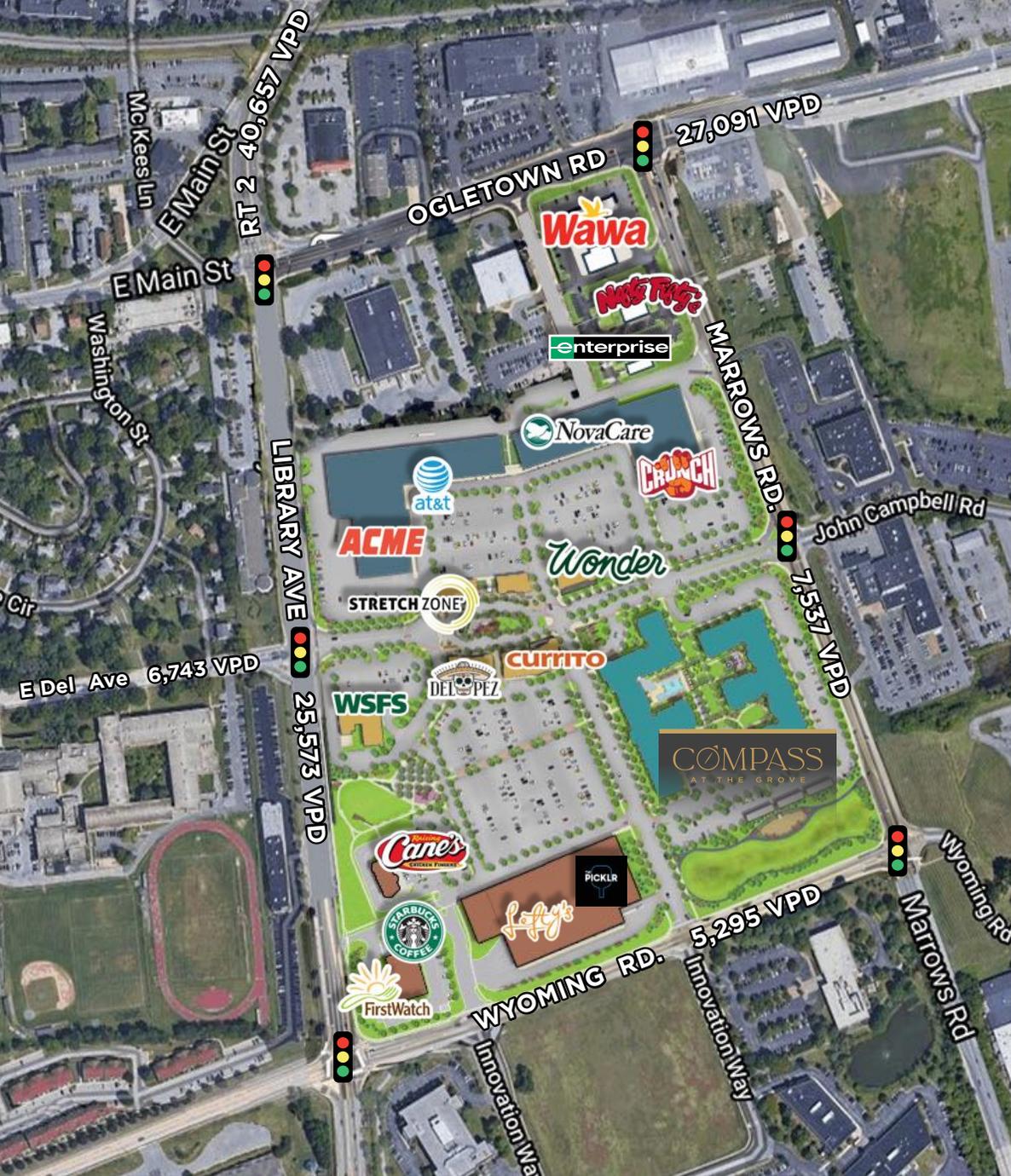




# THE GROVE

NEWARK





## PROPERTY HIGHLIGHTS

- NEWARK'S PREMIER MIXED-USE SHOP, DINE & LIVE COMMUNITY
- OVER 5.8 MILLION VISITORS IN 2025
- OVER 330,000 SF OF RETAIL WITH 60,000 SF OF NEW RETAIL
- LOCATED A MILE FROM UD'S MAIN CAMPUS
- BORDERS THE DELAWARE TECHNOLOGY PARK
- NEW CENTRAL PLAZA WITH AL FRESCO DINING
- NEW COMMUNITY EVENTS GREEN SPACE
- PEDESTRIAN FRIENDLY - 1.5± MILES OF TRAILS & WALKWAYS
- COMPASS AT THE GROVE - 300 NEW LUXURY APARTMENTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	15,722	76,571	164,325
EST. DAYTIME POP. 2025	19,100	62,971	118,916
EST. HOUSEHOLDS 2025	4,850	28,661	63,842
EST. AVG. HH INCOME 2025	\$66,741	\$109,701	\$116,907

