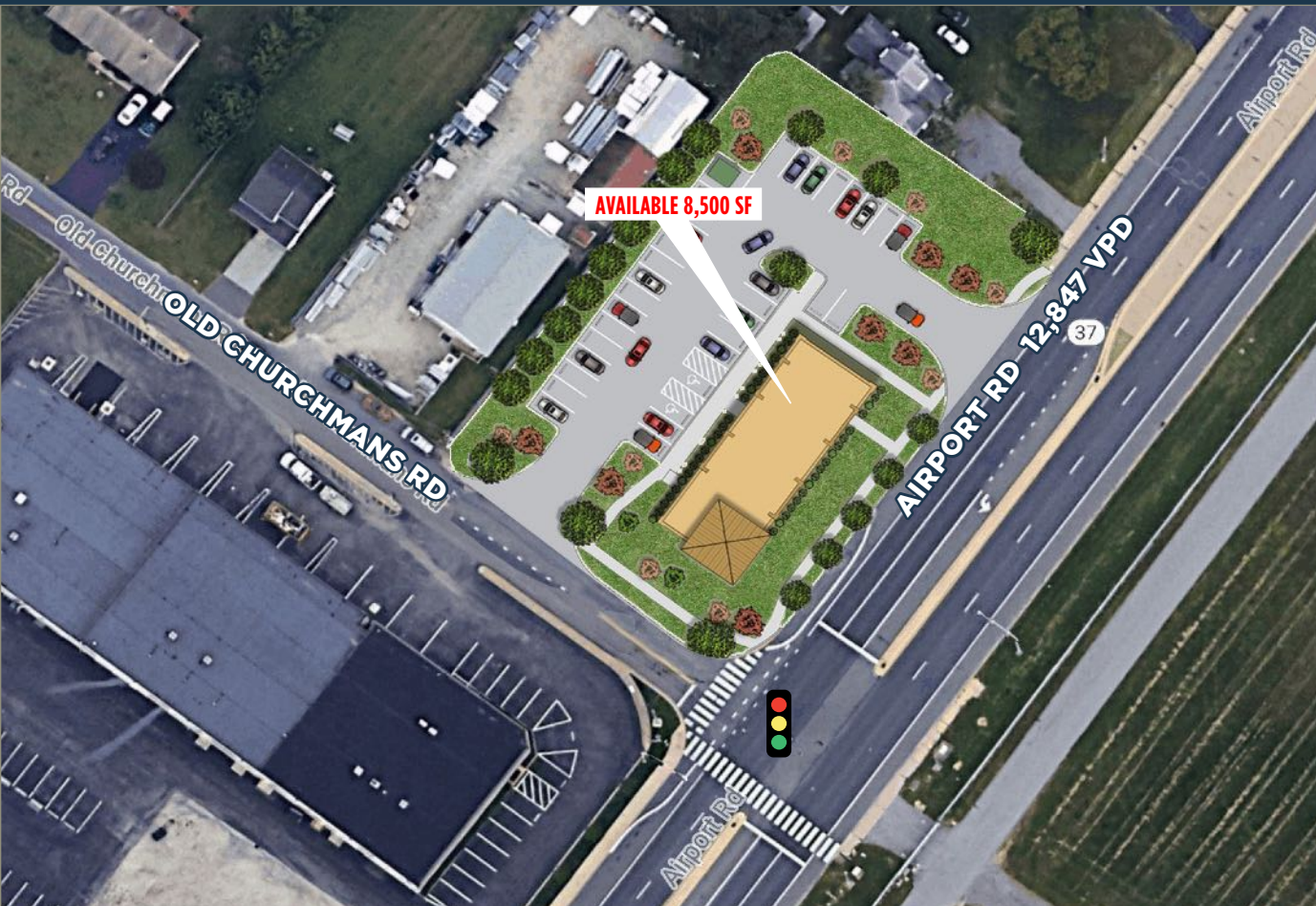


201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720

FULLY APPROVED NEW CONSTRUCTION OFFICE/MEDICAL SPACE

UP TO 8,500 SF FOR LEASE



PROPERTY HIGHLIGHTS

- SHOVEL READY WITH 9-12 MONTH COMPLETION
- EXCELLENT VISIBILITY ON AIRPORT ROAD
- BUILDING SIGNAGE OPPORTUNITY
- 45 PARKING SPACES
- ADJACENT TO NEW CASTLE AIRPORT
- EASY ACCESS TO I-95 AND ROUTES 1, 7, 13 & 273
- EXCELLENT NEARBY AMENITIES: CHRISTIANA MALL, CHRISTIANA HILTON, DELAWARE PARK, NUMEROUS RESTAURANTS, BANKS & SHOPPING CENTERS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	2,570	57,874	186,768
EST. DAYTIME POP. 2025	9,164	68,999	154,080
EST. HOUSEHOLDS 2025	1,005	23,214	74,407
EST. AVG. HH INCOME 2025	\$131,984	\$105,288	\$108,514

