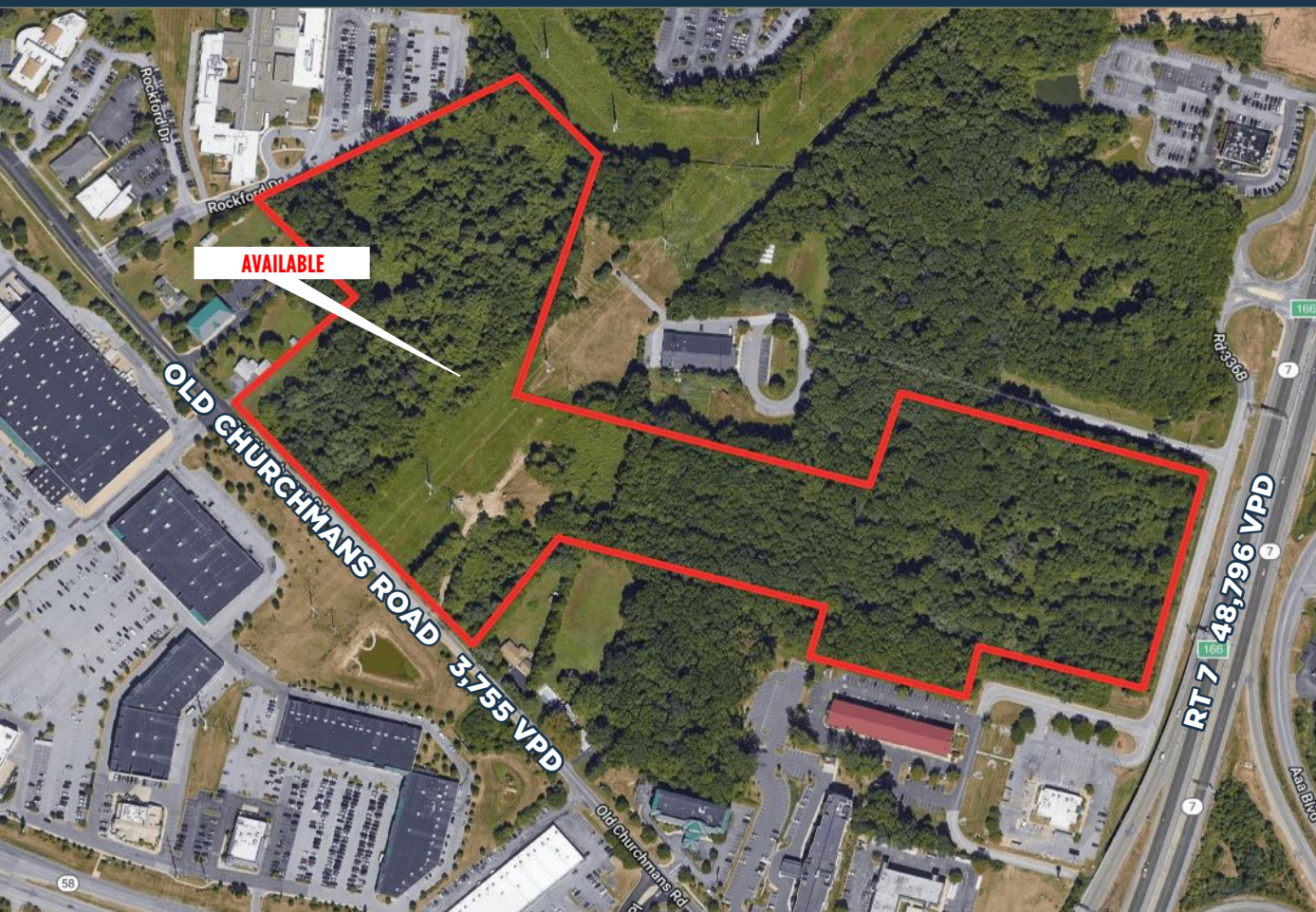


# METRO BUSINESS PARK

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 2025	2,665	68,155	210,814
EST. DAYTIME POP. 2025	9,939	67,892	189,582
EST. HOUSEHOLDS 2025	1,122	27,892	83,555
EST. AVG. HH INCOME 2025	\$112,777	\$111,752	\$113,040

