

# COAL CREEK VILLAGE

High traffic New Castle retail space now available  
at Coal Creek Village, energized by Safeway and  
the new CVS Pharmacy anchors.

1,726 SF

LEASE PENDING!

1,500 SF →

AVAILABLE 01/15/2026

No restaurants or fitness uses.

SEE PAGE 2



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 JSH | PROPERTIES, INC.

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# Coal Creek Village

1,726 SF

LEASE PENDING!

North Corner View on Coal Creek Parkway



West Corner View on Coal Creek Parkway



1,500 SF

AVAILABLE 01/15/2026  
No restaurants or fitness uses.



# Coal Creek Village



**Coal Creek Village, an established shopping center anchored by Safeway and the new CVS Pharmacy.** Positioned along highly traveled Coal Creek Parkway, this center benefits from exceptional visibility and easy access within one of Newcastle's most desirable retail corridors. Surrounded by affluent neighborhoods with average household incomes exceeding \$233,593, the center attracts a loyal, high-spending customer base seeking convenience and quality.



## Newcastle Rankings

Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

Best Suburbs for Young Professionals in Washington  
#8 of 184

Best Suburbs to Live in Washington  
#9 of 184

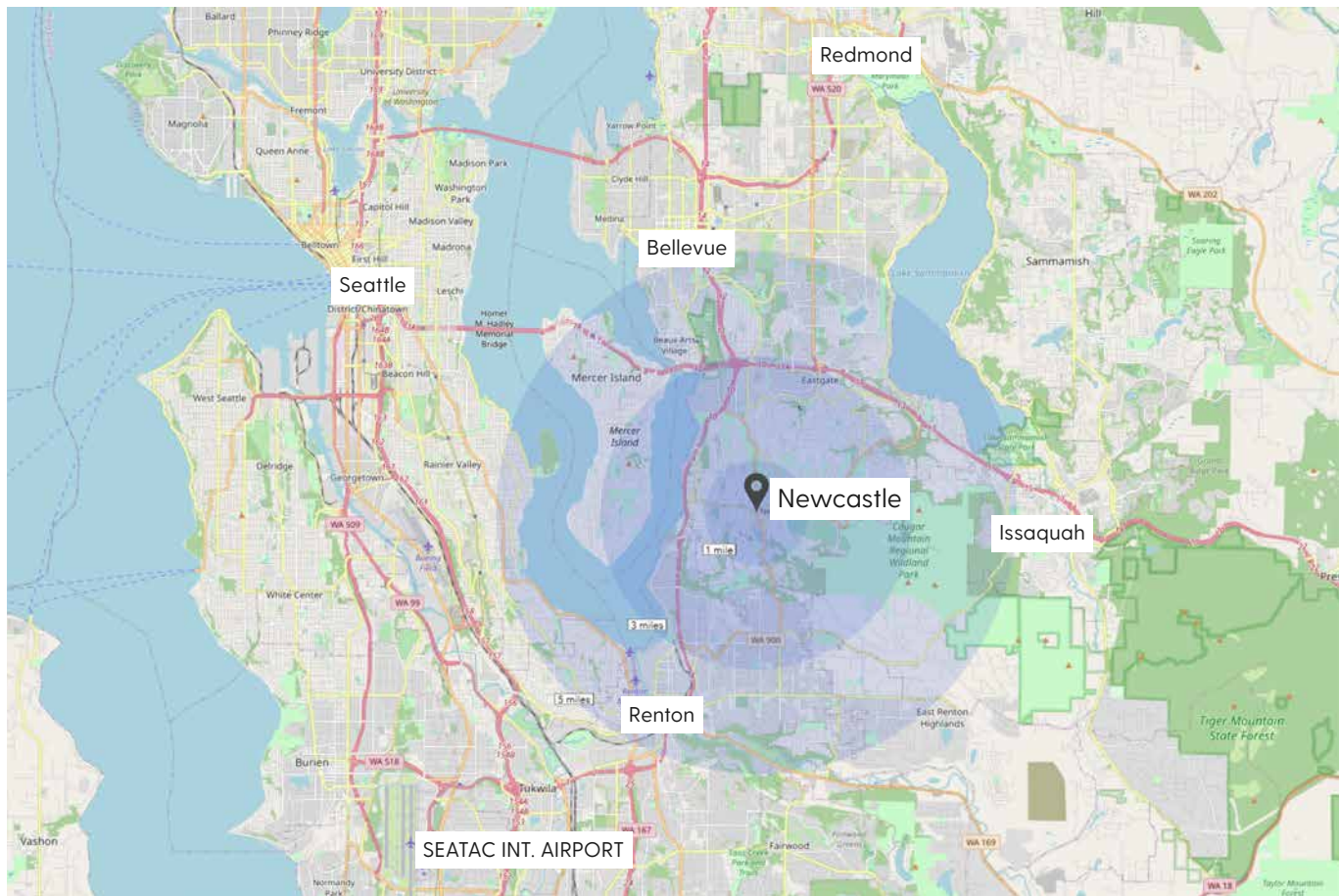
Best Suburbs to Raise a Family in Washington  
#10 of 183

