

OFFICE SUITE FOR LEASE

261 E MAIN STREET

Newark, DE 19711

CHRIS MOORE, CCIM
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OFFICE SUITE FOR LEASE

261 E MAIN STREET

Newark, DE 19711



PROPERTY DESCRIPTION

Well-located office space available on East Main Street in Newark. The property offers 1,600-2,500 +/- SF suited for a range of professional users. Situated along a heavily traveled corridor, the site benefits from strong visibility and convenient access to nearby retail, dining, and residential neighborhoods. Well suited for professional office, medical, retail, or service-based users seeking a central Newark location with consistent foot and vehicle traffic.

PROPERTY HIGHLIGHTS

- 1,600-2,500 +/- SF office space available
- Located along East Main Street with strong daily vehicle counts and heavy foot traffic
- Convenient access to local shops, restaurants, and services
- Close proximity to the University of Delaware campus
- Includes three off-street parking spaces located behind the building. Additional spaces are available at \$150 per month per space.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,600-2,500 +/- SF
Lot Size:	0.28 +/- Acres

CONTACT INFORMATION

Please contact Linda Brown at 302.999.9205 for more information.

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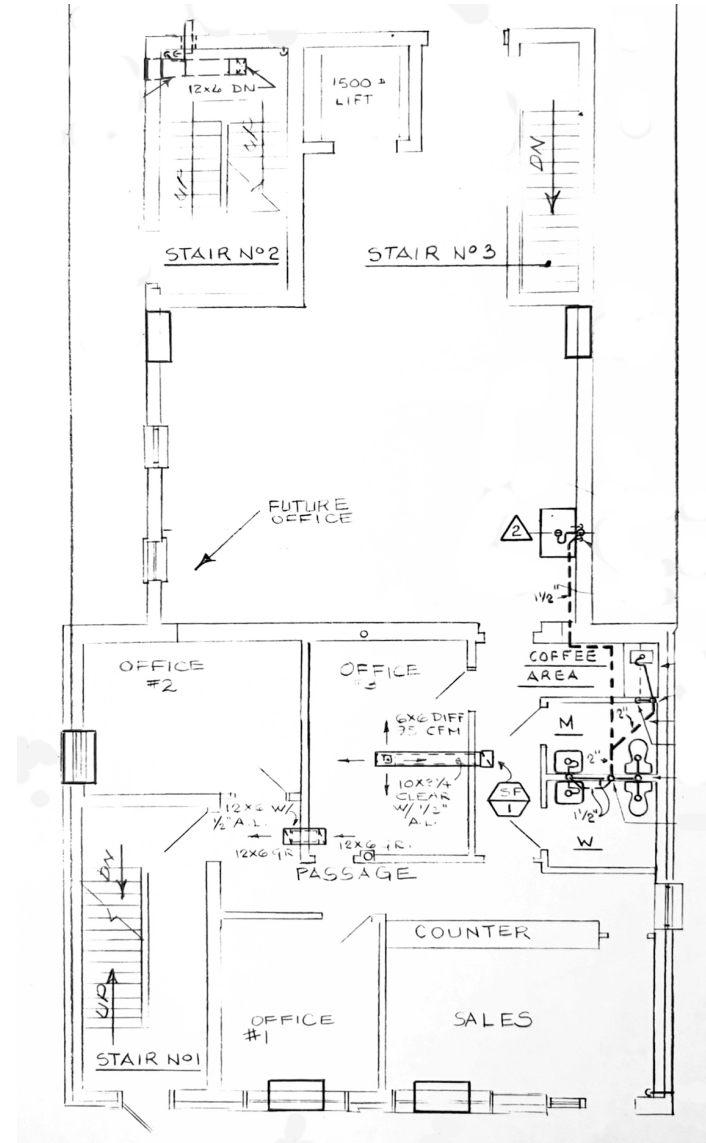
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OFFICE BUILDING FOR LEASE

