

Turnkey Restaurant Opportunity

# 425 Stanton Christiana Road



**±6,600 SF**

Freestanding  
Restaurant Building



**\$39.50/SF NNN**

Lease Rate



**95,797 AADT**

Route 7  
Traffic Count



**±1.71 ACRES**

Ample On-Site  
Parking



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# THE SPACE

|                    |                                                 |
|--------------------|-------------------------------------------------|
| Location           | 425 Stanton Christiana Road<br>Newark, DE 19713 |
| County             | New Castle County                               |
| Total SF Available | 6,600 SF                                        |
| Lease Rate         | \$39.50/SF NNN                                  |
| Traffic Count      | 95,797 AADT (Route 7)                           |

## HIGHLIGHTS

- ±6,600 SF freestanding restaurant building with full-service kitchen, bar, and dining area — a turnkey opportunity for an experienced operator.
- Prime visibility along Stanton Christiana Road with approximately 95,797 vehicles per day.
- High-traffic retail corridor minutes from I-95, Route 1, and Christiana Mall, surrounded by national retailers and restaurants.
- Ample on-site parking and easy access for both local and regional traffic.
- Situated on ±1.71 acres with strong signage potential and excellent exposure.
- Ideal for owner-user, franchisee, or investor seeking a high-performing location in the Newark/Christiana submarket.
- Existing FF&E may be available, subject to negotiation



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,592     | 65,724    | 207,229   |

### AVERAGE HOUSEHOLD INCOME

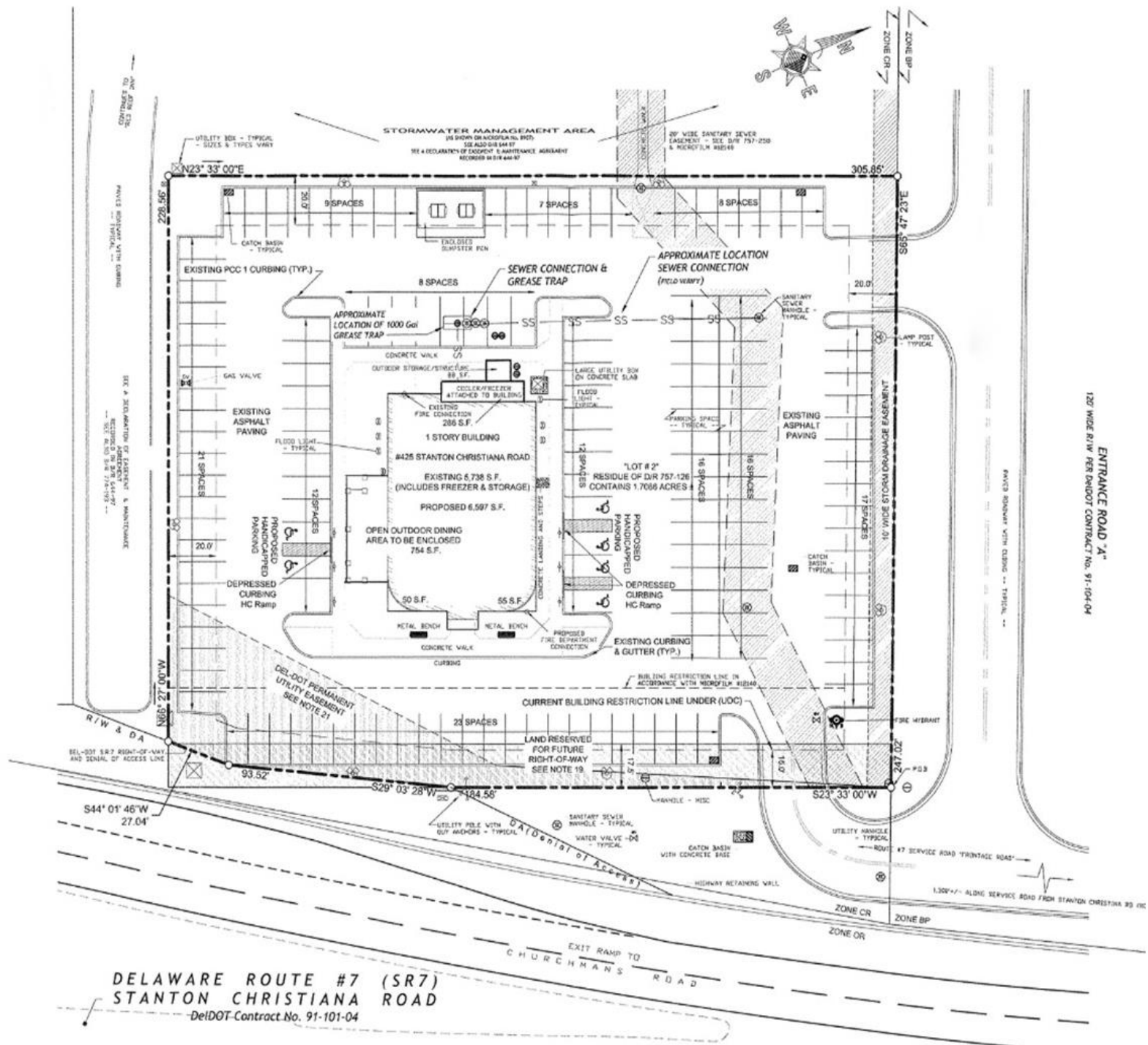
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$111,756 | \$103,515 | \$109,054 |

### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,067     | 27,589    | 83,073    |











## CENTER POINTE PLAZA

TJ-maxx

BOOT BARN

FURNIDECOR

THE HOME DEPOT

Olive Garden

DOLLAR TREE

WAL-MART

RED LOBSTER

PETSMART

LA TONALTECA

LA BOY

FIREBIRDS



425 Stanton Christiana Rd



Harmony Rd

273

95

7

7

58

95

37

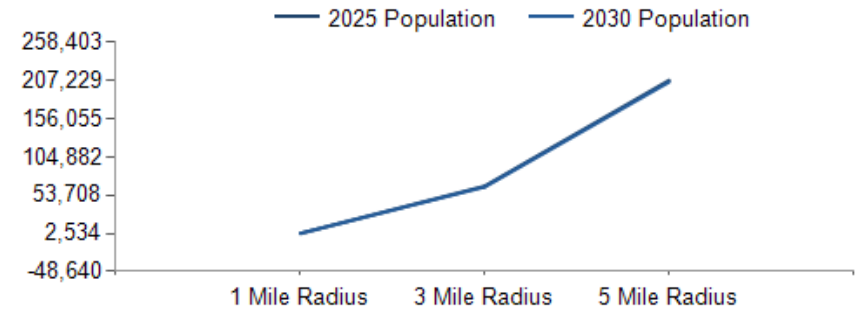




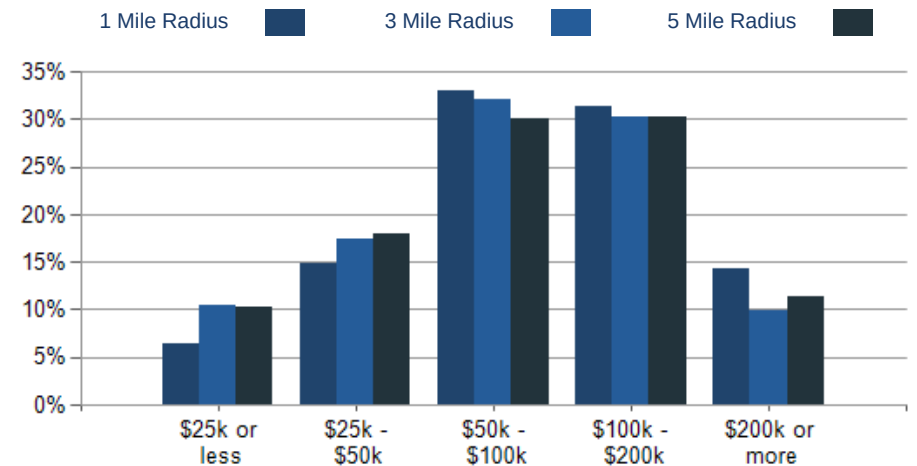


| POPULATION            | 1 MILE | 3 MILE | 5 MILE  |
|-----------------------|--------|--------|---------|
| 2000 Population       | 2,328  | 65,014 | 198,404 |
| 2010 Population       | 2,395  | 64,206 | 203,514 |
| 2025 Population       | 2,592  | 65,724 | 207,229 |
| 2030 Population       | 2,534  | 64,762 | 205,116 |
| 2025 African American | 407    | 16,186 | 51,761  |
| 2025 American Indian  | 10     | 360    | 1,033   |
| 2025 Asian            | 1,173  | 4,623  | 14,472  |
| 2025 Hispanic         | 132    | 11,166 | 33,967  |