AIRPORT ROAD TRAFFIC COUNT: 12,847 *INRIX 2024

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

BRETT DICLEMENTE
bdiclemente@ngkf.com
PH 302-472-8035

WILLS ELLIMAN, CCIM
twelliman@ngkf.com
PH 302-655-2081

NEWMARK
nmrk.com



201 AIRPORT ROAD
NEW CASTLE, DE

ARCHITECTURAL
ALLIANCE

201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720

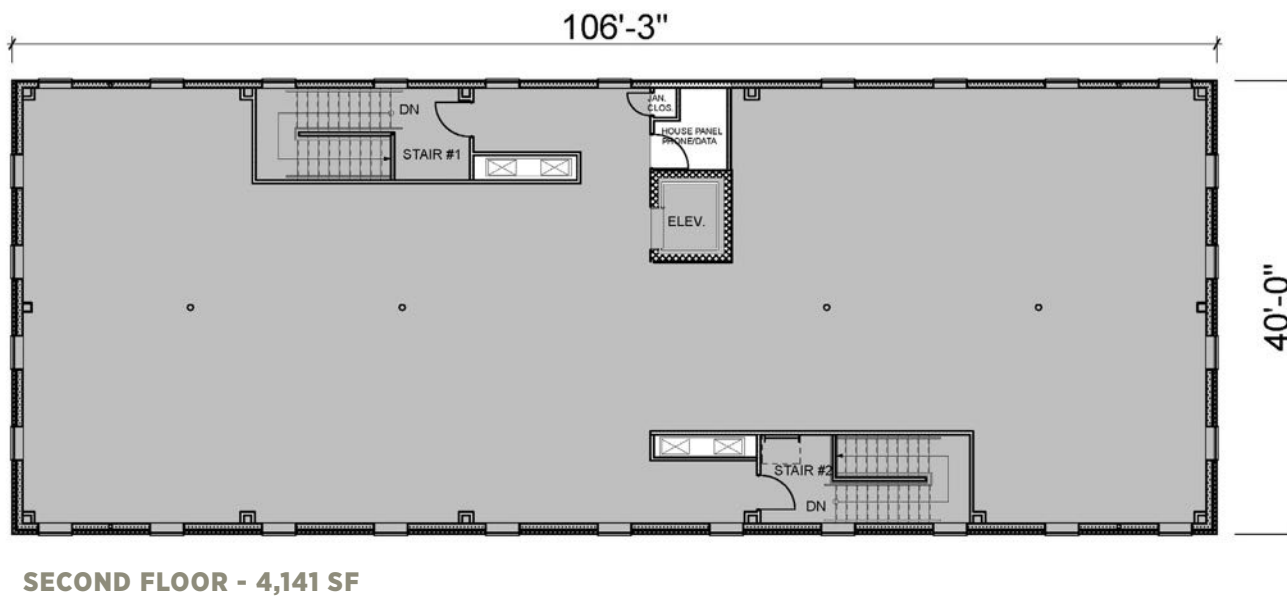
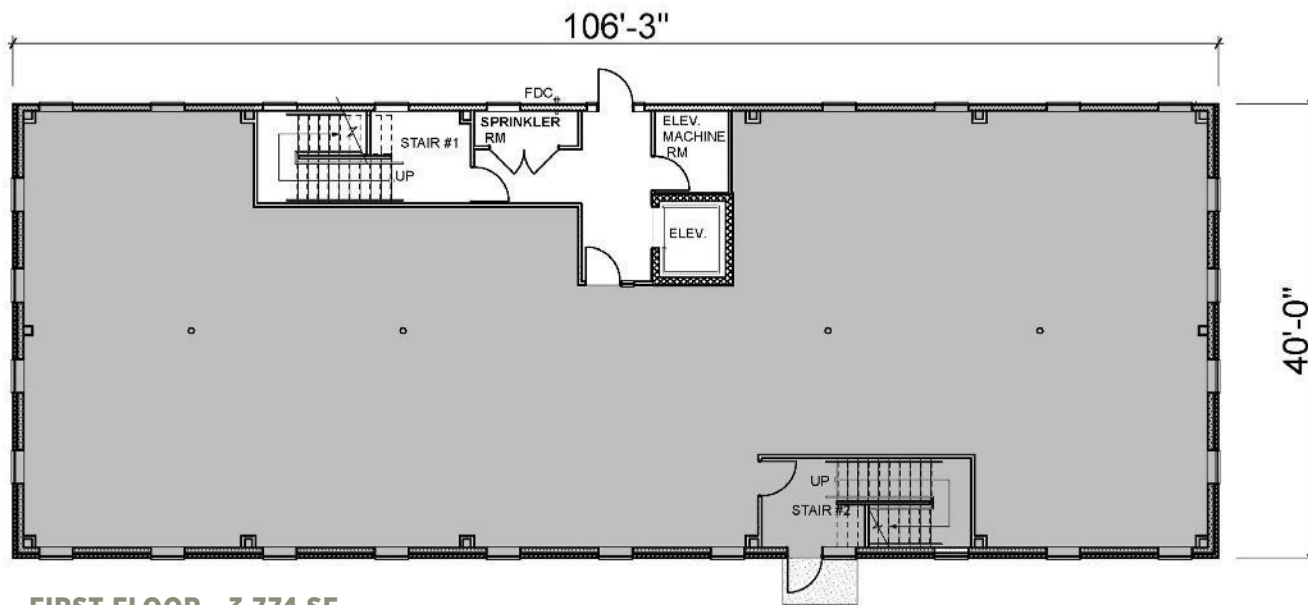




