INVESTMENT OPPORTUNITY

MANOR PARK SHOPPING CENTER

ESTABLISHED NEIGHBORHOOD RETAIL CENTER

US-13 | NEW CASTLE COUNTY, DELAWARE

58,496
VPD
SIGNALIZED INTERSECTION



$5,500,000
PRICE

$482,000
NOI

30,357 SF
BUILDING SIZE

94%
OCCUPIED

SIGNALIZED INTERSECTION • NATIONAL & SERVICE TENANCY • STRONG DAILY TRAFFIC • ESTABLISHED TRADE AREA

1409 N DUPONT HIGHWAY
NEW CASTLE, DE 19720

GORDON WINEGAR
gwinegar@dsmre.com
302-283-1800 OFFICE
302-757-5353 CELL

DSM COMMERCIAL

OFFERING SUMMARY

ADDRESS	1409 N Dupont Highway New Castle DE 19720
COUNTY	New Castle County
MARKET	Philadelphia MSA
SUBMARKET	New Castle County (Route 13 Corridor)
BUILDING SF	30,357 SF
LAND ACRES	3.98
YEAR BUILT	1970
APN	10-014.30-437 & 10-014.30-444
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$5,500,000
PRICE PSF	$181.18
NOI (CURRENT)	$435,000
NOI (Stabilized Effective 4/1/2027)	$482,000
CAP RATE (CURRENT)	7.91%
CAP RATE (Stabilized Effective 4/1/2027)	8.76%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,662	51,292	179,979
2026 Median HH Income	$73,073	$73,116	$70,342
2026 Average HH Income	$96,153	$97,149	$95,308



Investment Summary - Established Neighborhood Retail Center Along US-13

- Manor Park Shopping Center is a ±30,357 SF multi-tenant neighborhood retail center positioned along US-13, one of New Castle County's primary commercial corridors with approximately 58,496 vehicles per day.
- The property is approximately 94% occupied and features a stable and tenured mix of national, regional, and service-oriented tenancy supporting consistent daily consumer traffic.
- Signalized access, strong frontage, and direct visibility along N. Dupont Highway provide long-term exposure within an established retail corridor.
- The center serves the densely populated Wilmington Manor trade area and benefits from surrounding residential density, commuter traffic, and nearby employment generators.
- Convenient access to I-95, I-295, Route 273, Route 141, and the Delaware Memorial Bridge supports regional connectivity throughout Northern Delaware and the greater Wilmington market.

Stable Daily-Needs Retail Environment

- Existing tenancy reflects continued demand for neighborhood-oriented retail and service providers within the surrounding trade area.
- The property's configuration allows for efficient customer circulation, direct storefront visibility, and ample on-site parking throughout the center.
- The center's limited remaining vacancy provides future leasing upside while maintaining stabilized occupancy.
- Manor Park Shopping Center benefits from an embedded presence within the community, supporting recurring daily consumer visits and long-term retail functionality.



PROPERTY FEATURES

NUMBER OF TENANTS	7
BUILDING SF	30,357
LAND ACRES	3.98
YEAR BUILT	1970
# OF PARCELS	2
ZONING TYPE	CR (Commercial Regional)
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
STREET FRONTAGE	235.70
CORNER LOCATION	Yes
TRAFFIC COUNTS	58,496

