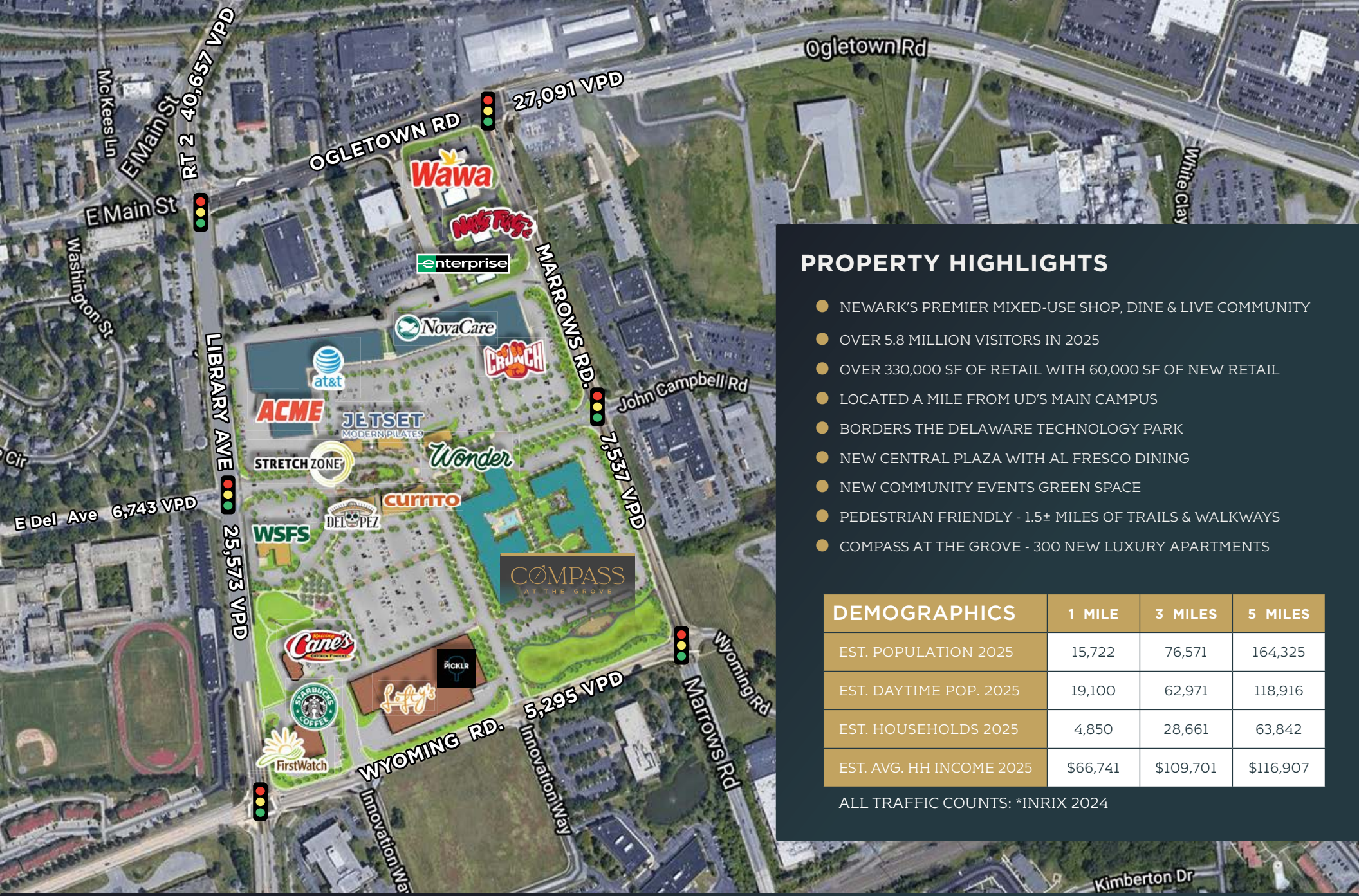
# THE GROVE

NEWARK




FUSCO




## 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




DSM COMMERCIAL

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896
Paper Mill Rd
Capital Trail
2
UD LAIRD CAMPUS
273
W Main St
E Main St
273
Delaware Ave
UNIVERSITY OF DELAWARE
UD CENTRAL CAMPUS
THE GROVE
896
UD EAST CAMPUS
DELAWARE TECHNOLOGY PARK
S Main St
South College Ave
Library Ave
Marrows Rd
4
273
95
UD STAR CAMPUS
UD SOUTH CAMPUS
4
273
Christiana Pkwy
896
95
896
UNIVERSITY OF DELAWARE
25,000 STUDENTS
4,500 EMPLOYEES
WITHIN 2.5 MILES
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
THE BODY SPA
LESLIE'S
H&R BLOCK
at&t
Bon Ton Ch
NovaCare
ACME
Hair cuttery
Jersey Mike's
TURKIYE
CRUNCH
PYLON
STRETCH ZONE
JETSET
MODERN PILATES
Wonder
PYLON
WSFS
DEL POPEZ
CURRITO
COMMUNITY
GREEN
Raising Cane's
CHICKEN FINGERS
COMPASS
AT THE GROVE
STARBUCKS
COFFEE
Lefty's
PICKLR
FirstWatch
COMMUNITY TRAIL




## GROVE NORTH - K

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