ALL TRAFFIC COUNTS: \*INRIX 2024



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THEGROVENEWARK.COM



UNIVERSITY OF DELAWARE  
**25,000 STUDENTS**  
**4,500 EMPLOYEES**  
WITHIN 2.5 MILES

**THE GROVE**

  
**THE GROVE**  
NEWARK

GROVE NORTH RETAIL  
157,012 SF

GROVE CENTRAL RETAIL  
48,287 SF

1 ACRE  
COMMUNITY GREEN

GROVE SOUTH RETAIL  
108,324 SF

306 LUXURY  
APARTMENTS





### GROVE NORTH - K

K 100	ACME	58,740 SF	K 170/180	MED SPA	4,000 SF
K 110	PEDDLER'S LIQUOR MART	2,250 SF	K 190/200	LESLIE POOLS	3,933 SF
K 120	PEDDLER'S LIQUOR MART	2,250 SF	K 210	MINISTRY OF YARN	2,000 SF
K 130	N&D NAILS	1,500 SF	K 220	SALLY BEAUTY	2,000 SF
K 140	H&R BLOCK	2,000 SF	<b>K 230</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
K 150	K&L CLEANERS	2,000 SF	K 240	MARK IV HAIR DESIGNS	1,300 SF
K 160	AT&T	2,000 SF			

### GROVE NORTH - L

L 250	BONCHON CHICKEN	1,900 SF	L 340/350	TURKIYE KEBOB	4,000 SF
L 260	BACKYARD BIRDS	2,000 SF	<b>L 360</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
<b>L 270-290</b>	<b>AVAILABLE</b>	<b>6,000 SF</b>	<b>L 370</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
L 300	HAIR CUTTERY	2,000 SF	<b>L 380</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
L 310	JERSEY MIKE'S	2,000 SF	L 90	CIGARETTE CITY	2,000 SF
L 320	NOVACARE	2,000 SF	L 400	CRUNCH FITNESS	28,726 SF
L 330	WHITEMINK SALON	2,000 SF	<b>L 400A</b>	<b>AVAILABLE</b>	<b>16,300 SF</b>



95

# ACME

59

100

110	120	130	140	150	160	170 : 180	190 : 200	210	220	230	240
<b>PEDDLER'S</b> Liquor		<i>M&amp;D Nails</i>	<b>H&amp;R BLOCK</b>	<b>K&amp;L CLEANERS</b>	<b>AT&amp;T</b>	<b>MED SPA</b>	<b>LESLIE'S</b>	THE MINISTRY OF <b>YARN</b>	<b>SALLY BEAUTY</b>	2,000 ± SF	<b>Mark IV</b> HAIR DESIGNS

168



59

22

		2,000 SF	2,000 SF	2,000 SF	Hair cuttery	<i>Jersey Mike's</i>		WHITE MINK	<b>TURKIYE</b>	2,000 SF	2,000 SF	2,000 SF	<b>CIGAR-ETTE CITY</b>	
250	260	270	280	290	300	310	320	330	340	350	360	370	380	390

16,300 SF

400A

400



150

148



## GROVE CENTRAL

SPACE	TENANT	SF
A 101	STRETCH ZONE	1,878
A 102	AVAILABLE	1,991
B*	AVAILABLE	3,184
B 101	AVAILABLE	1,542
B 102	AVAILABLE	1,642
C	WONDER	3,500
D	DEL PEZ GASTROPUB	6,341
E 101	CURRITO	2,249
E 102	AVAILABLE	2,728
E 103	AVAILABLE	1,860
E 104	AVAILABLE	2,635
F	WSFS	21,919

\*DIVISIBLE



PARKING COUNT



**STRETCH ZONE**

*Wonder*

**DEL PEZ**

**CURRITO**

**PLAZA AT THE GROVE  
OUTDOOR SEATING**

1	A101	STRETCH ZONE
2	A102	311 SF
3	B101	372 SF
4	B101	345 SF
5	B102	911 SF
6/7	D	DEL PEZ GASTROPUB
8	E101	CURRITO
9	E102*	350 SF
10	E103*	600 SF
11	E104*	350 SF
12	C	WONDER

\* APPROXIMATE SQUARE FOOTAGE



# GROVE SOUTH AVAILABILITY

1,600 -82,824 SF for Lease

SPACE	TENANT	SF
G	RAISING CANE'S	3,500
H	AVAILABLE	12,000
I 101	STARBUCKS	2,425
I 102	COLDSTONE	1,600
I 103	SMOOTHIE KING	1,600
I 104	FIRST WATCH	4,375
J 101	LEFTY'S	42,467
J 102	THE PICKLR	40,736