TENANT INFORMATION

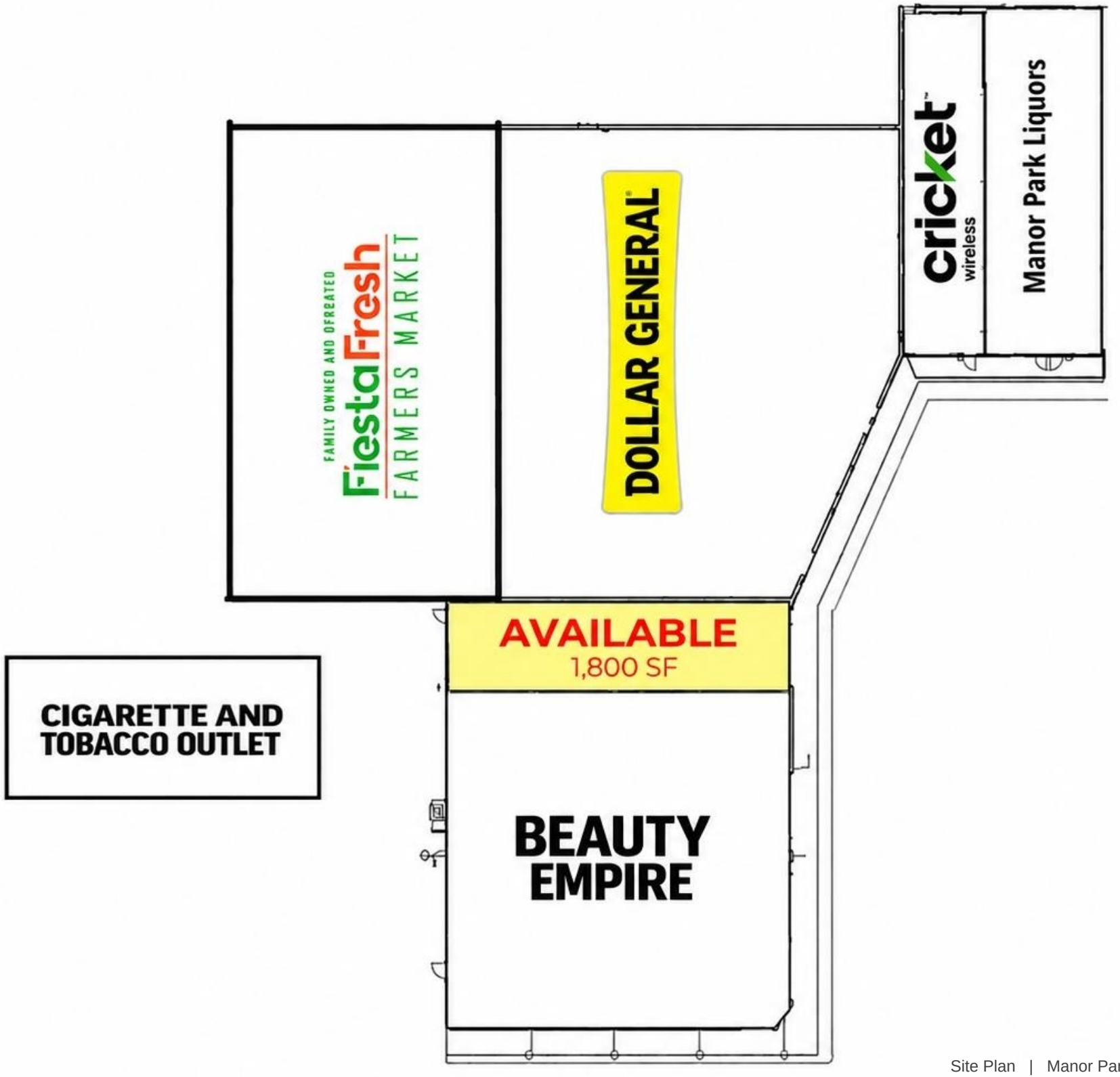
MAJOR TENANT/S	Dollar General
SHADOW ANCHOR	Cricket Wireless/Fiesta Fresh
LEASE TYPE	NNN




Fiesta Fresh
FARMERS MARKET
Fresh
PRODUCE
HERE!
EBT


BEAUTY EMPIRE
HAIR & WIGS PLUS


CIGARETTE & TOBACCO OUTLET
WALK-IN HUMIDOR
—PREMIUM CIGARS—
OPEN
BUY AMERICAN
$86.60
$5599
RIGHT MONEY
24/7
$5399
$5599


FAMILY OWNED AND OPERATED
Fiesta Fresh
FARMERS MARKET
DOLLAR GENERAL
cricket wireless
Manor Park Liquors
AVAILABLE
1,800 SF
CIGARETTE AND TOBACCO OUTLET
BEAUTY EMPIRE

