94,632	\$100,875
Median Household Income 35-44	\$83,506	\$106,260	\$100,963
Average Household Income 35-44	\$115,059	\$130,430	\$128,720
Median Household Income 45-54	\$134,693	\$126,753	\$125,111
Average Household Income 45-54	\$157,000	\$155,988	\$155,693
Median Household Income 55-64	\$100,219	\$102,256	\$105,197
Average Household Income 55-64	\$128,033	\$128,092	\$130,641
Median Household Income 65-74	\$106,759	\$100,502	\$97,375
Average Household Income 65-74	\$114,370	\$116,423	\$118,084
Average Household Income 75+	\$82,465	\$80,515	\$87,909

Population By Age