# PARKING COUNT

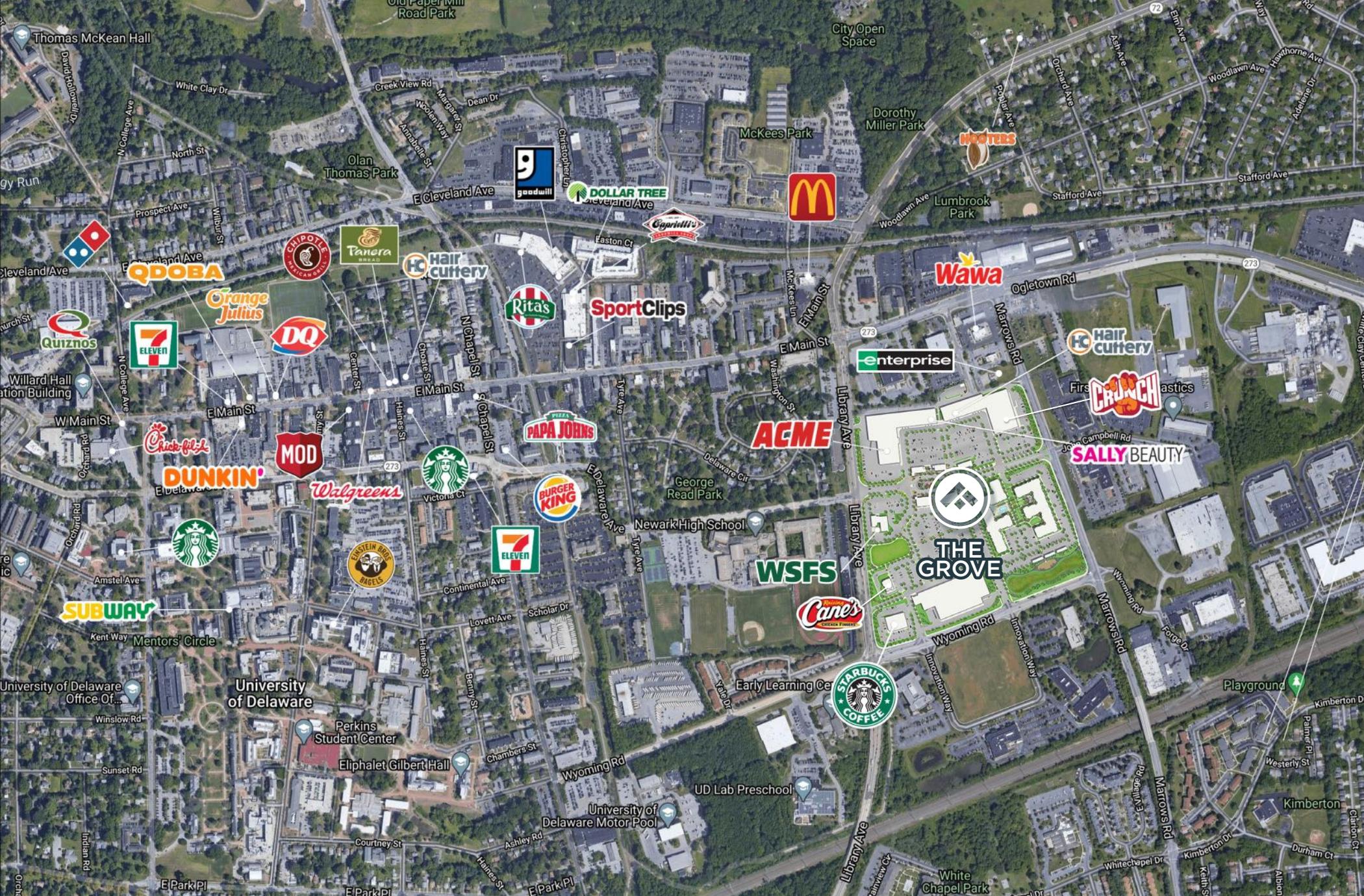




**OUTPARCEL PAD SITES**

WAWA	6,200 SF
NIFTY FIFTY'S	3,040 SF
ENTERPRISE	2,500 SF







FOOD LION  
RITE AID  
GNC

DO  
Orange Julius

Walgreens  
Hair cutters  
Tangerine  
Deli

DOLLAR TREE SportClips  
Ritas  
Spirits  
9 Personal

FAMILY DOLLAR  
Arby's  
OUTBACK  
Sarkis

ACME  
SALLY BEAUTY  
Wawa  
STARBUCKS COFFEE  
WSFS

7 ELEVEN  
DUNKIN'  
Denny's  
Shell

ACME  
SUBWAY  
Applebees  
Great Clips  
GNC  
Walgreens

DOLLAR GENERAL  
