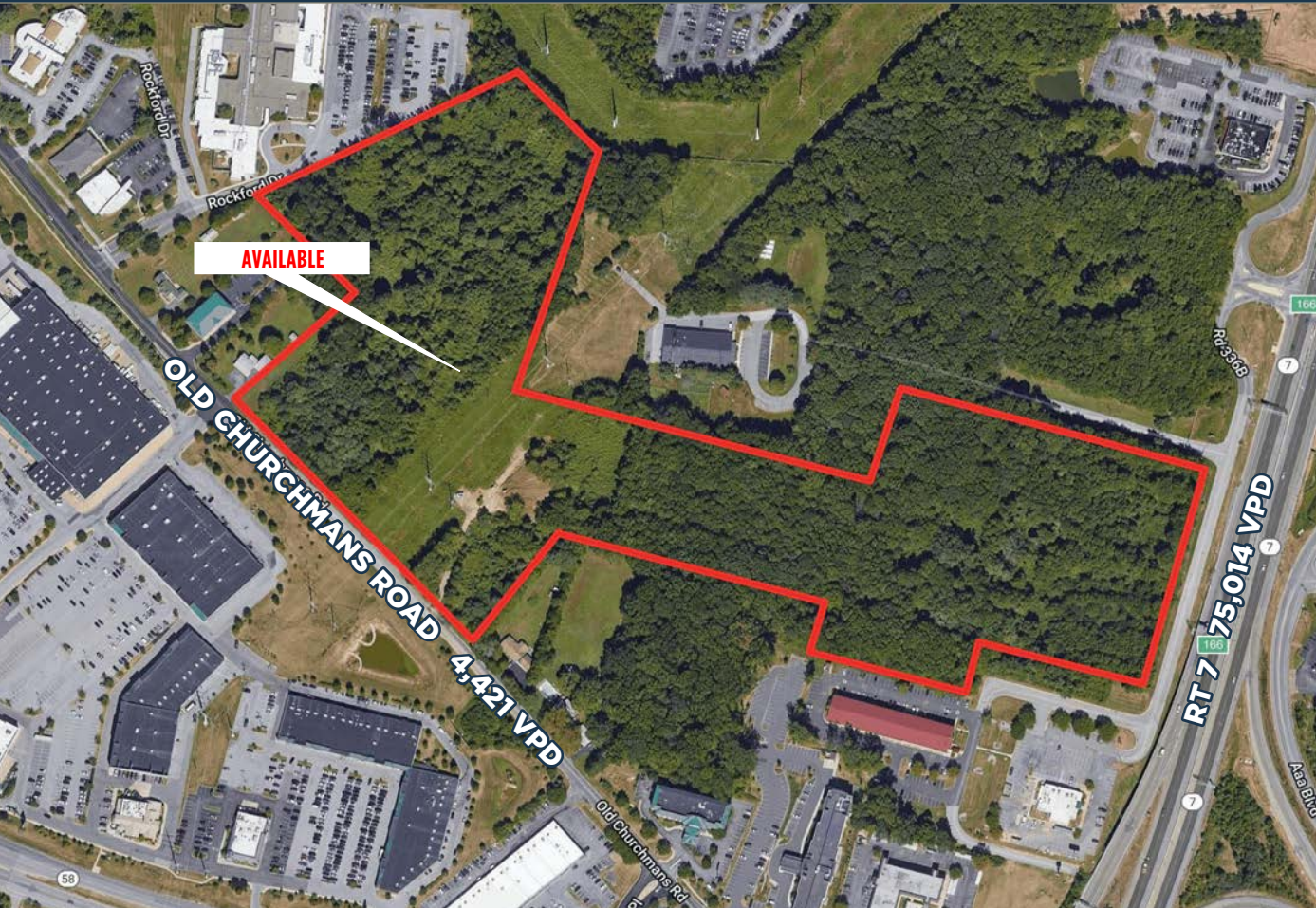


METRO BUSINESS PARK

1066 OLD CHURCHMANS ROAD, NEWARK, DE 19713

GROUND LEASE OR BUILD TO SUIT

27.34± ACRES



PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION NEAR I-95/RT. 7 INTERCHANGE
- DIRECT ACCESS TO STANTON-CHRISTIANA RD (RT. 7 FRONTAGE RD.)
- DESIRABLE METROFORM AREA NEAR CHRISTIANA HOSPITAL

ZONING: BUSINESS PARK

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| EST. POPULATION 2019 | 2,486 | 68,386 | 207,998 |
| EST. DAYTIME POP. 2019 | 20,454 | 83,489 | 182,007 |
| EST. HOUSEHOLDS 2019 | 1,083 | 28,227 | 82,010 |
| EST. AVG. HH INCOME 2019 | \$81,928 | \$78,553 | \$84,313 |