| 2025 Other Race       | 57     | 5,270  | 16,094  |
| 2025 White            | 807    | 32,784 | 104,039 |
| 2025 Multiracial      | 138    | 6,477  | 19,754  |

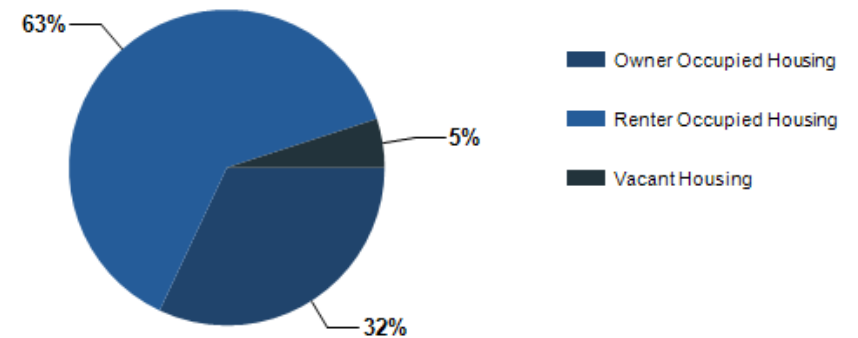
| 2025 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 51        | 1,667     | 4,861     |
| \$15,000-\$24,999     | 17        | 1,200     | 3,722     |
| \$25,000-\$34,999     | 22        | 1,743     | 5,536     |
| \$35,000-\$49,999     | 136       | 3,050     | 9,395     |
| \$50,000-\$74,999     | 120       | 4,928     | 14,103    |
| \$75,000-\$99,999     | 232       | 3,931     | 10,892    |
| \$100,000-\$149,999   | 216       | 5,198     | 15,227    |
| \$150,000-\$199,999   | 119       | 3,126     | 9,958     |
| \$200,000 or greater  | 153       | 2,746     | 9,378     |
| Median HH Income      | \$93,948  | \$81,188  | \$82,448  |
| Average HH Income     | \$111,756 | \$103,515 | \$109,054 |