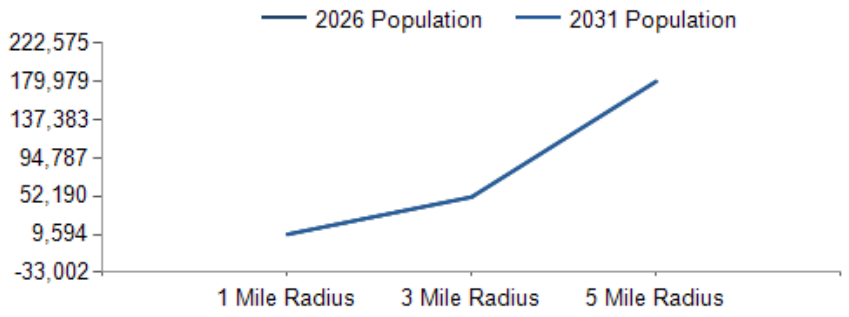

1409 N Dupont Hwy
30,357 SF
3.98 AC
Bacon Ave
Boulden Blvd
13
13


MANOR PARK SHOPPING CENTER
1409 N DUPONT HWY
NEW CASTLE, DE
±58,496 VPD
±57,433 VPD
Bright Spot urban farm
Gracelawn Memorial Park
Garfield Park Recreation Center
Popeyes
Checkers & Rally's
Mavis Tires & Brakes
Wawa
Red Roof
General Floor
UCX
United Electric Supply
Johnstone Supply
Storage Rentals of America
Hopkins Supply, Inc.
The Dove
HercRentals
birdie
Seasons Pizza
Dunkin'
Capriotti's
Airgas
afr
Cafe Pizzeria
Los Taquitos de Puebla
Carpet & Tile Mart
CarMart
Midas
The Training Center
Fitzpatrick
Flame-Tech
Appliance & Mattress Outlet
Berrodin Parts Warehouse
Burns & McBride Home Comfort
fishisfast
SYNLAB
hatchingtime
The Bug Factory
Burger King
Penske
Tom Trucks
The Dog House
Mario Upholstery
Wings To Go
Oklahoma State Pistol Club
Wilmington Manor Elementary School
Speedway
Wilmington University
Castle Hills Elementary School
NEW CASTLE
Wilmington Airport
95
295
202
13

