

Astra Plaza | Newark, Delaware

FOR LEASE



Class A mixed-use building located on Main Street amongst local and national retailers
Adjacent to hundreds of student apartments | Walking distance to University of Delaware


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LOCATION

176 E. Main Street
Newark, Delaware 19711
New Castle County

GLA

14,221 SF

TRAFFIC COUNT

11,520 VPD

PROPERTY HIGHLIGHTS

- Class A mixed-use building with 14,221 SF strip center & upper level student apartments
- Walking distance from the University of Delaware campus with over 18,000 students
- Off-street parking (Approx. 12 spaces)
- Situated on Main Street along busy retail corridor nearby a variety of shops, restaurants and bars

Join...

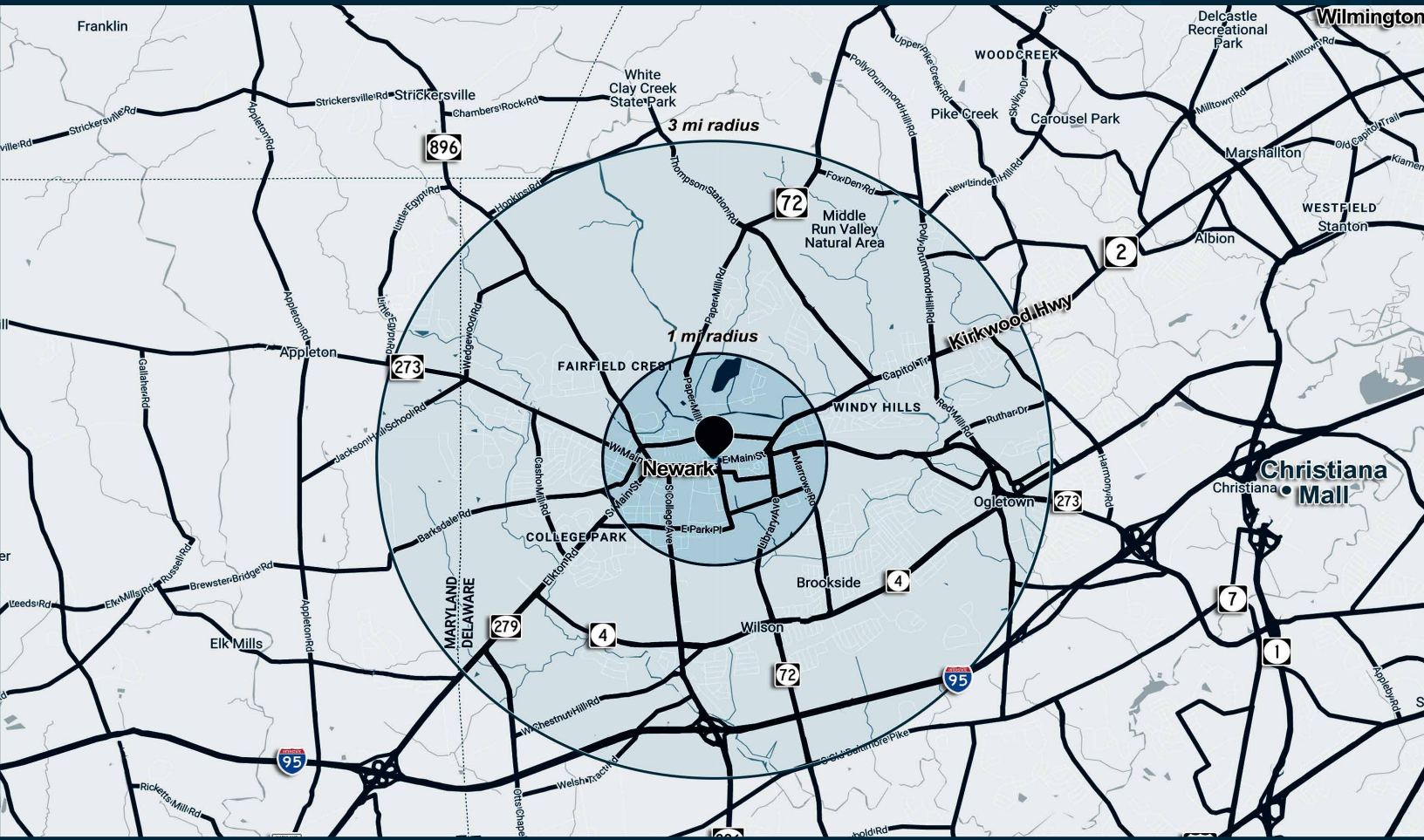


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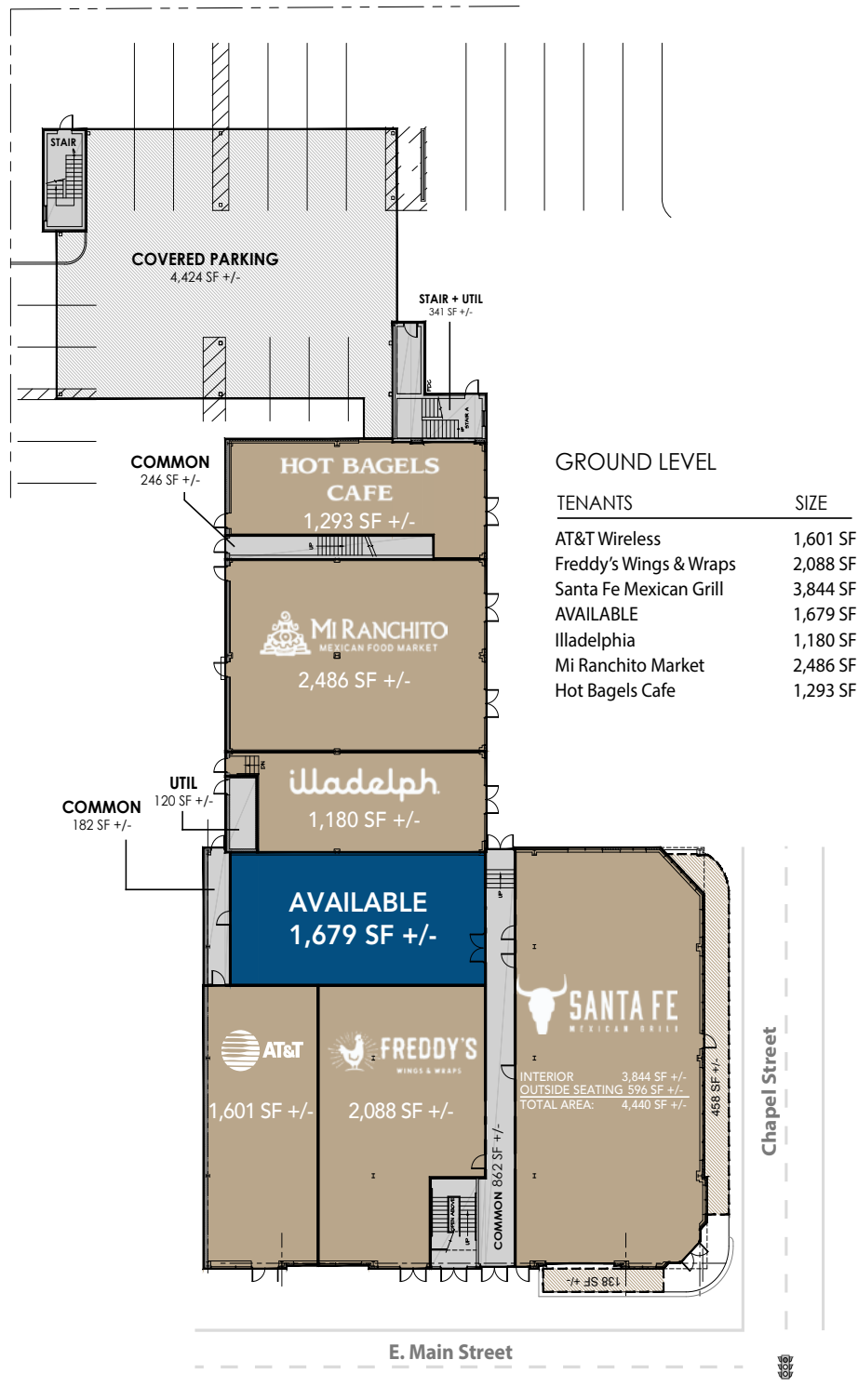
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Population	1 mi	3 mi	5 mi
2023 Estimated Population	17,050	62,826	143,774
2028 Projected Population	17,095	63,947	145,364
2020 Census Population	16,997	62,445	142,418
2010 Census Population	15,725	62,236	139,186
Projected Annual Growth 2023 to 2028	-	0.4%	0.2%
Historical Annual Growth 2010 to 2023	0.6%	-	0.3%
2023 Median Age	23.6	34.2	36.2
Households			
2023 Estimated Households	3,918	22,543	55,109
2028 Projected Households	4,003	23,533	56,855
