

## Unparalleled Visibility:

Flagship location facing I-295  
(107,176 vehicles per day)

Pylon and monument  
signage available

## Ideal Access:

Located at the southwest corner  
of one of New Castle's busiest,  
most heavily traveled intersections

Access via Route 9 off-ramp

## Zoning:

CR - Commercial Regional  
(Intended to provide for  
community and regional  
commercial services, with a  
suburban transition character)

## Available Scenarios:

Two (2) 1.6 Acre  $\pm$   
Pad Sites

Redevelopment of Existing Bldg.  
(former Harley Davidson)

## Flagship Location:

Located directly before entrance  
to the Delaware Memorial Bridge

Minutes to I-95 and the  
NJ Turnpike



# FOR LEASE

New Castle County, DE

# AERIAL

2160 NEW CASTLE AVENUE | NEW CASTLE, DELAWARE 19720



**JOIN ROYAL FARMS!**

107,176 AADT

ADDITIONAL 2.8 AC AVAILABLE

1.6 AC ±

1.6 AC ±

NEW CASTLE AVE 17,403 AADT

STREET VIEW



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# INTERSTATE ACCESS

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# NEW CASTLE TRADE AREA

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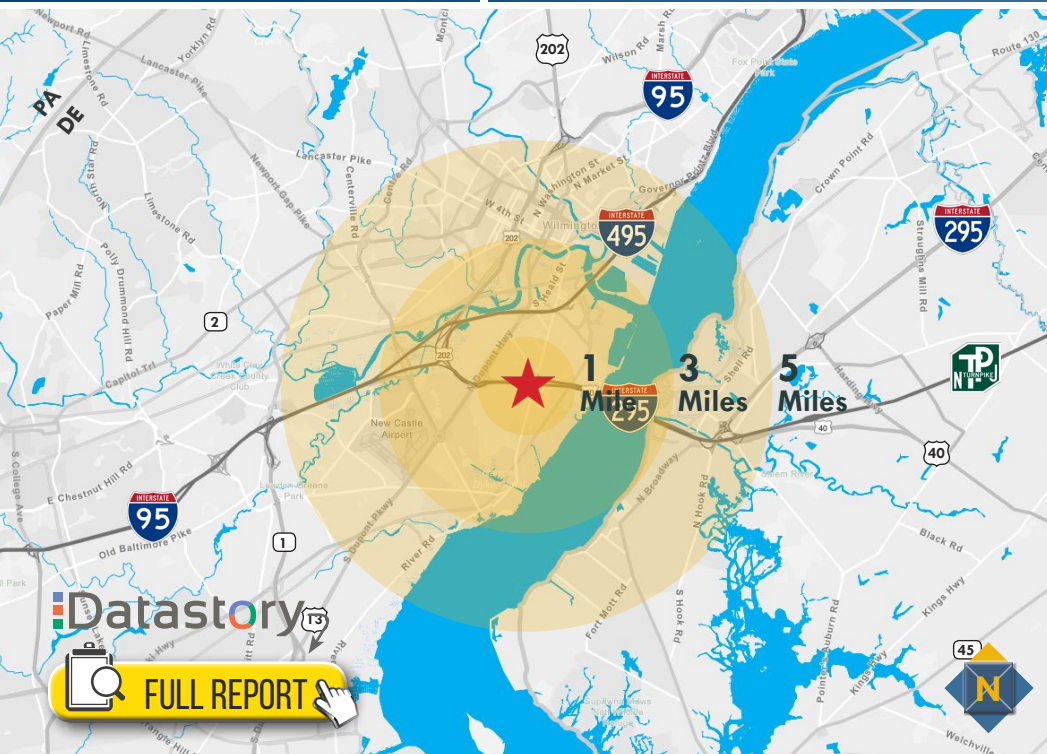


# FOR LEASE

New Castle County, DE

# LOCATION / DEMOGRAPHICS

2160 NEW CASTLE AVENUE | NEW CASTLE, DELAWARE 19720



<p><b>RESIDENTIAL POPULATION</b></p> <p>11,671 1 MILE</p> <p>47,492 3 MILES</p> <p>179,828 5 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p>3,941 1 MILE</p> <p>17,318 3 MILES</p> <p>70,201 5 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p>2.94 1 MILE</p> <p>2.68 3 MILES</p> <p>2.50 5 MILES</p>	<p><b>MEDIAN AGE</b></p> <p>38.2 1 MILE</p> <p>37.6 3 MILES</p> <p>37.4 5 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p>\$62,456 1 MILE</p> <p>\$61,966 3 MILES</p> <p>\$65,460 5 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p>37.1% 1 MILE</p> <p>44.1% 3 MILES</p> <p>47.3% 5 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p>92.2% 1 MILE</p> <p>92.9% 3 MILES</p> <p>93.0% 5 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p>10,156 1 MILE</p> <p>66,298 3 MILES</p> <p>223,782 5 MILES</p>

**45%**  
PARKS AND REC  
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

**26%**  
FAMILY FOUNDATIONS  
2 MILES

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Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

**2.71**  
AVERAGE HH SIZE

**39.6**  
MEDIAN AGE

**\$43,100**  
MEDIAN HH INCOME

**8%**  
AMERICAN DREAMERS  
2 MILES

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The majority of these mostly Hispanic households include younger, married-couple families with children and, frequently, grandparents. Hard work and sacrifice have improved their economic circumstance.

**3.19**  
AVERAGE HH SIZE

**32.5**  
MEDIAN AGE

**\$50,900**  
MEDIAN HH INCOME

**7%**  
FRESH AMBITIONS  
2 MILES

[LEARN MORE](#)

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

**3.17**  
AVERAGE HH SIZE

**28.6**  
MEDIAN AGE

**\$26,700**  
MEDIAN HH INCOME