## GROVE NORTH - L

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

59
PEDDLER'S Liquor
110
120
Ms D Nails
130
H&R BLOCK
140
K&L CLEANERS
150
AT&T
160
THE BODY SPA
170
180
LESLIE'S
190
200
THE MINISTRY OF YARN
210
SALLY BEAUTY
220
2,000± SF
230
Mark IV HAIR DESIGNS
240
100
ACME
168
95

59
22
Bonchon
BACKYARD BIRDS
2,000 SF
2,000 SF
2,000 SF
Hair cuttery
Jersey Mike's
NovaCare
2,000 SF
TURKIYE
2,000 SF
2,000 SF
2,000 SF
CIGAR-ETTE CITY
16,300 SF
250
260
270
280
290
300
310
320
330
340
350
360
370
380
390
400A
400
CRUNCH
150
148


THE MINISTRY OF YARN
SALLY
Mark IV HAIR DESIGNS
Bonchon


CRUNCH FITNESS
CRUNCH FITNESS


HC HAIR CUTTERY
Jersey Mike's SUBS
NovaCare REHABILITATION


ACME


THE BODY SPA
LESLIE'S
We know pools




## GROVE CENTRAL

| SPACE | TENANT | SF |
|---|---|---|
| A 101 | STRETCH ZONE | 1,878 |
| A 102 | JETSET | 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




## PLAZA AT THE GROVE OUTDOOR SEATING

| | | |
|---|---|---|
| 1 | A101 | STRETCH ZONE |
| 2 | A102 | JETSET PILATES |
| 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


