

OFFICE OR RETAIL SUITE
FOR LEASE

261 E MAIN STREET

Newark, DE 19711

CHRIS MOORE, CCIM

Managing Principal, Broker of Record
O: 302.383.1911 | C: 302.414.1000
moore@LMTCRE.com

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PROPERTY DESCRIPTION

This 5,000 +/- SF well-located office or retail space is available on East Main Street in Newark. The property offers 2,500 +/- SF on the ground level and an additional 2,500 +/- SF on the lower level. The layout accommodates a variety of professional office, medical, retail, or service-oriented users. Situated along a heavily traveled corridor, the property benefits from excellent visibility, convenient access to nearby retail, dining, and residential neighborhoods, and includes four dedicated parking spaces with the lease.

PROPERTY HIGHLIGHTS

- 5,000 +/- SF consists of 2,500 +/- SF ground level office or retail space and 2,500 +/- SF lower level of additional office space, production area and/or storage
- Lower level elevator accessible
- Located along East Main Street with strong daily vehicle counts and heavy foot traffic
- Close proximity to the University of Delaware campus and convenient access to local shops, restaurants, and services
- Includes four off-street parking spaces behind the building. Additional spaces available

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Available SF:	5,000 +/- SF
Off-Street Parking:	4 Spaces Included with Lease Additional Spaces Available

CONTACT INFORMATION

Please contact Linda Brown at 302.999.9205 for more information.

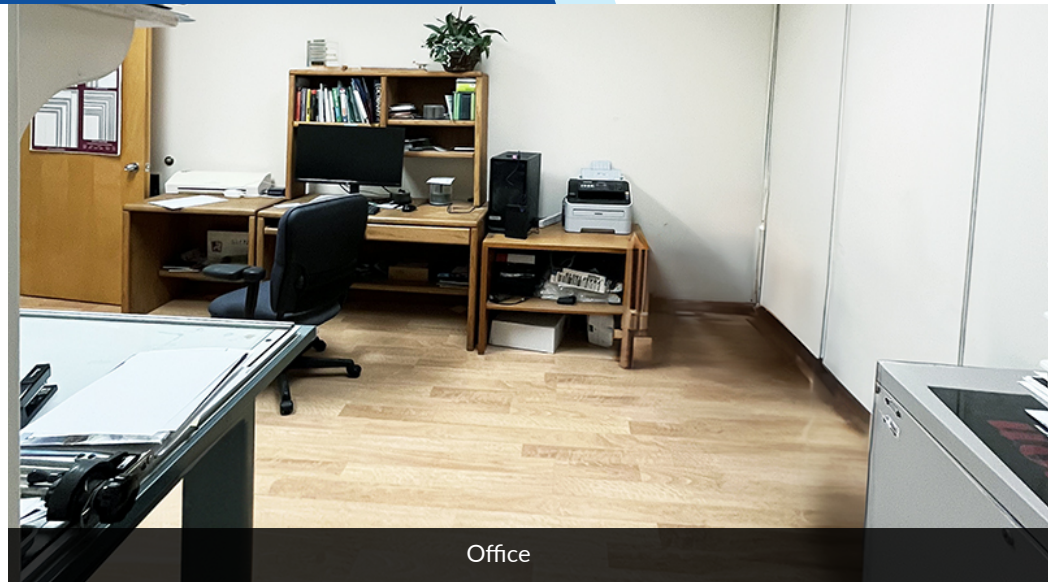
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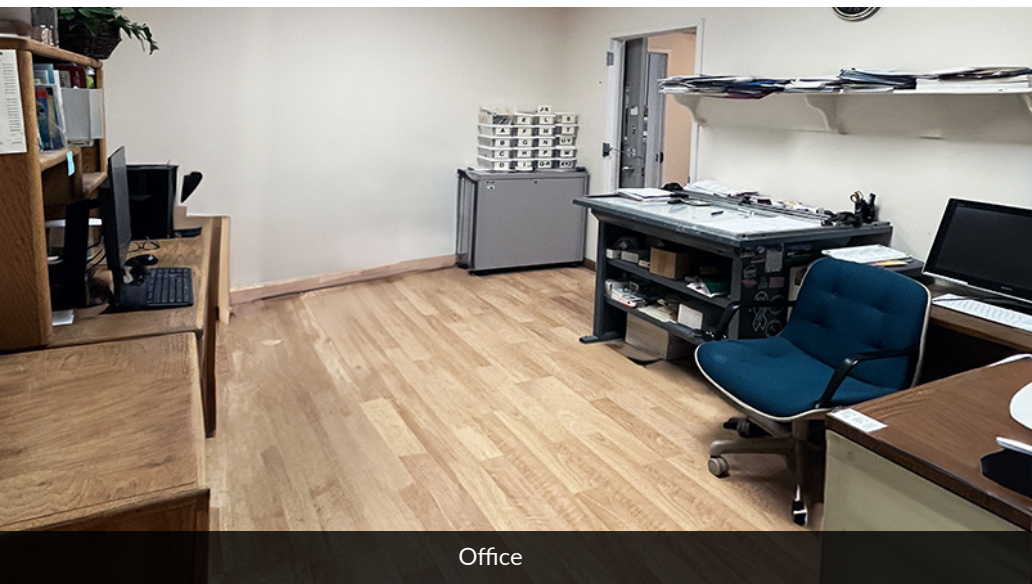
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Office



