

# 2160 NEW CASTLE AVENUE

NEW CASTLE, DE

MULTIPLE PADS AVAILABLE FOR LEASE

JOIN

**ROYAL  
FARMS**



## property highlights.

- High visibility and direct access on I-295
- Strong Traffic Counts: 93,547 VPD
- Ground Lease | Built to Suit Opportunities
- Area retailers include:  
**FAMILY DOLLAR** **Firestone**
- Last exit before bridge to New Jersey
- Ideal for: fast food, cell phone, convenience retail, etc.
- Hotel expected to open 2021

## stats.

2018 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	46,656	179,212	272,300
EST. HOUSEHOLDS	17,013	70,025	107,039
EST. AVG. HH INCOME	\$63,093	\$ 65,990	\$76,900

I-295 TRAFFIC COUNT: 93,547 VPD \*ESRI 2018



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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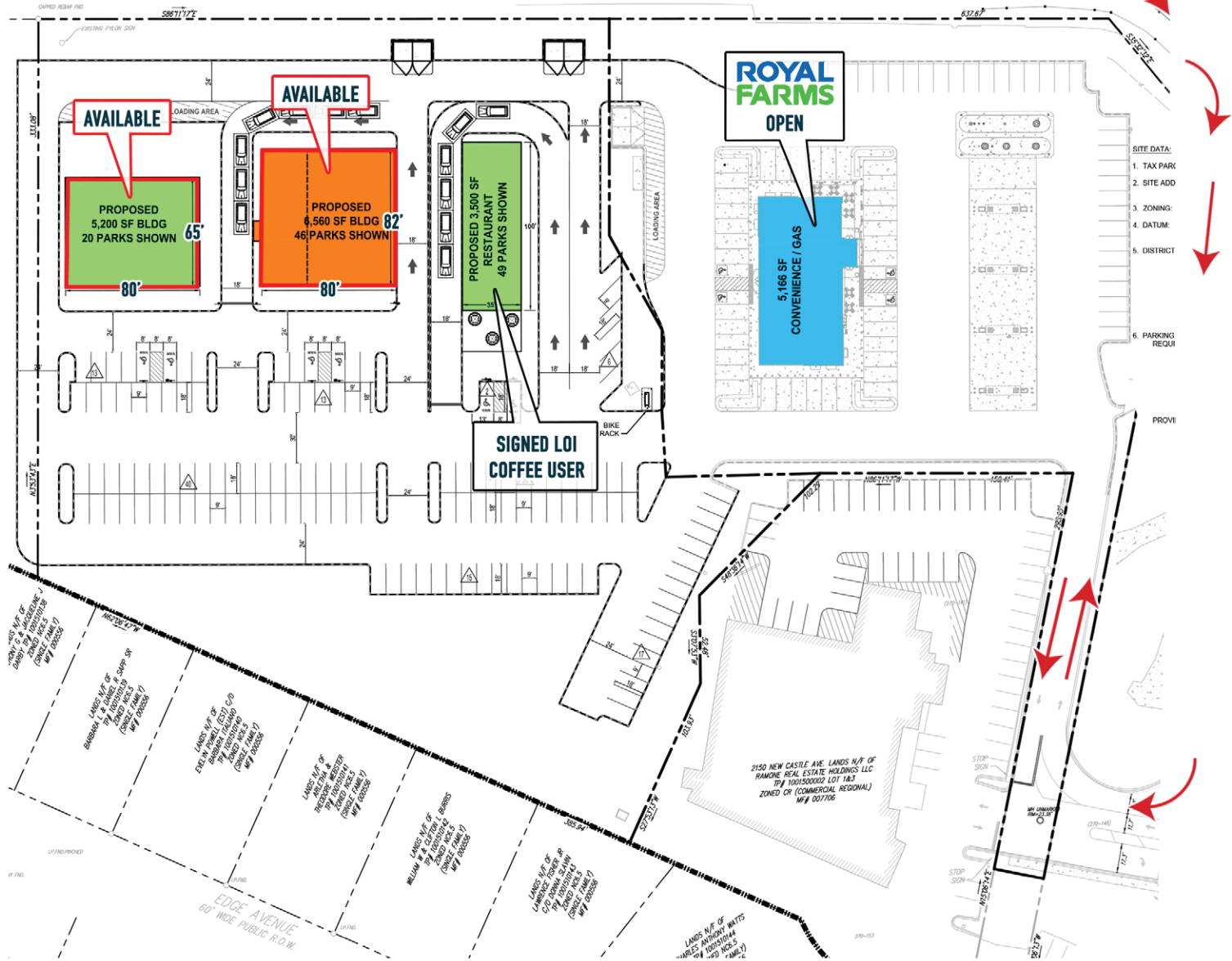
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93,547 VPD

INTERSTATE 295 (N56)  
JOHN F. KENNEDY HIGHWAY  
DEDICATED TO PUBLIC USE, R.O.W. WITH VARRS



- SITE DATA:
1. TAX PARK
  2. SITE ADD
  3. ZONING
  4. DATUM
  5. DISTRICT
  6. PARKING REQUI

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2160 NEW CASTLE AVENUE  
NEW CASTLE, DE





93,547 VPD

HOSPITALITY OPPORTUNITY  
2.85 ACRES ±  
UNDER CONTRACT

AVAILABLE

AVAILABLE

SIGNED LOI  
COFFEE USER

ROYAL  
FARMS  
OPEN

PYLON

INTERSTATE  
295

INTERSTATE  
295

40

40

9

NEW CASTLE AVE 17,006 VPD

CHERRY LN

9

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