THE GROVE




Wonder




WSFS bank






## 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


DRIVE THRU
COLD STONE
CREAMERY

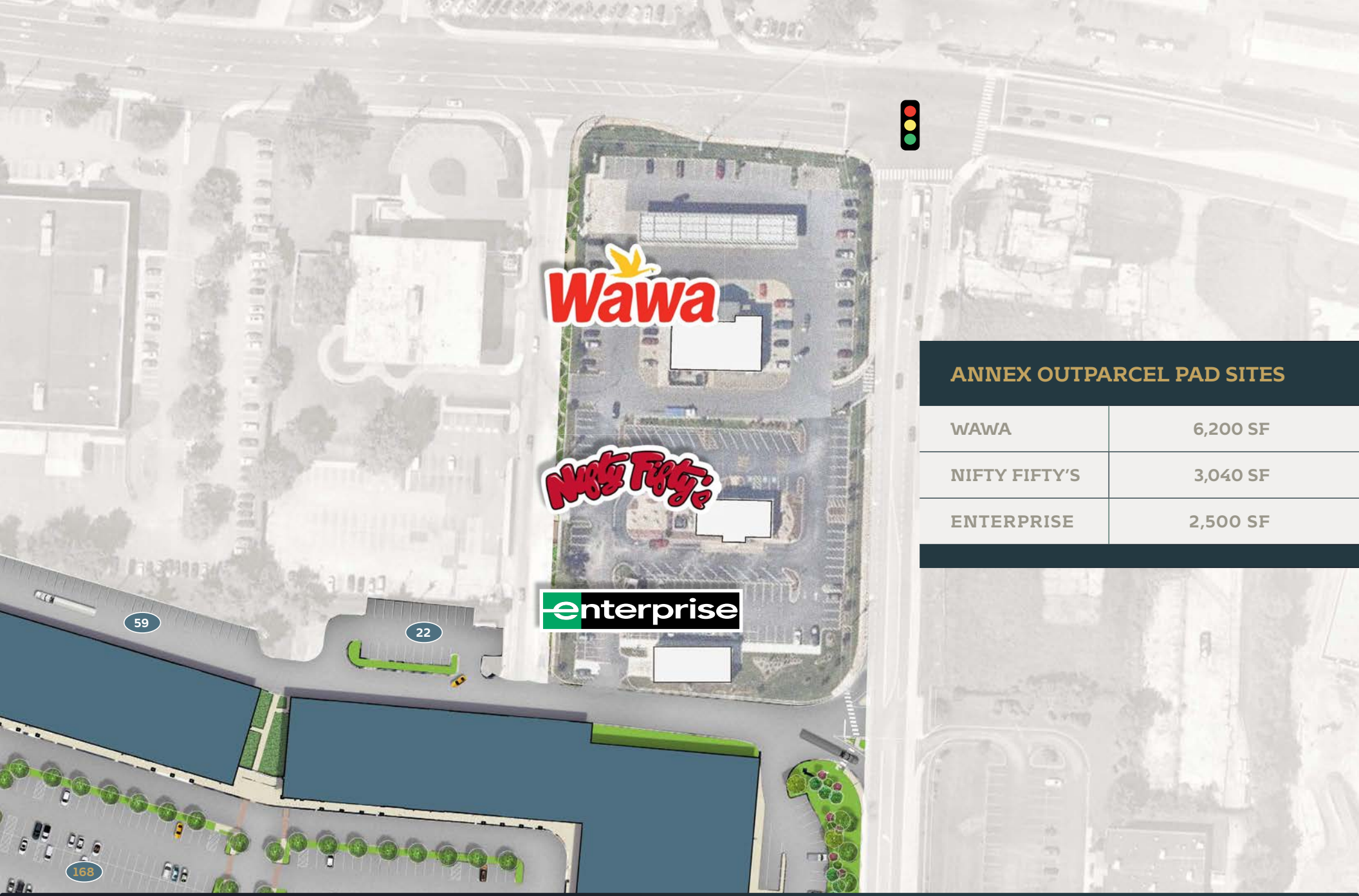

Cane's


FIRST WATCH
BREAKFAST · BRUNCH · LUNCH
FIRST WATCH


THE PICKLR


Lefty's
ALLEY & EATS






| ANNEX OUTPARCEL PAD SITES | |
|---|---|
| WAWA | 6,200 SF |
| NIFTY FIFTY'S | 3,040 SF |
| ENTERPRISE | 2,500 SF |


Nifty Fifty's
Taste The Memories


Wawa


Wawa
Wawa
RECYCLE
RECYCLE




## COMMUNITY GREEN

- OPEN SPACE EVENT VENUE
- PLAYGROUND
- PERFORMANCE STAGE





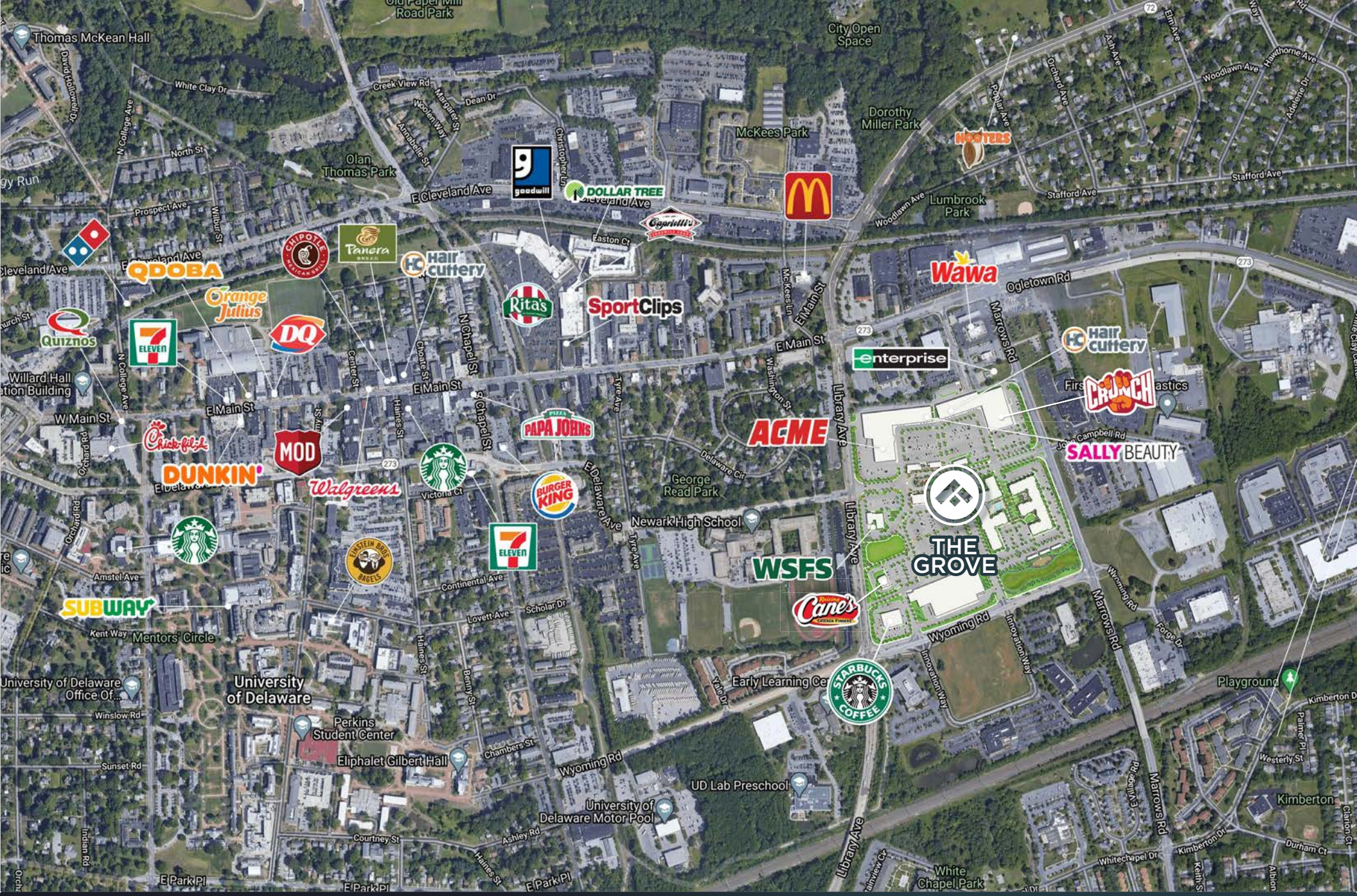


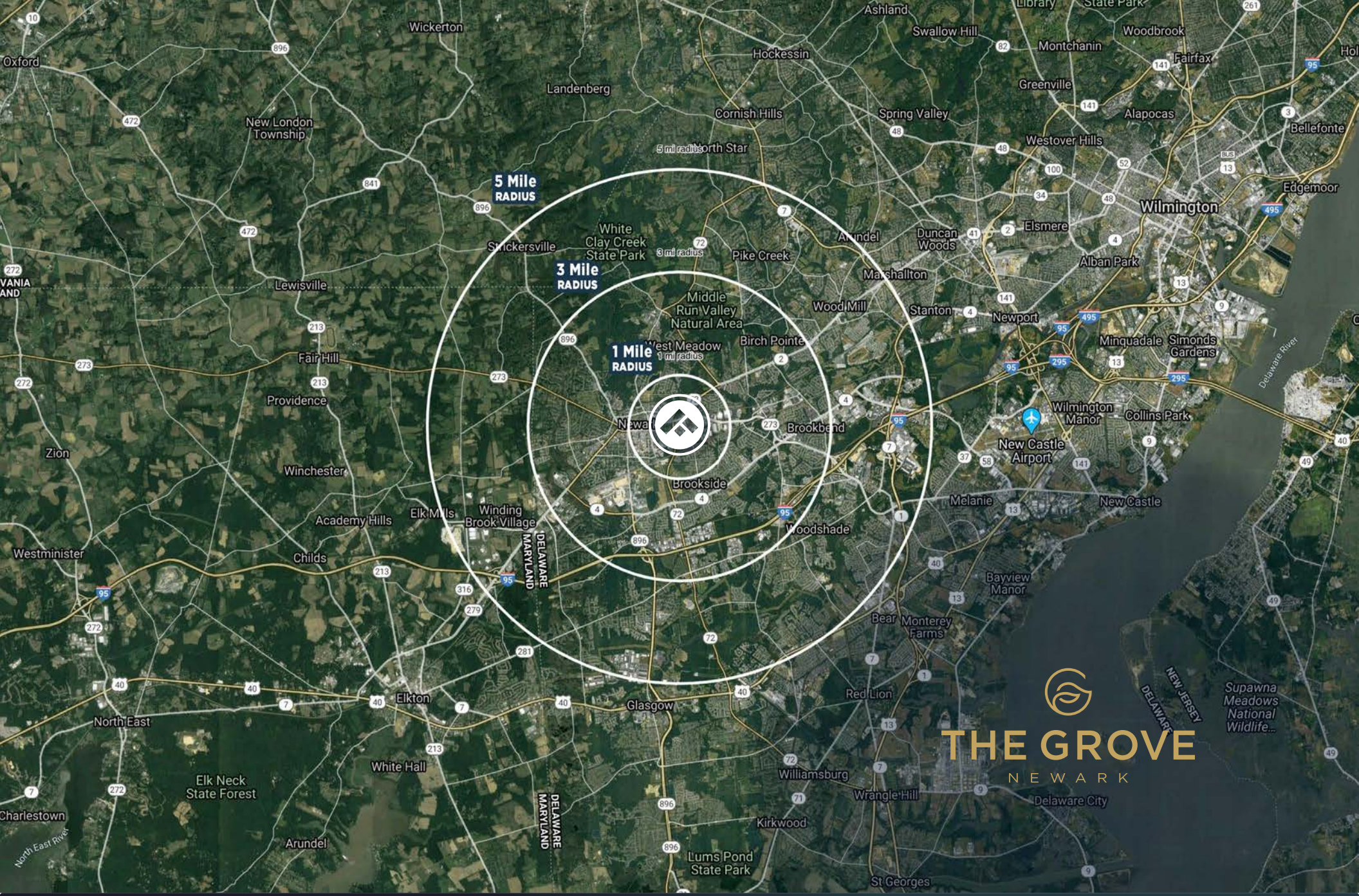


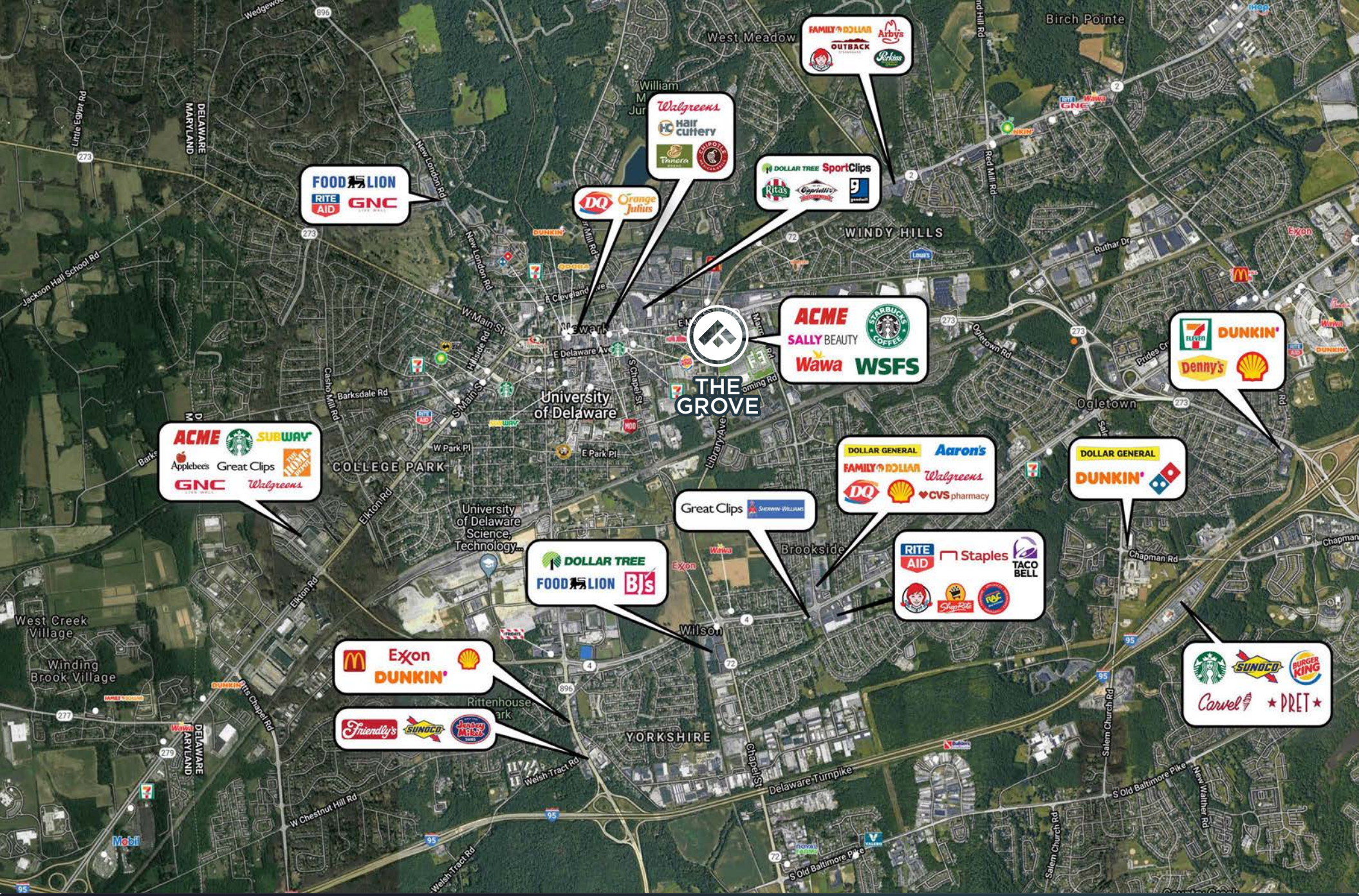

COMPASS
COMPASS
AT THE GROVE






