

# CAPANO MANAGEMENT



# CENTER POINTE II

1201-1299 Churchmans Road | Newark, DE 19713 | Newcastle County

## Center Size:

Phase II: 181,000 square feet

Phase I: 252,393 square feet (right next door)

## Available Space:

Inline: Unit 1217: 1,768 square feet  
 Unit #1237A: 2,000 square feet  
 Unit #1241: 3,200 square feet  
 Unit #1259: 4,000 square feet  
 Unit #1267: 4,130 square feet  
 Unit #1293: COMING SOON - 15,000 sq ft (can be combined)  
 Unit #1295: 5,114 square feet  
 Unit #1297: 12,000 square feet

**Combine  
32,000 sq ft**

## Traffic Counts:

Churchmans Road: 25,826 AADT

## Additional Information:

- Centrally located in highly coveted Christiana Market
- Great visibility with multiple points of access
- Center Pointe Plaza is directly across the street, and shares a lighted entrance, with Christiana Hospital, 1.3 million square foot, 913-bed, modern hospital facility and Level I trauma center
- Strong daytime population with 108,794 employees within 5 miles of center

## Demographics:

|                | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 1,293    | 70,749   | 204,393  |
| Households     | 477      | 28,254   | 77,009   |
| Avg. HH Income | \$74,384 | \$68,602 | \$73,783 |

\* Based on 2010 Census & 2014 Estimates.

Information subject to change.

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| Unit # | Tenant           | Square Footage |
|--------|------------------|----------------|
| 1201   | AAA Mid-Atlantic | 5,720          |
| 1209   | Verizon Wireless | 2,725          |
| 1211   | Pivot PT         | 2,180          |
| 1213   | Moon Star Bakery | 2,180          |
| 1215   | Apothecary       | 1,620          |
| 1217   | AVAILABLE        | 1,768          |
| 1225   | Firebirds        | 7,952          |
| 1233   | Deerhead Hotdogs | 1,921          |
| 1233B  | Ideal Image      | 4,000          |
| 1235B  | Jos. A. Bank     | 4,000          |
| 1237A  | AVAILABLE        | 2,000          |
| 1237B  | La Tonalteca     | 4,000          |
| 1239   | TLZ Nails        | 4,000          |
| 1241   | AVAILABLE        | 3,200          |
| 1245   | Salon Centric    | 2,800          |
| 1247   | Potstickers      | 4,000          |

| Unit # | Tenant                        | Square Footage |
|--------|-------------------------------|----------------|
| 1251   | Dulhan Jewelry                | 1,853          |
| 1253   | India Hut                     | 2,000          |
| 1255   | Sports Clips                  | 2,000          |
| 1257   | NY Grill                      | 2,000          |
| 1259   | AVAILABLE                     | 4,000          |
| 1267   | AVAILABLE                     | 4,130          |
| 1271   | New Balance                   | 3,045          |
| 1277   | La-Z-Boy                      | 18,000         |
| 1291   | PetsMart                      | 20,063         |
| 1293   | COMING SOON (can be combined) | 15,000         |
| 1295   | AVAILABLE                     | 5,114          |
| 1297   | AVAILABLE                     | 12,000         |

#### Separate Pad sites:

|      |                  |        |
|------|------------------|--------|
| 1249 | Red Lobster      | 8,800  |
| 1279 | Olive Garden     | 7,000  |
| 1289 | Johnny Janosik's | 30,000 |

**CAPANO**  
MANAGEMENT

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REV 03.14.25