OLD CHURCHMANS ROAD TRAFFIC COUNT: 4,421 *DELDOT 2018

RT. 7 TRAFFIC COUNT: 75,014 *DELDOT 2018

OWNED AND MANAGED BY



200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

BRETT DICLEMENTE

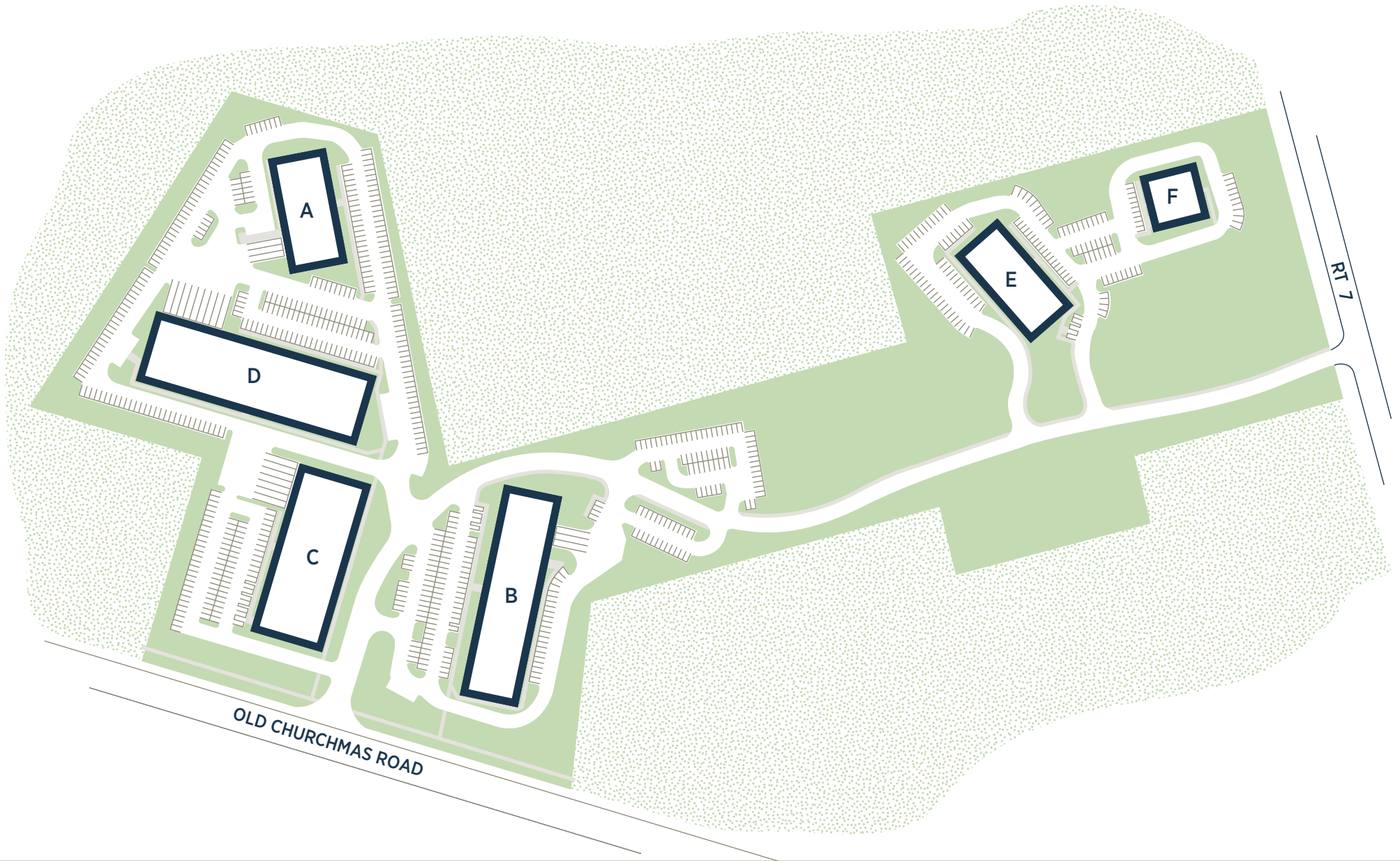
bdiclemente@ngkf.com

MAIN 302.472.8035

MOBILE 302.598.8071

NEWMARK KNIGHT FRANK

ngkf.com



EXPIRED APPROVED RECORD PLAN

| | | | | | | | | |
|----------|-----------------|------------------|----------|-----------------|------------------|----------|-----------------|------------------|
| A | PROPOSED | 20,000 SF | C | PROPOSED | 39,000 SF | E | PROPOSED | 20,000 SF |
| B | PROPOSED | 36,900 SF | D | PROPOSED | 50,000 SF | F | PROPOSED | 10,000 SF |

METRO BUSINESS PARK

1066 OLD CHURCHMANS ROAD, NEWARK, DE 19713





TJ-MAXX



LA Z BOY

SportClips

PETSMART



Old Country Buffet

MILLER'S ALE-HOUSE

verizon

MODELL'S SPORTING GOODS

GOLF GALAXY



Christiana Care John H. Ammon Medical...