261 E MAIN ST

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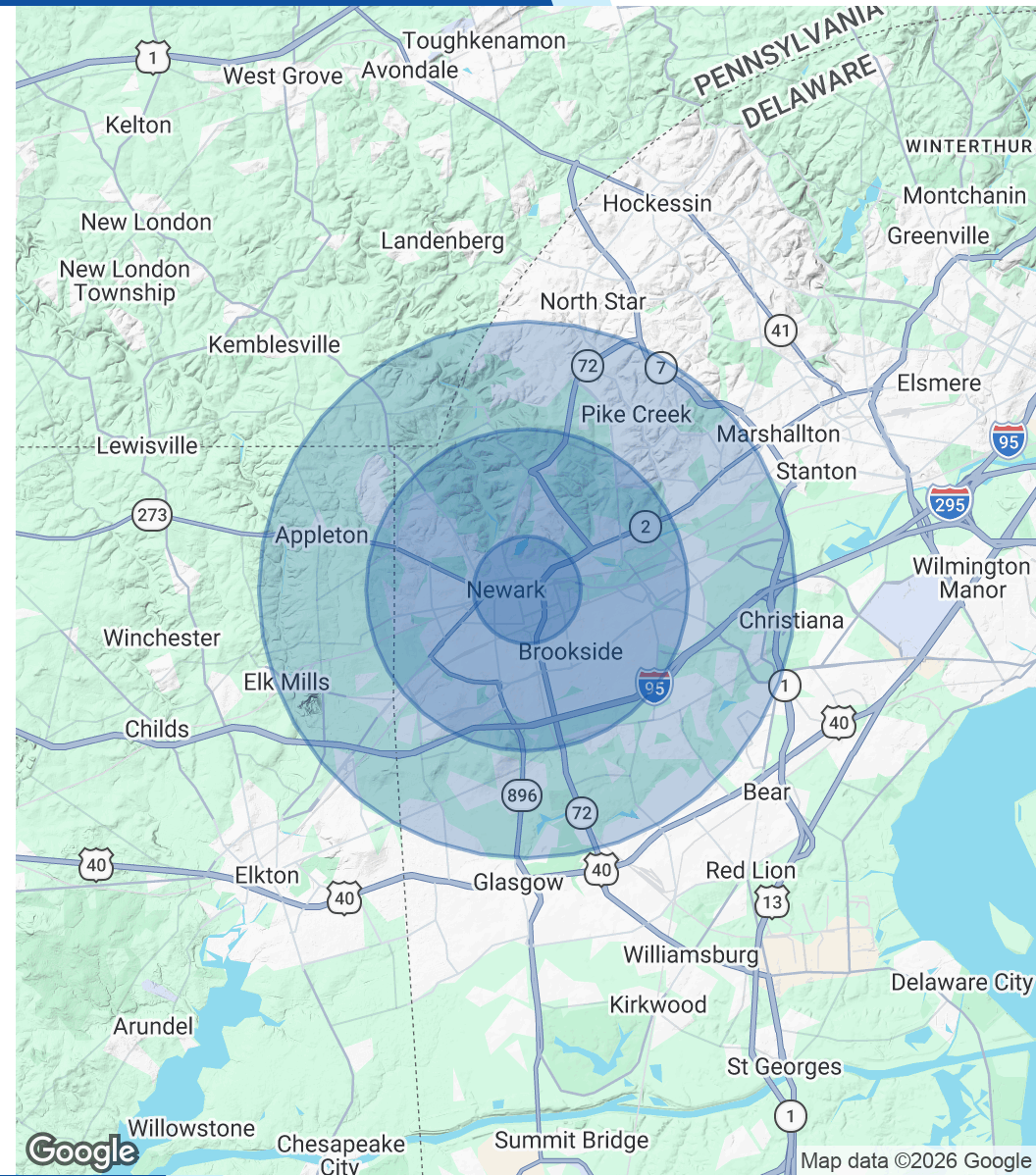
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,328	65,519	146,671
Average Age	25.4	34.0	36.9
Average Age (Male)	25.6	34.2	36.6
Average Age (Female)	25.5	34.8	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	22,538	55,109
# 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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