Thomas McKean Hall
City Open Space
Dorothy Miller Park
McKees Park
Olan Thomas Park
E Cleveland Ave
goodwill
DOLLAR TREE
Lumbrook Park
Stafford Ave
Woodlawn Ave
Wawa
Ogletown Rd
QDOBA
Panera
Hair cuttery
Orange Julius
Rita's
SportClips
Quiznos
7 ELEVEN
DQ
E Main St
enterprise
Willard Hall
W Main St
Chick-fil-A
MOD
DUNKIN'
Walgreens
PAPA JOHNS
ACME
CRUNCH
SALLY BEAUTY
George Read Park
BURGER KING
Newark High School
THE GROVE
WSFS
Cane's
Wyoming Rd
Marrows Rd
Library Ave
Amstel Ave
SUBWAY
Mentors' Circle
University of Delaware
Perkins Student Center
Eliphalet Gilbert Hall
Early Learning Ce
STARBUCKS COFFEE
Playground
Kimberton
UD Lab Preschool
University of Delaware Motor Pool
White Chapel Park
E Park Pl


5 Mile
RADIUS
3 Mile
RADIUS
1 Mile
RADIUS
THE GROVE
NEWARK
Wickerton
Oxford
Landenberg
New London Township
Hockessin
Ashland
Swallow Hill
Montchanin
Woodbrook
Fairfax
Greenville
Cornish Hills
Spring Valley
Alapocas
Bellefonte
Westover Hills
North Star
Wilmington
Edgemoor
Elsmere
Duncan Woods
Alban Park
Arundel
White Clay Creek State Park
Pike Creek
Marshallton
Middle Run Valley Natural Area
Wood Mill
Stanton
Newport
Minquadale
Simonds Gardens
Delaware River
Lewisville
Fair Hill
Providence
West Meadow
Birch Pointe
Brookbend
Wilmington Manor
Collins Park
New Castle Airport
Zion
Winchester
Brookside
Melanie
New Castle
Academy Hills
Elk Mills
Winding Brook Village
Woodshade
Westminister
Childs
DELAWARE
MARYLAND
Bayview Manor