OLD CHURCHMANS ROAD TRAFFIC COUNT: 3,755 \*INRIX 2024

RT. 7 TRAFFIC COUNT: 48,796 \*INRIX 2024

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

## CONTACT

**BRETT DICLEMENTE**

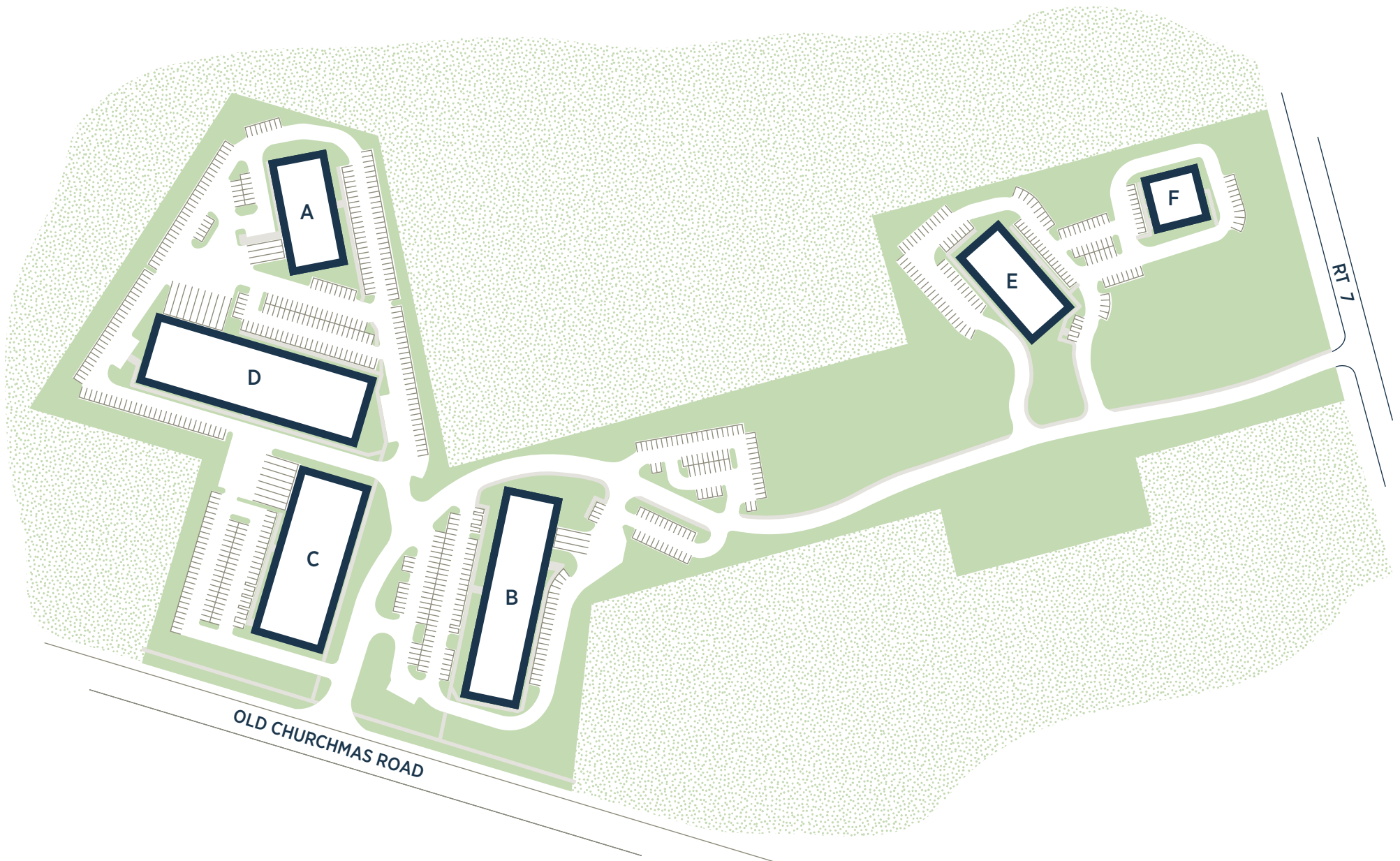
