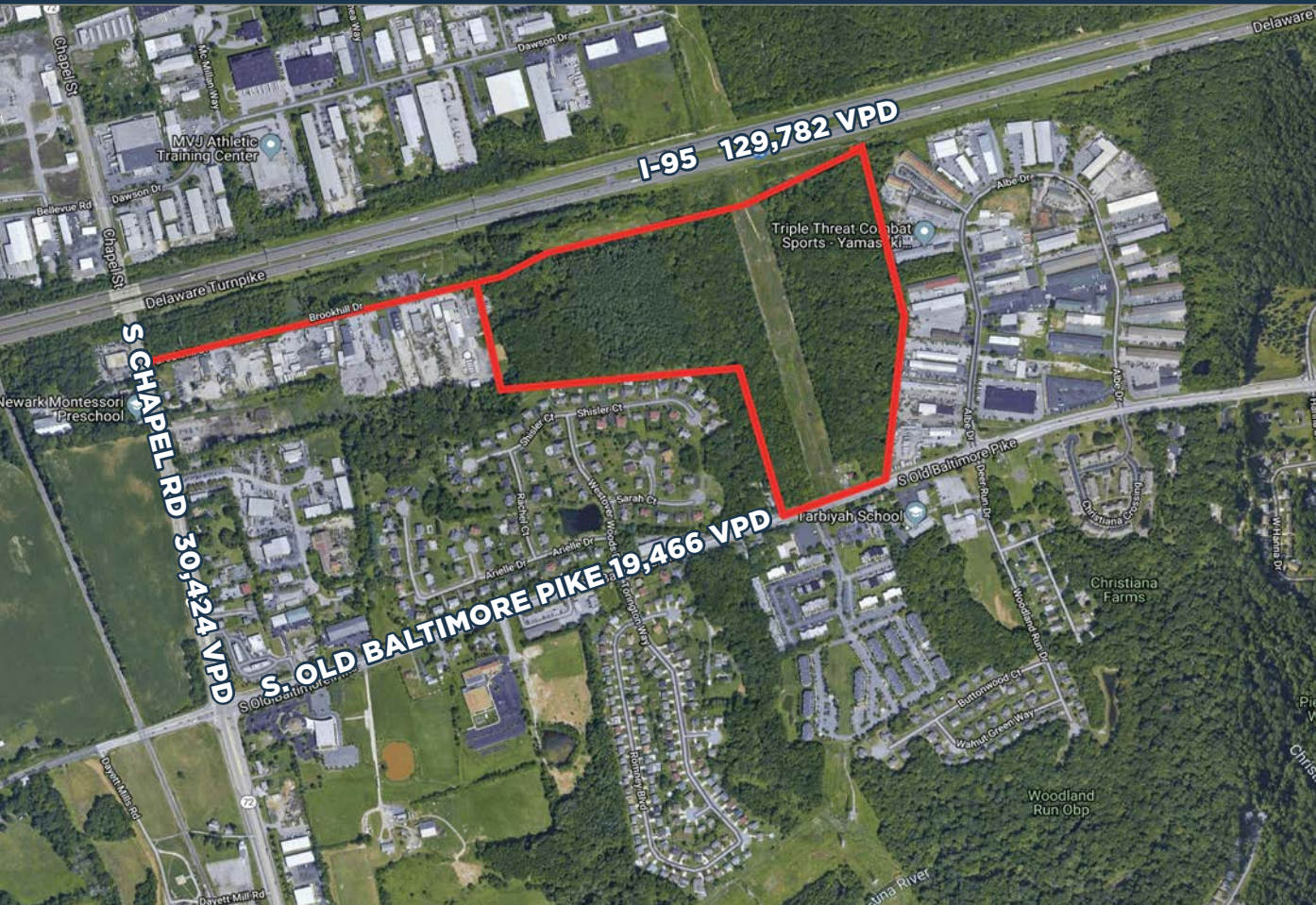


# WOODLAND INDUSTRIAL PARK

725 SOUTH OLD BALTIMORE PIKE, NEWARK, DE 19702

**GROUND LEASE OR BUILD TO SUIT 65 ACRES/24.81± BUILDABLE**



## PROPERTY HIGHLIGHTS

- RAW LAND
- SIGNAGE EXPOSURE ON I-95
- INGRESS AND EGRESS FROM BOTH OLD BALTIMORE PIKE AND RT. 72
- CONVENIENT ACCESS TO I-95

ZONING: INDUSTRIAL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2019	5,103	84,359	188,354
EST. DAYTIME POP. 2019	5,500	56,941	142,924
EST. HOUSEHOLDS 2019	1,804	31,719	71,230
EST. AVG. HH INCOME 2019	\$100,448	\$82,188	\$88,411