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



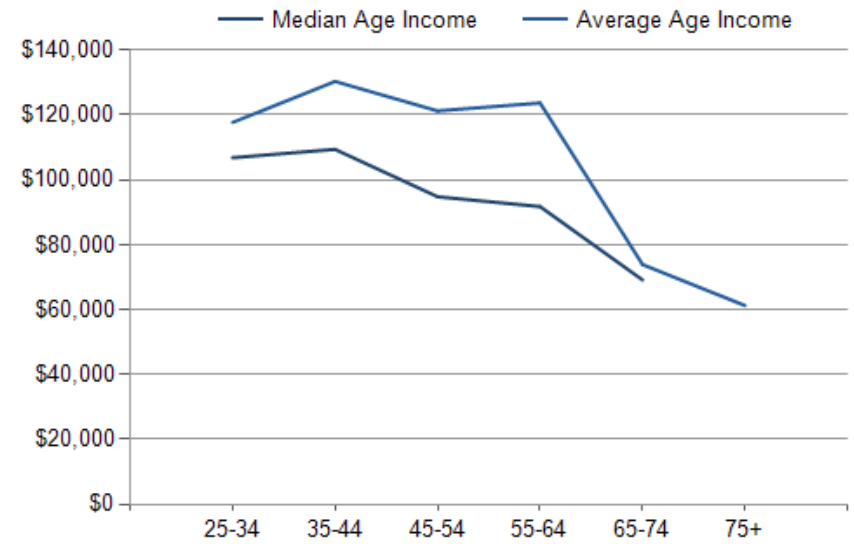
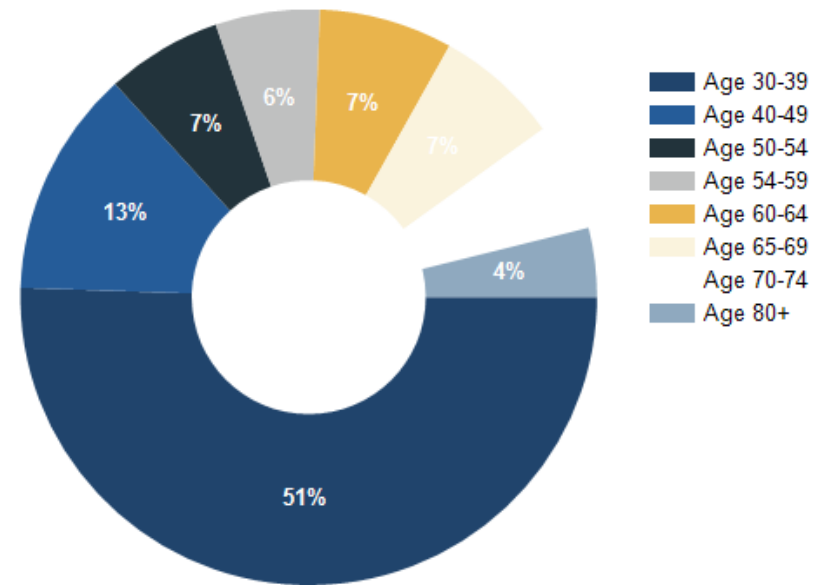
Source: esri



| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 466    | 5,560  | 15,844  |
| 2025 Population Age 35-39 | 303    | 5,054  | 14,988  |
| 2025 Population Age 40-44 | 111    | 4,486  | 13,779  |
| 2025 Population Age 45-49 | 83     | 3,870  | 11,870  |
| 2025 Population Age 50-54 | 99     | 3,812  | 11,880  |
| 2025 Population Age 55-59 | 89     | 3,981  | 12,232  |
| 2025 Population Age 60-64 | 114    | 4,135  | 12,985  |
| 2025 Population Age 65-69 | 106    | 3,992  | 12,405  |
| 2025 Population Age 70-74 | 92     | 3,181  | 9,832   |
| 2025 Population Age 75-79 | 59     | 2,285  | 7,030   |
| 2025 Population Age 80-84 | 39     | 1,573  | 4,479   |
| 2025 Population Age 85+   | 27     | 1,265  | 3,693   |
| 2025 Population Age 18+   | 2,089  | 52,939 | 166,334 |
| 2025 Median Age           | 33     | 40     | 39      |
| 2030 Median Age           | 34     | 41     | 40      |

| 2025 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$106,841 | \$87,730  | \$86,724  |
| Average Household Income 25-34 | \$117,704 | \$106,897 | \$108,435 |
| Median Household Income 35-44  | \$109,411 | \$101,765 | \$102,972 |
| Average Household Income 35-44 | \$130,355 | \$122,411 | \$127,968 |
| Median Household Income 45-54  | \$94,797  | \$101,680 | \$104,902 |
| Average Household Income 45-54 | \$121,273 | \$119,669 | \$128,870 |
| Median Household Income 55-64  | \$91,774  | \$90,610  | \$95,262  |
| Average Household Income 55-64 | \$123,713 | \$109,931 | \$120,197 |
| Median Household Income 65-74  | \$69,153  | \$65,729  | \$67,196  |
| Average Household Income 65-74 | \$73,899  | \$90,041  | \$95,775  |
| Average Household Income 75+   | \$61,232  | \$68,183  | \$70,519  |

Population By Age





# Turnkey Restaurant Opportunity

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