bdiclemente@ngkf.com

**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

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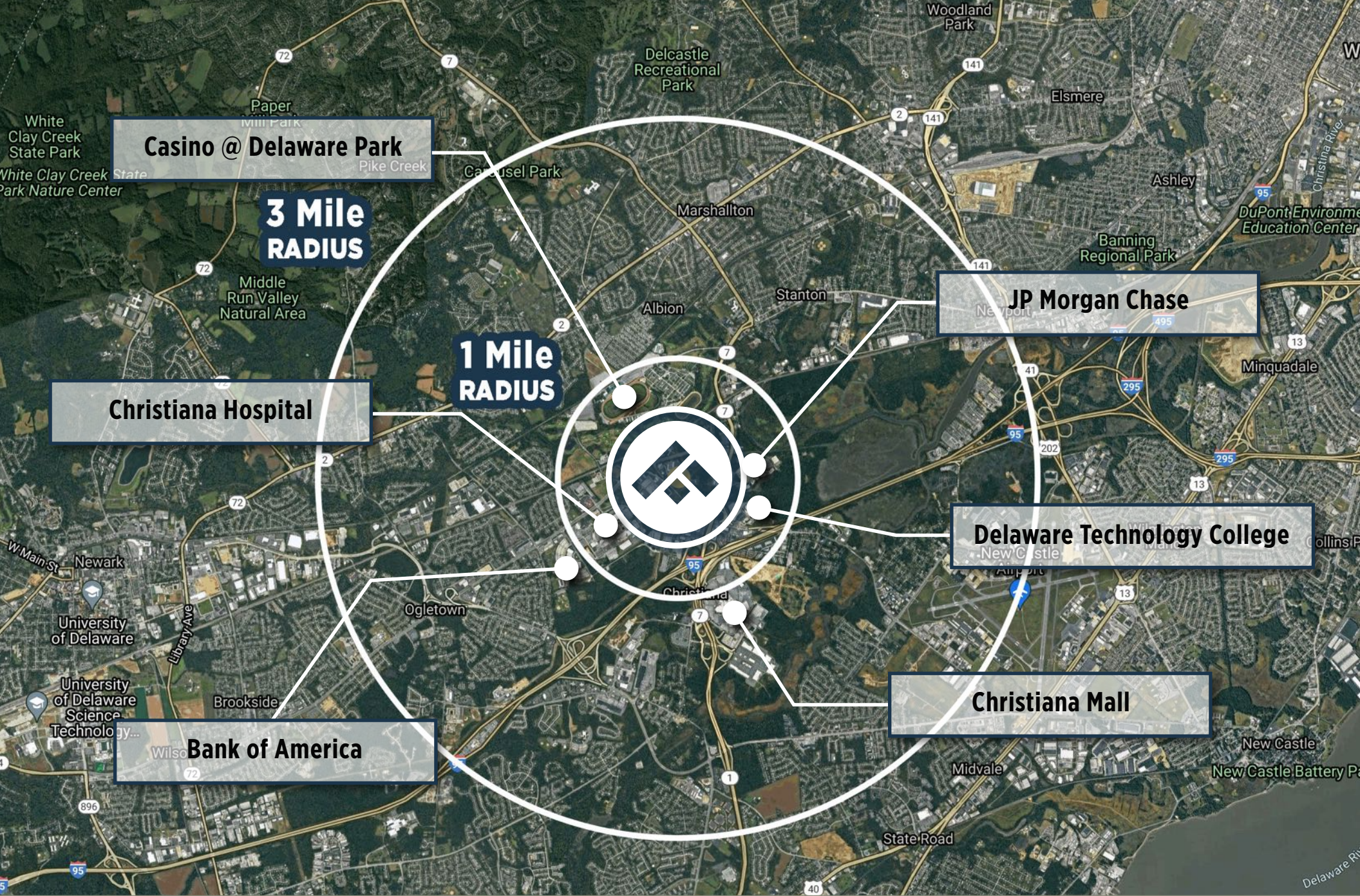