Aaron's  
FAMILY DOLLAR  
DQ  
Walgreens  
CVS pharmacy

DOLLAR GENERAL  
DUNKIN' Domino's

DOLLAR TREE  
FOOD LION  
Bj's

Great Clips  
SHERWIN-WILLIAMS

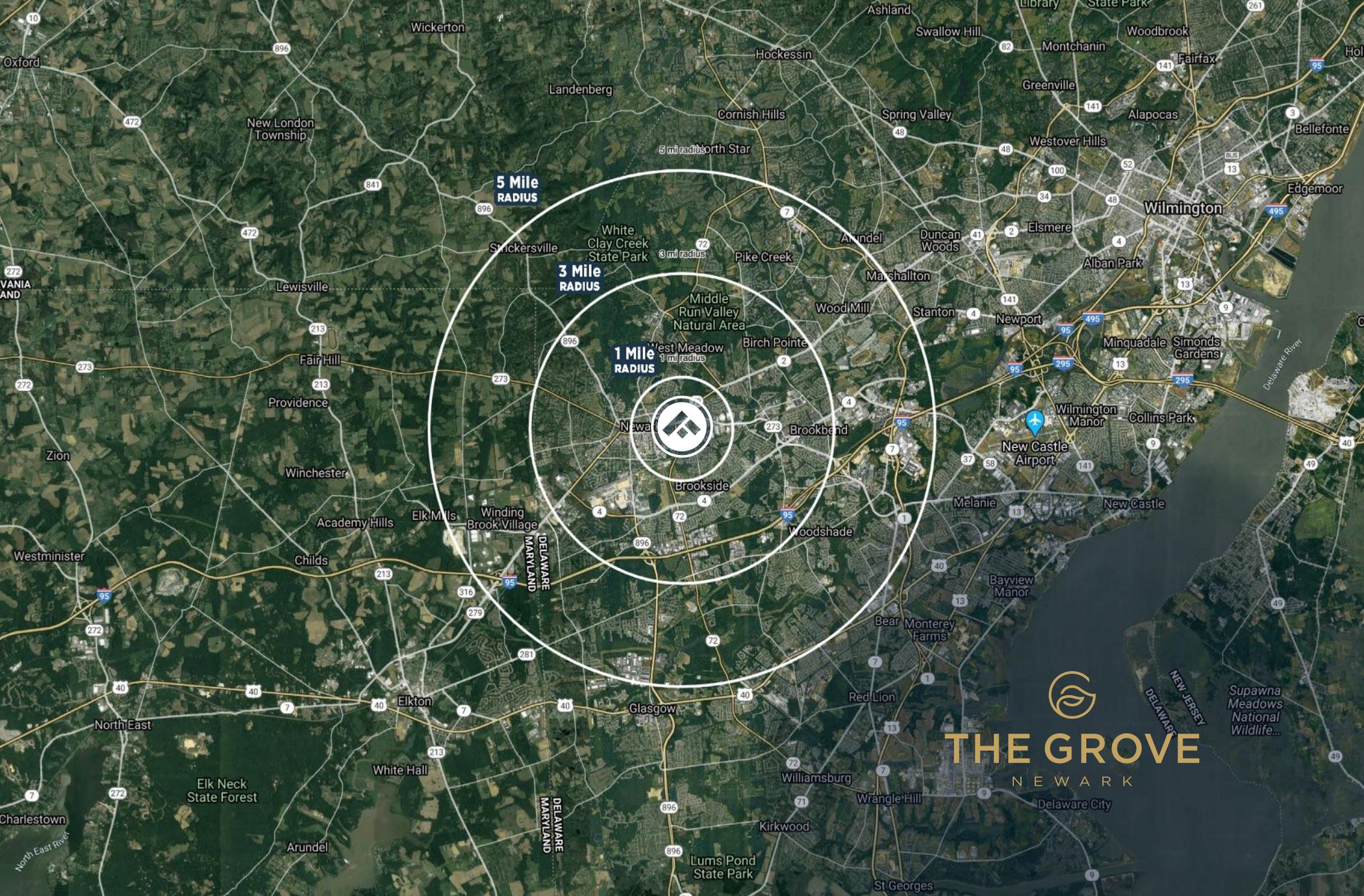
RITE AID  
Staples  
TACO BELL  
Sears-Roebuck  
Rite Aid  
Rite Aid

McDonald's  
Exxon  
DUNKIN'  
Shell

Friendly's  
SUNOCO  
JACKSON MITSUBISHI

STARBUCKS  
SUNOCO  
BURGER KING  
Caramel  
PRET





**THE GROVE**  
NEWARK  
Delaware City



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