Bear
Monterey Farms
Red Lion
Glasgow
Elkton
North East
White Hall
Elk Neck State Forest
Williamsburg
Wrangle Hill
Delaware City
Kirkwood
Charlestown
North East River
Arundel
Lums Pond State Park
St Georges
NEW JERSEY
DELAWARE
Supawna Meadows National Wildlife...



FAMILY DOLLAR
Arby's
OUTBACK
Perkins
Walgreens
Hair cuttery
Panera
DOLLAR TREE
SportClips
Rita's
FOOD LION
RITE AID
GNC
DQ
Orange Julius
WINDY HILLS
ACME
SALLY BEAUTY
STARBUCKS COFFEE
Wawa
WSFS
THE GROVE
7 ELEVEN
DUNKIN'
Denny's
Ogletown
ACME
SUBWAY
Applebee's
Great Clips
GNC
Walgreens
COLLEGE PARK
University of Delaware
University of Delaware Science, Technology...
DOLLAR GENERAL
Aaron's
FAMILY DOLLAR
Walgreens
DQ
CVS pharmacy
DOLLAR GENERAL
DUNKIN'
Great Clips
SHERWIN-WILLIAMS
Brookside
DOLLAR TREE
FOOD LION
BJ's
RITE AID
Staples
TACO BELL
Wilson
Exxon
DUNKIN'
Friendly's
SUNOCO
Jersey Mike's
YORKSHIRE
Rittenhouse
SUNOCO
BURGER KING
Carvel
PRET
West Meadow
Birch Pointe
William
Newark
Wedgewood
Little Egypt Rd
DELAWARE
MARYLAND
New London Rd
Jackson Hall School Rd
Casho Mill Rd
Barksdale Rd
W Main St
E Delaware Ave
E Cleveland Ave
S Main St
W Park Pl
E Park Pl
Library Ave
Elkton Rd
West Creek Village
Winding Brook Village
Ritts Chapel Rd
W Chestnut Hill Rd
Welsh Tract Rd
Delaware Turnpike
Chapel St
Salem Church Rd
S Old Baltimore Pike
New Walther Rd
Chapman Rd
Ogletown Rd
Ruthar Dr
Red Mill Rd
Mobil



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