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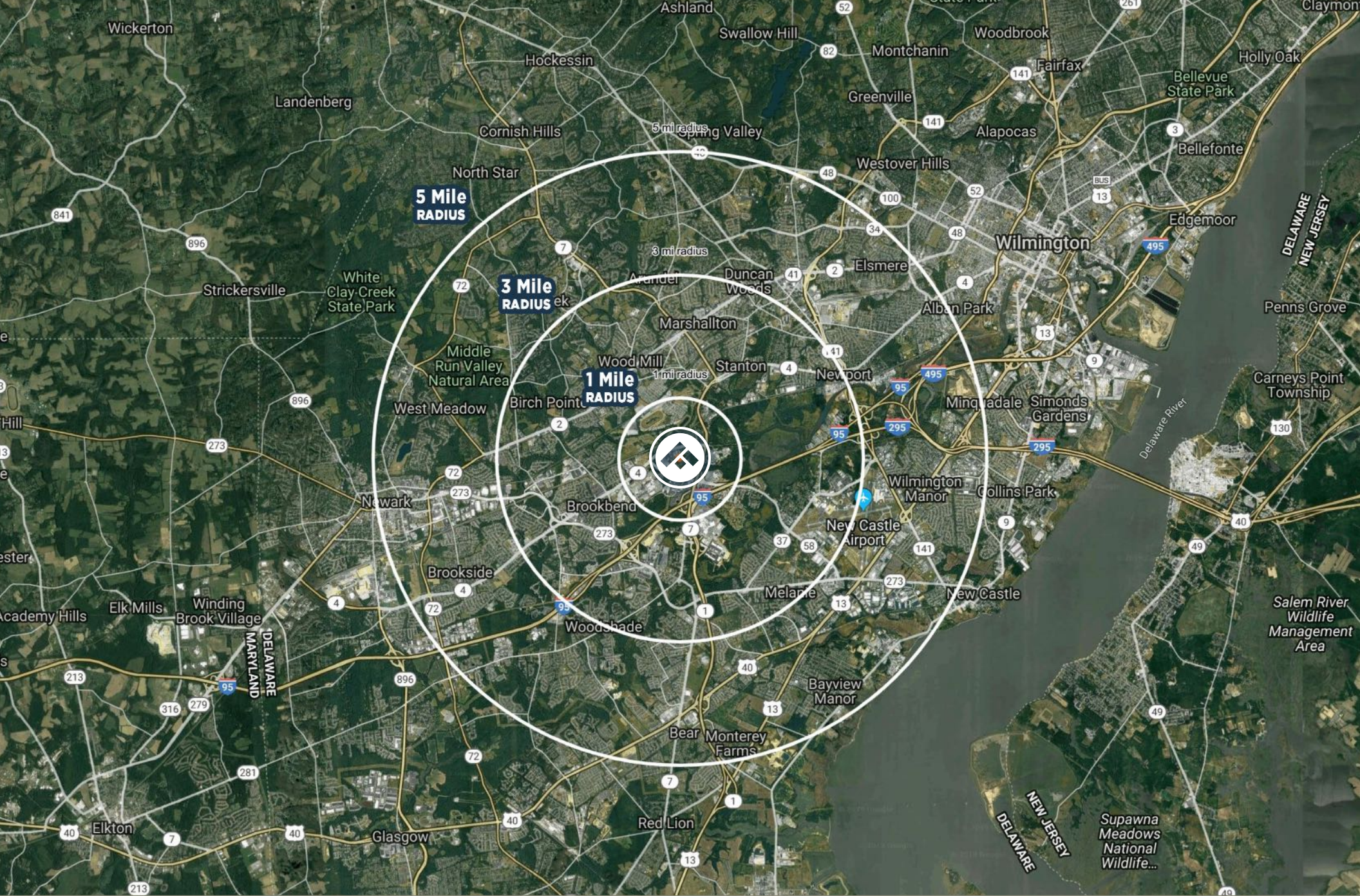


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**Delivering Great Space to Delaware Business Since 1965**

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