JOS. A. BANK



CHRISTIANA HOSPITAL



Viva Chicken PERUVIAN ROTISSERIE JOINT



DUNKIN'



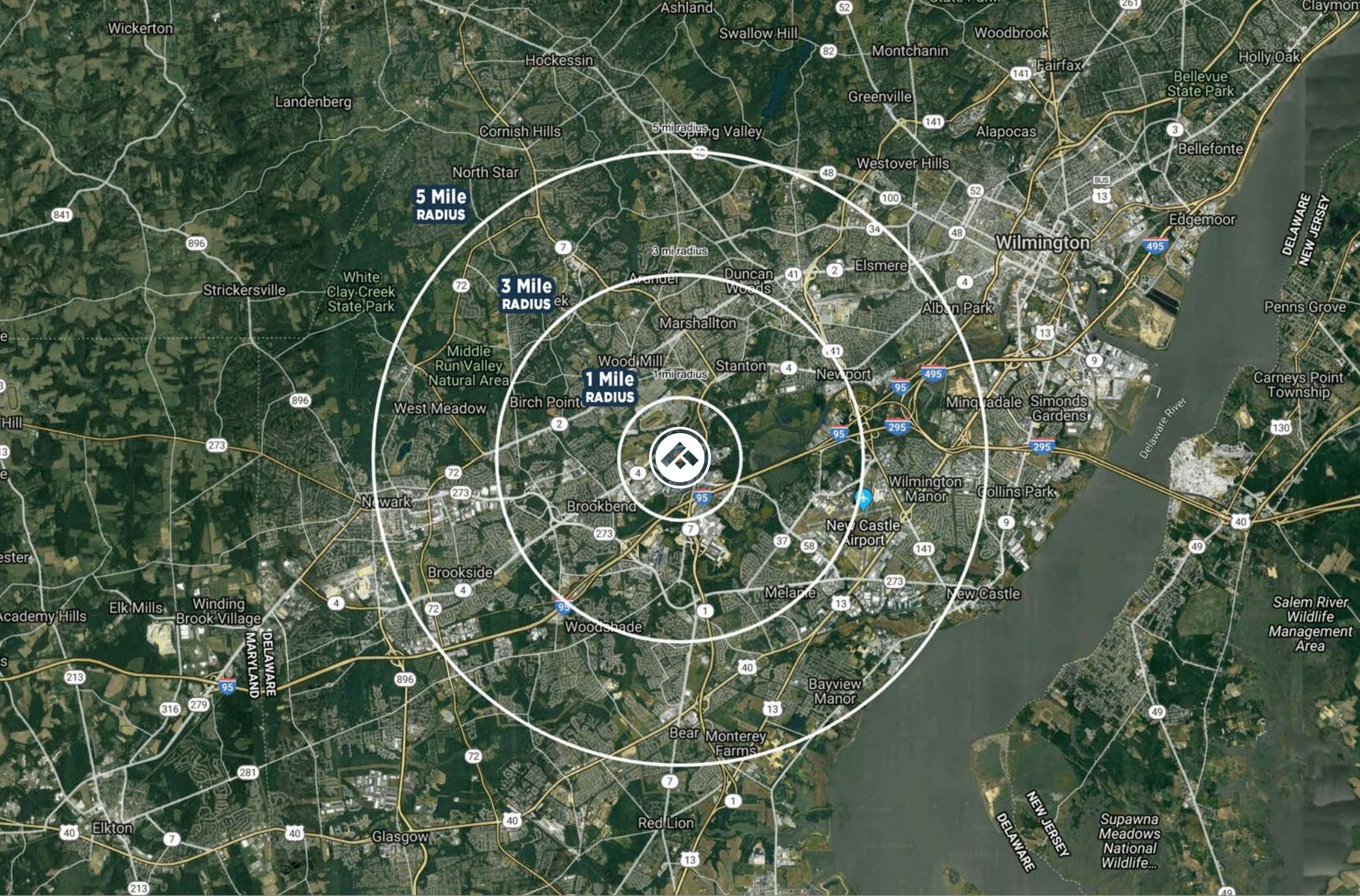
Delaware Turnpike

Cabela's

METRO BUSINESS PARK

1066 OLD CHURCHMANS ROAD, NEWARK, DE 19713





METRO BUSINESS PARK

1066 OLD CHURCHMANS ROAD, NEWARK, DE 19713





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