2020 Census Households	3,877	21,953	53,747
2010 Census Households	3,821	21,454	51,431
Projected Annual Growth 2023 to 2028	0.4%	0.9%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.6%
Race and Ethnicity			
2023 Estimated White	38.0%	56.1%	58.2%
2023 Estimated Black or African American	11.5%	15.8%	19.1%
2023 Estimated Asian or Pacific Islander	46.5%	18.3%	12.8%
2023 Estimated American Indian or Native Alaskan	-	0.3%	0.3%
2023 Estimated Other Races	3.9%	9.6%	9.6%
2023 Estimated Hispanic	4.7%	9.7%	9.6%
Income			
2023 Estimated Average Household Income	\$64,364	\$100,987	\$115,277
2023 Estimated Median Household Income	\$49,715	\$76,246	\$84,791
2023 Estimated Per Capita Income	\$16,517	\$36,782	\$44,444
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.9%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.4%	4.6%
2023 Estimated High School Graduate	16.6%	26.1%	26.4%
2023 Estimated Some College	16.8%	17.4%	17.2%
2023 Estimated Associates Degree Only	5.3%	8.0%	8.3%
2023 Estimated Bachelors Degree Only	30.1%	23.1%	24.4%
2023 Estimated Graduate Degree	26.5%	18.1%	16.4%
Business			
2023 Estimated Total Businesses	776	2,736	5,490
2023 Estimated Total Employees	10,005	32,011	57,624
2023 Estimated Employee Population per Business	12.9	11.7	10.5
2023 Estimated Residential Population per Business	22.0	23.0	26.2

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