# Coal Creek Village

|    |                                                     |
|----|-----------------------------------------------------|
| 1  | Mechanics Bank                                      |
| 2  | The UPS Store                                       |
| 3  | Papa Murphy's                                       |
| 4  | AVAILABLE 01/15/2026<br>No restaurant/fitness uses. |
| 5  | Bartell Drugs                                       |
| 6  | Gentle Dental                                       |
| 7  | 4/4 School of Music                                 |
| 8  | MudBay                                              |
| 9  | Isabella Nail & Spa                                 |
| 10 | Coal Creek Family Vision                            |
| 11 | Safeway (NAP)                                       |
| 12 | Key Bank                                            |
| 13 | Chiropractic Wellness Center                        |
| 14 | Yea's Wok                                           |
| 15 | Great Clips                                         |
| 16 | DIY Tea Lab                                         |
| 17 | Subway                                              |
| 18 | 1,726 LEASE PENDING!                                |
| 19 | Orthodontic Excellence                              |
| 20 | ATI Physical Therapy                                |



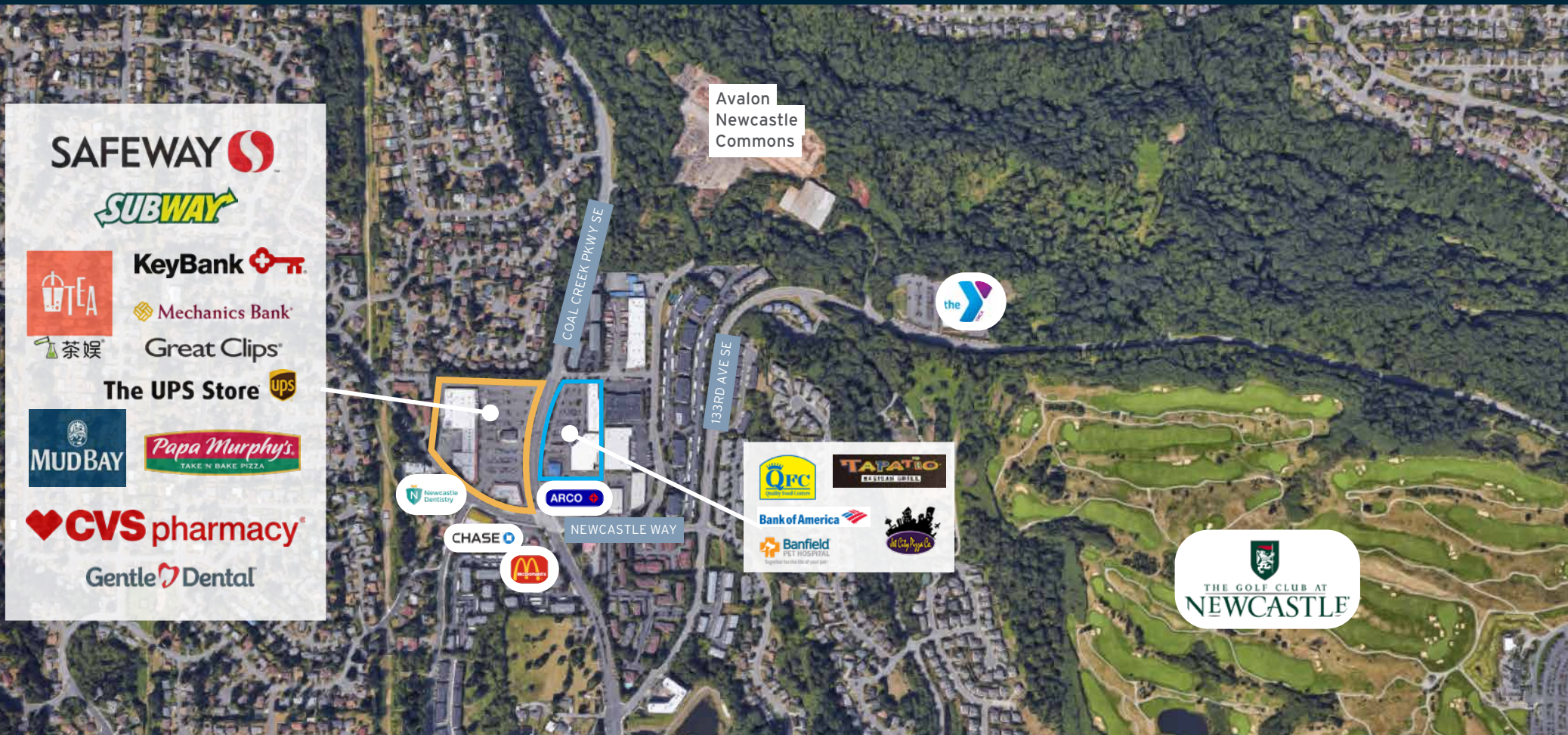
# Coal Creek Village



| DEMOGRAPHICS       | 1 MILE      | 3 MILE      | 5 MILE      |
|--------------------|-------------|-------------|-------------|
| Population         | 14,485      | 87,452      | 230,684     |
| Daytime Population | 11,288      | 73,602      | 222,847     |
| Avg. HH Income     | \$233,593   | \$249,848   | \$219,607   |
| Avg. Home Value    | \$1,196,914 | \$1,344,243 | \$1,264,619 |

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

# Coal Creek Village



**73,602**  
Daytime  
Population  
(3-mile radius)



**72.4%**  
Population w/  
Bachelors and/or  
Graduate Degree



**\$233,593**  
Average Household  
Income  
(1-mile radius)

- **Anchored by Safeway and the newly built CVS Pharmacy**
- **Highly visible location** with ~21,900 cars per day on Coal Creek Parkway.
- **Affluent and growing community** – average household income ~\$249,848 (3-mile radius).
- **Prime daytime population** (~73,602 within 3 miles) – great for retail visibility and walkable lifestyle.