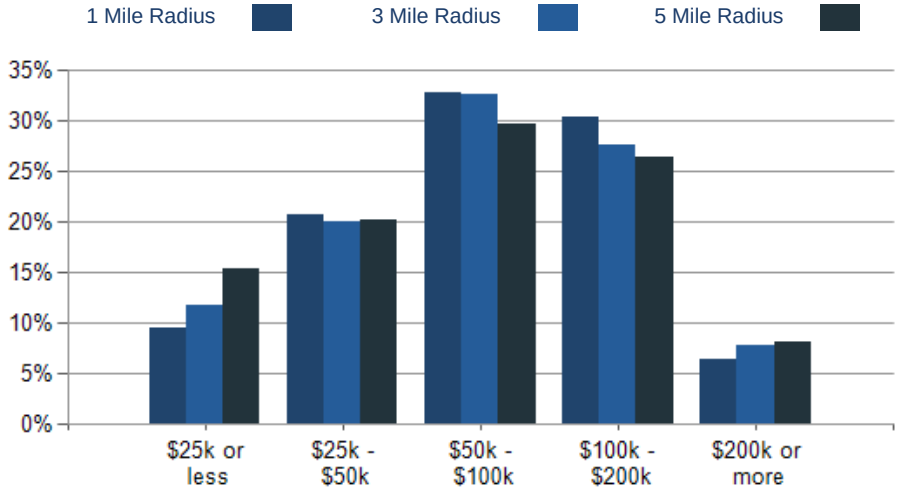

Minquadale
Oakmont
SIMONDS GARDEN PARK
Clearview Manor
Dunleith
Delaware Turnpike
Fern Hook
Holloway Terrace
Garfield Park
Delaware Turnpike
Landers Park
Fairhurst
Basin Rd
S
Riveredge Park
Castle Hills
Manor
Collins Park
Wilmington Manor
1
Wilmington University
0.74 miles | 2.8 minutes
2
New Castle County Airport
1.46 miles | 3.9 minutes
3
Delaware Memorial Bridge
2.67 miles | 4.9 minutes
4
I-95 N
3.22 miles | 5.8 minutes
Jefferson Farms
NEW CASTLE COUNTY AIRPORT
Penn Acres South
N Dupont Hwy
WILLIAM PENN HIGH SCHOOL
Historic New Castle
Rambleton Acres
New Castle
Midvale

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,793	50,851	174,575
2010 Population	9,397	50,907	177,029
2026 Population	9,662	51,292	179,979
2031 Population	9,594	51,213	179,843
2026 African American	2,785	15,861	62,816
2026 American Indian	74	393	1,076
2026 Asian	142	757	5,656
2026 Hispanic	2,657	12,075	35,732
2026 Other Race	1,418	6,028	17,494
2026 White	4,171	22,748	75,481
2026 Multiracial	1,066	5,476	17,377
2026-2031: Population: Growth Rate	-0.70%	-0.15%	-0.10%

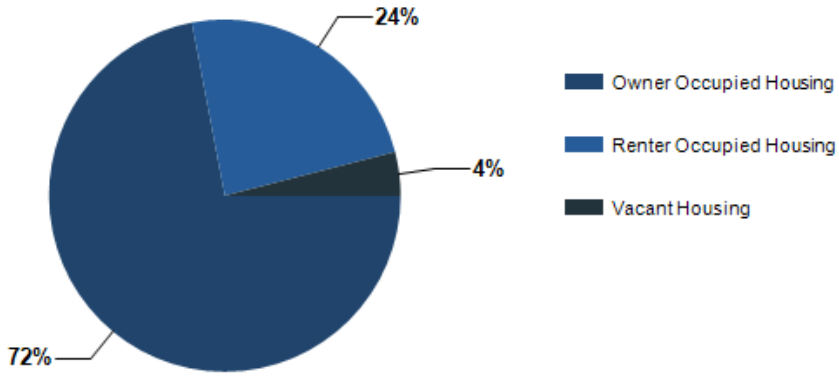
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	172	1,279	6,926
$15,000-$24,999	168	1,089	4,670
$25,000-$34,999	175	1,403	5,497
$35,000-$49,999	560	2,654	9,605
$50,000-$74,999	739	3,897	12,618
$75,000-$99,999	422	2,709	9,656
$100,000-$149,999	685	3,686	12,696
$150,000-$199,999	389	1,920	7,054
$200,000 or greater	227	1,586	6,178
Median HH Income	$73,073	$73,116	$70,342
Average HH Income	$96,153	$97,149	$95,308