S. OLD BALTIMORE PIKE TRAFFIC COUNT: 19,466 \*DELDOT 2018  
 I-95 TRAFFIC COUNT: 129,782 \*DELDOT 2018  
 SOUTH CHAPEL ROAD VPD 30,424 DELDOT 2018

OWNED AND MANAGED BY



200 AIRPORT ROAD | NEW CASTLE, DE 19720

## CONTACT

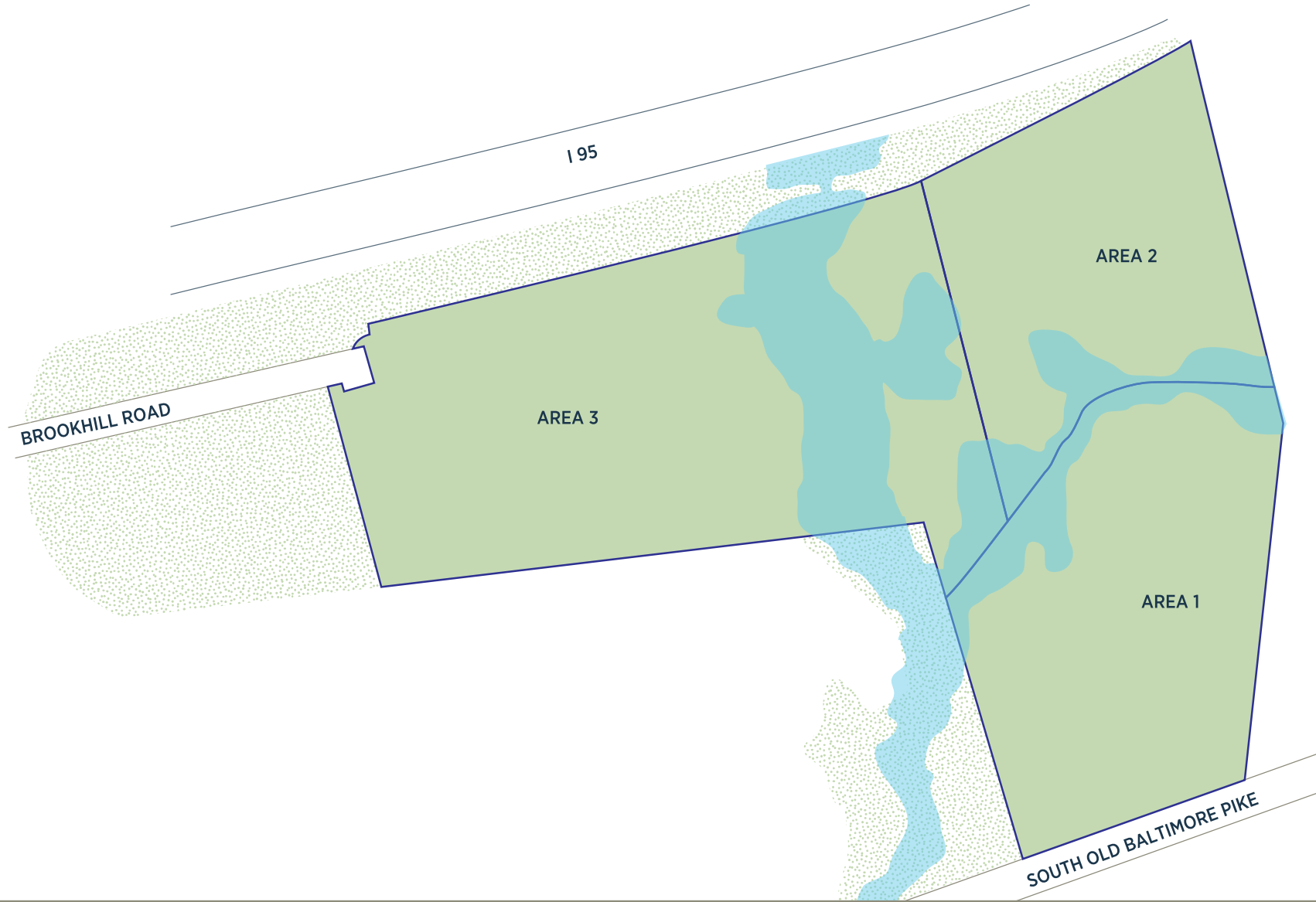
**BRETT DICLEMENTE**

bdiclemente@ngkf.com

MAIN 302.472.8035

MOBILE 302.598.8071

**NEWMARK KNIGHT FRANK** ngkf.com



**AREA 1**

TOTAL AREA: 17.33 ± ACRES  
 UNBUILDABLE AREA: 9.573 ± ACRES  
 BUILDABLE AREA 7.763 ± ACRES