Office



Office



Ground Level Open Back Area

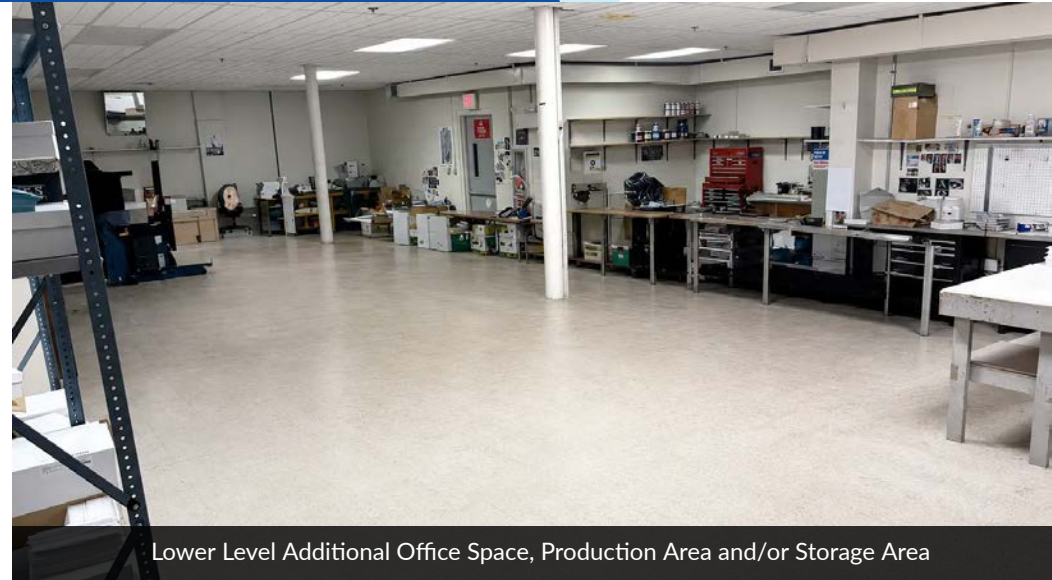
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Lower Level Additional Office Space, Production Area and/or Storage Area