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

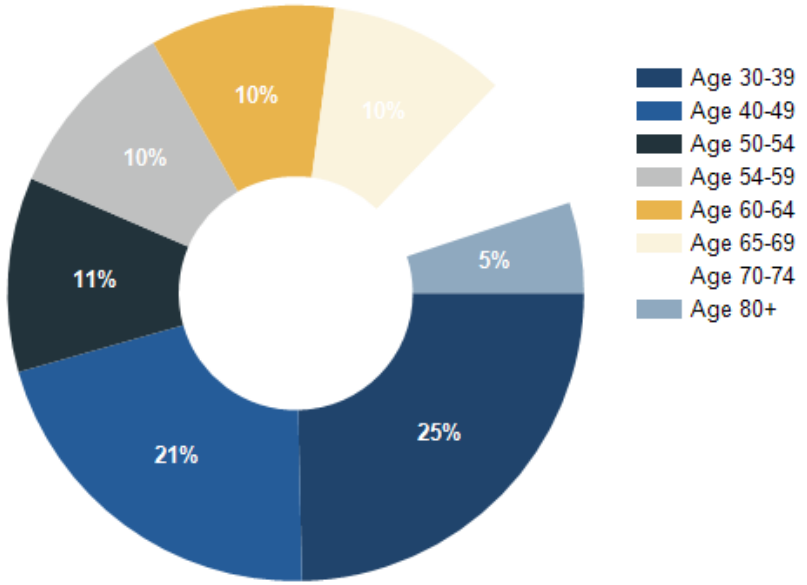


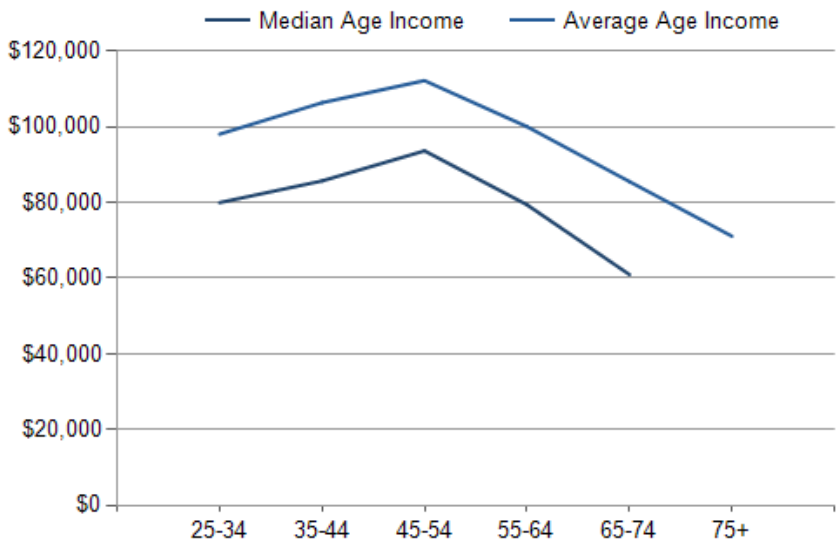
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	723	3,711	14,348
2026 Population Age 35-39	676	3,627	13,344
2026 Population Age 40-44	640	3,429	11,992
2026 Population Age 45-49	547	2,985	10,388
2026 Population Age 50-54	620	3,135	10,553
2026 Population Age 55-59	582	3,181	10,729
2026 Population Age 60-64	590	3,423	11,279
2026 Population Age 65-69	568	3,186	10,466
2026 Population Age 70-74	438	2,470	8,164
2026 Population Age 75-79	289	1,813	5,850
2026 Population Age 80-84	214	1,096	3,665
2026 Population Age 85+	143	902	3,113
2026 Population Age 18+	7,563	40,662	142,753
2026 Median Age	39	40	39
2031 Median Age	40	41	40