**AREA 2**

TOTAL AREA: 14.35 ± ACRES  
 UNBUILDABLE AREA: 6.62 ± ACRES  
 BUILDABLE AREA 7.73 ± ACRES

**AREA 3**

TOTAL AREA: 19.37± ACRES  
 UNBUILDABLE AREA: 10.50± ACRES  
 BUILDABLE AREA 8.87± ACRES

**WOODLAND INDUSTRIAL PARK**  
 725 SOUTH OLD BALTIMORE PIKE | NEWARK, DE 19702

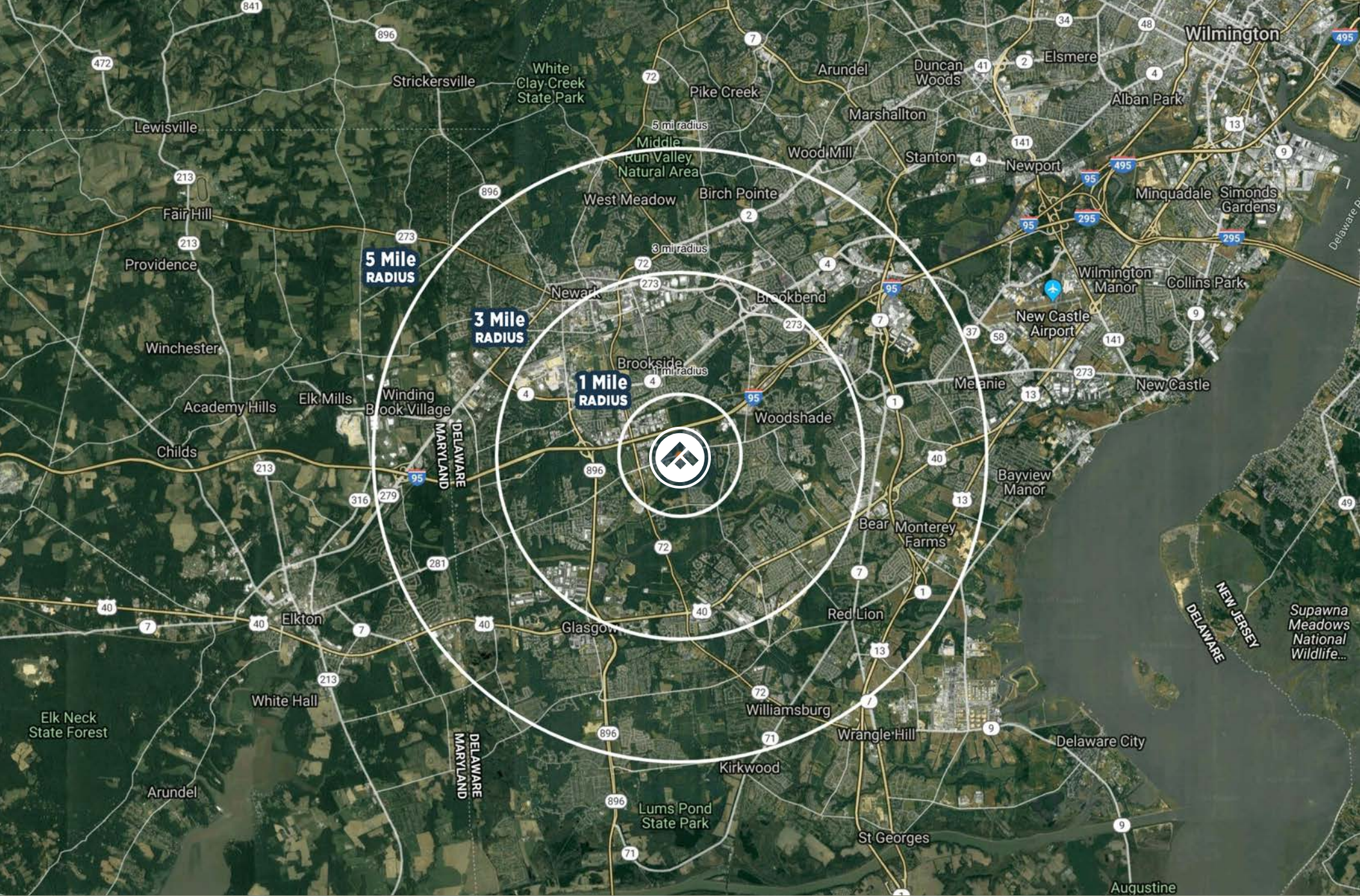




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**Delivering Great Space to Delaware Business Since 1965**

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