201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720

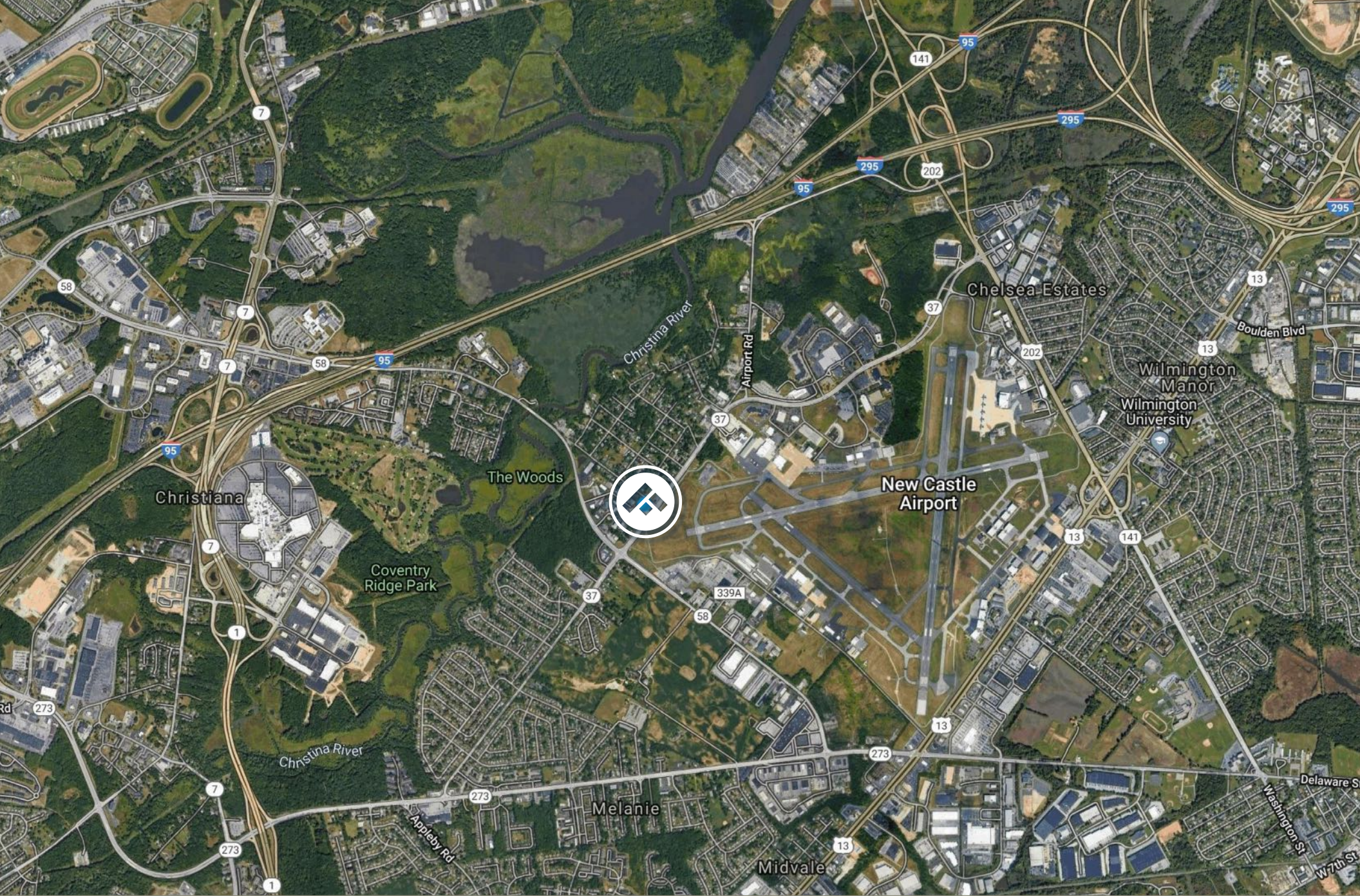




201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720

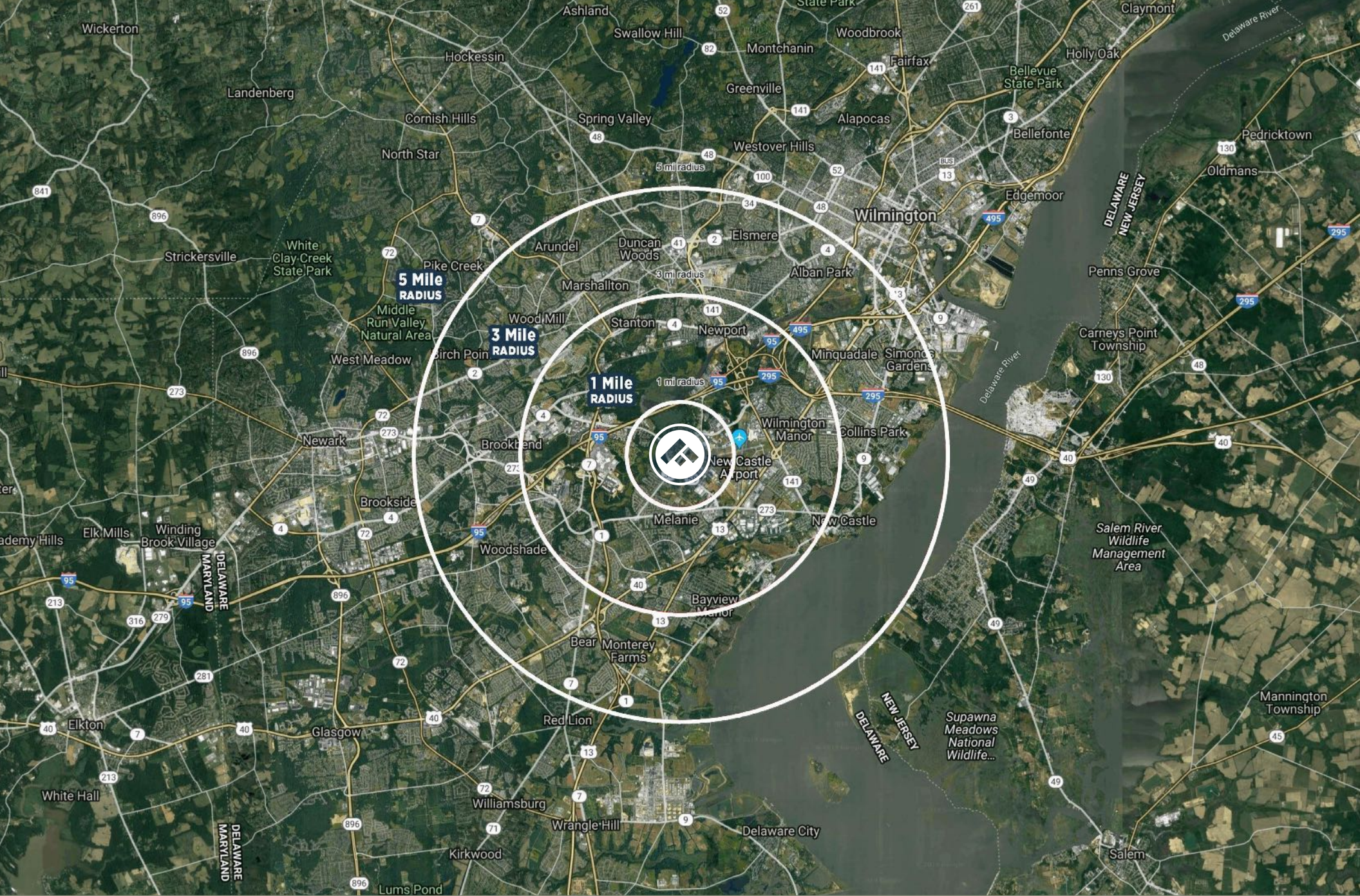




201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720





201 AIRPORT ROAD

201 AIRPORT ROAD | NEW CASTLE, DE 19720





Delivering Great Space to Delaware Business Since 1965

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ARE ANY TO BE IMPLIED