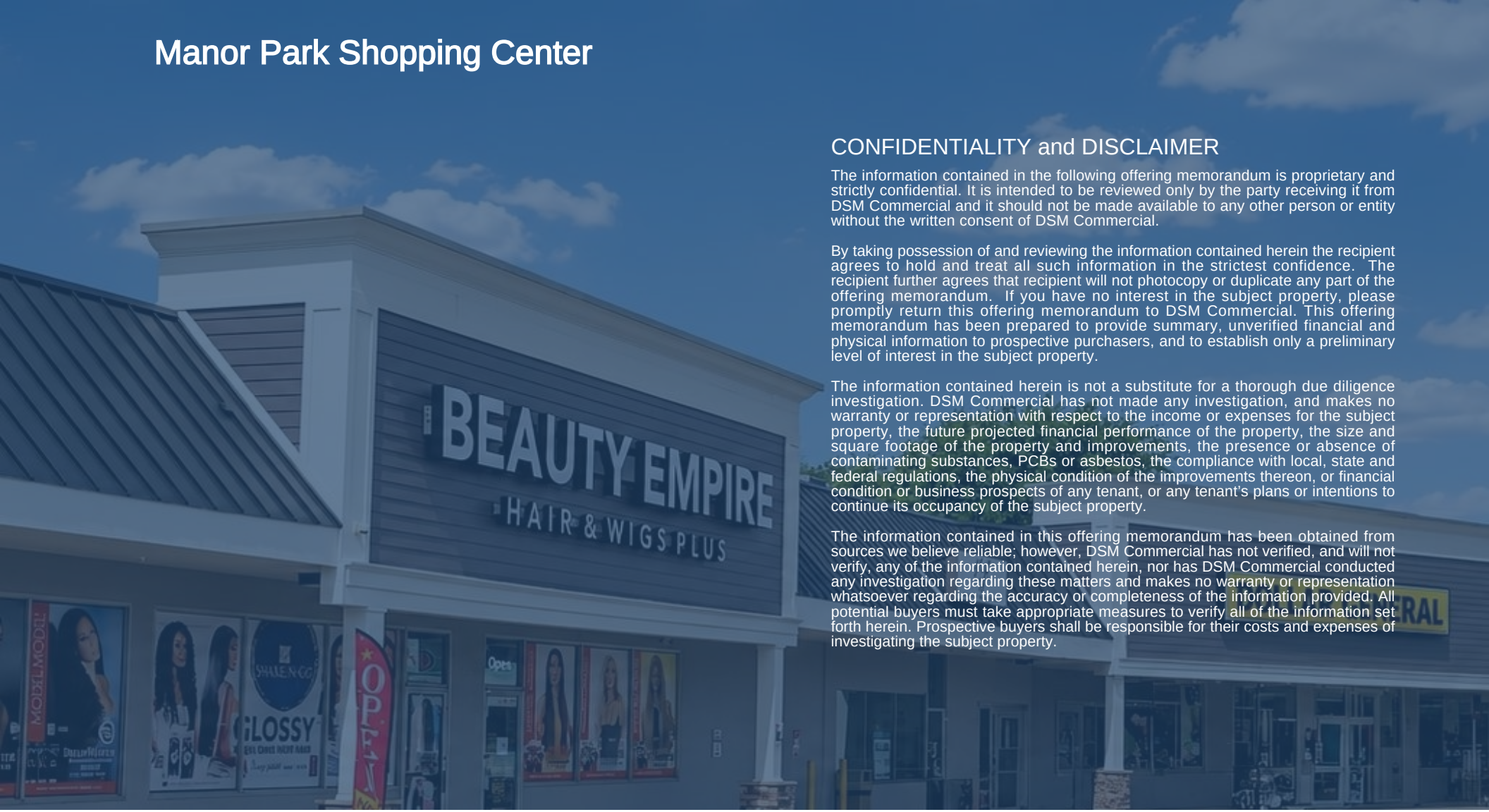
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$79,967	$79,184	$77,512
Average Household Income 25-34	$98,067	$99,148	$97,592
Median Household Income 35-44	$85,710	$86,802	$84,527
Average Household Income 35-44	$106,379	$113,020	$110,976
Median Household Income 45-54	$93,655	$91,285	$88,591
Average Household Income 45-54	$112,221	$111,201	$112,099
Median Household Income 55-64	$79,390	$78,721	$76,348
Average Household Income 55-64	$100,034	$101,502	$100,726
Median Household Income 65-74	$60,935	$60,084	$55,857
Average Household Income 65-74	$85,505	$89,007	$83,260
Average Household Income 75+	$71,074	$66,277	$64,283

Population By Age





Manor Park Shopping Center



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