Lower Level Additional Office Space, Production Area and/or Storage Area



Lower Level Additional Office Space, Production Area and/or Storage Area

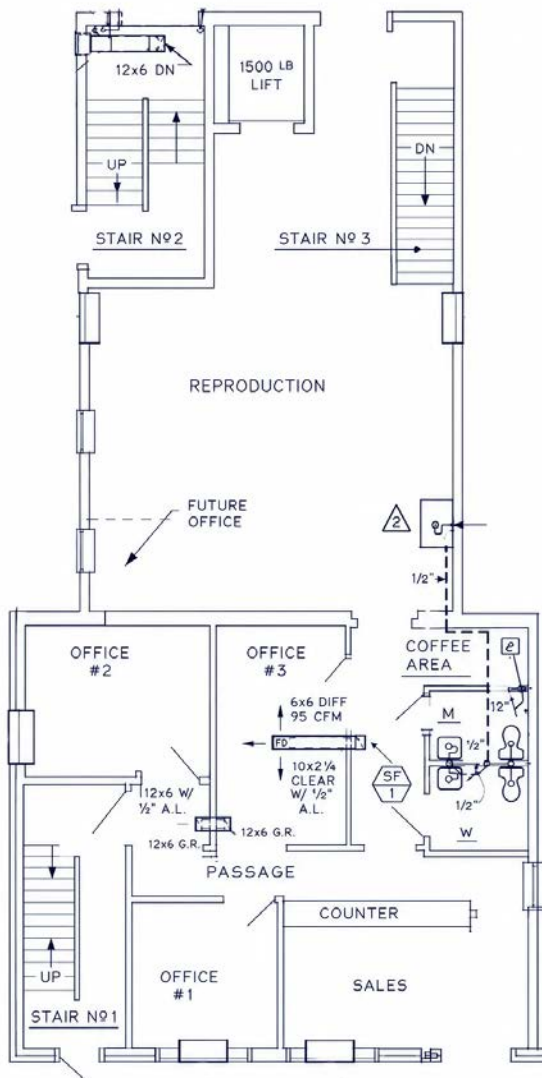
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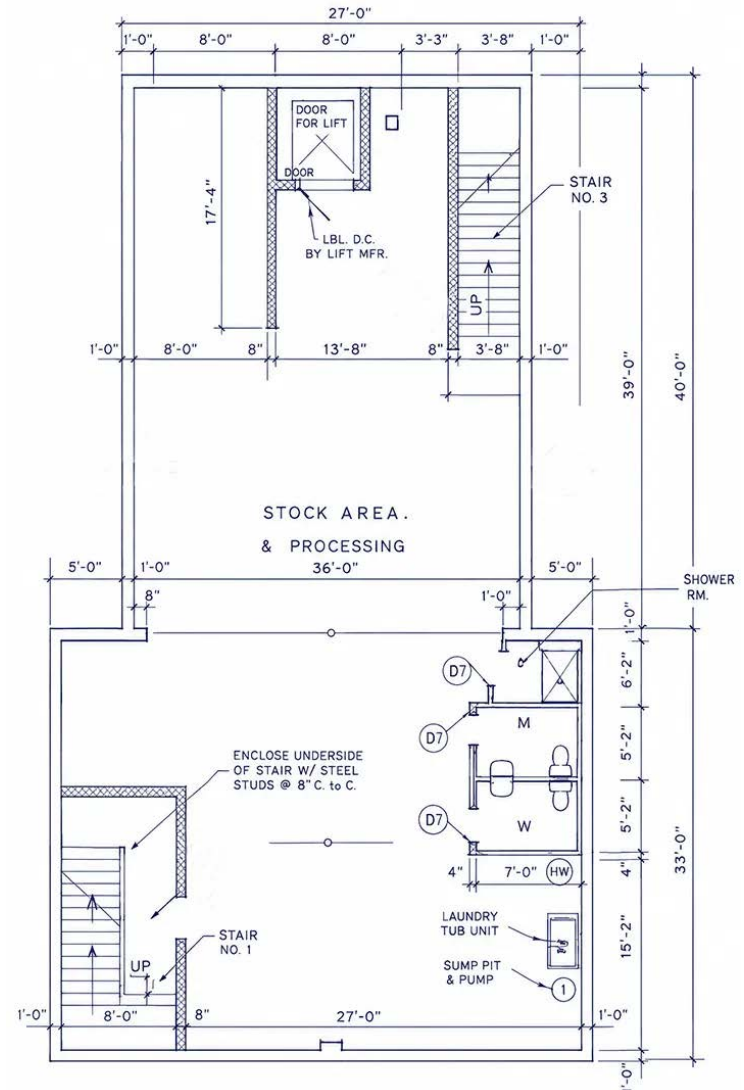
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Ground Level Floor Plan



Lower Level Floor Plan

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Rear Parking Lot



Rear Parking Lot

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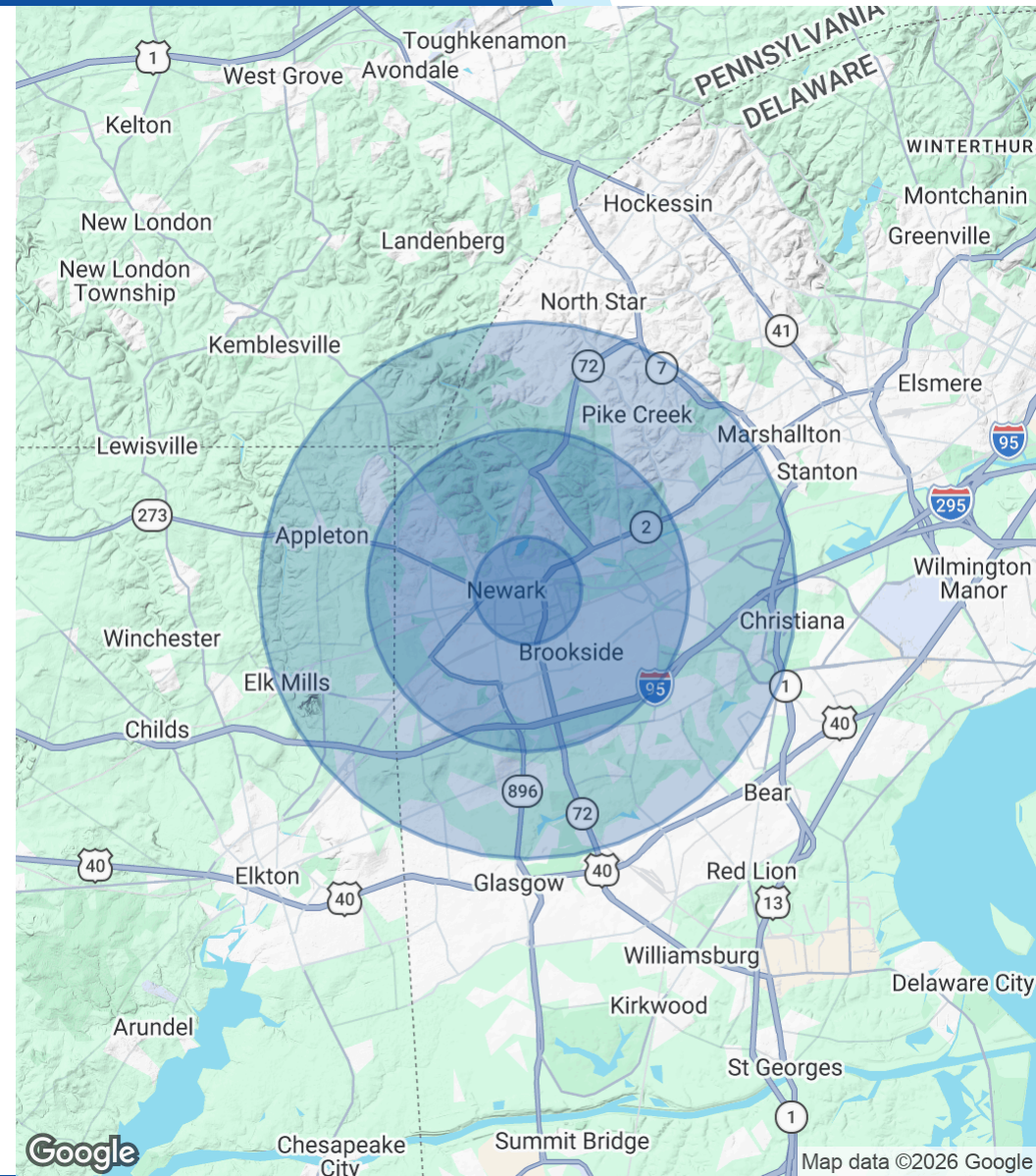
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,328	65,519	146,671
Average Age	25.4	34.0	36.9
Average Age (Male)	25.6	34.2	36.6
Average Age (Female)	25.5	34.8	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	22,538	55,109
# of Persons per HH	4.6	2.9	2.7
Average HH Income	\$77,307	\$102,573	\$109,322
Average House Value	\$422,159	\$359,510	\$343,396

2023 American Community Survey (ACS)



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