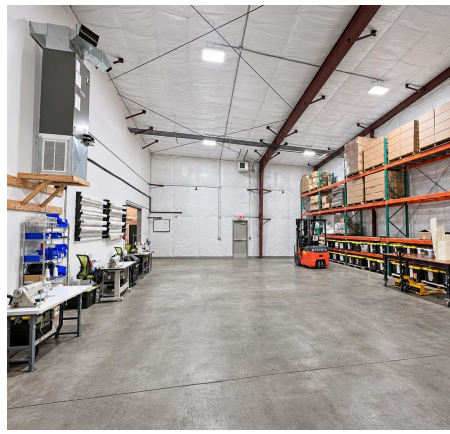
Ruthar Drive Flex Space









FOR LEASE | ESTABLISHED NEWARK INDUSTRIAL LOCATION

303-305 Ruthar Drive
Newark, DE 19711

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DSM Commercial
(302) 283-1800
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DSM COMMERCIAL

HIGHLIGHTS

- Position your business in Newark's established Ruthar Drive industrial corridor.
- Two flex spaces are available in adjacent buildings: 3,960 SF at 303 Ruthar Drive, Units A&B, and 2,460 SF at 305 Ruthar Drive, Unit A.
- The property offers an established commercial setting with on-site parking and access to the area's major transportation routes.
- Its Newark location provides a practical base for businesses serving customers throughout New Castle County and the surrounding region.
- Established business environment alongside commercial and industrial operators
- On-site parking accommodates employees and visiting customers
- Access to Route 273 and I-95 supports connections to customers, suppliers, and job sites





POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,209	75,536	190,202

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$98,553	$108,616	$116,002

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,345	29,665	75,115

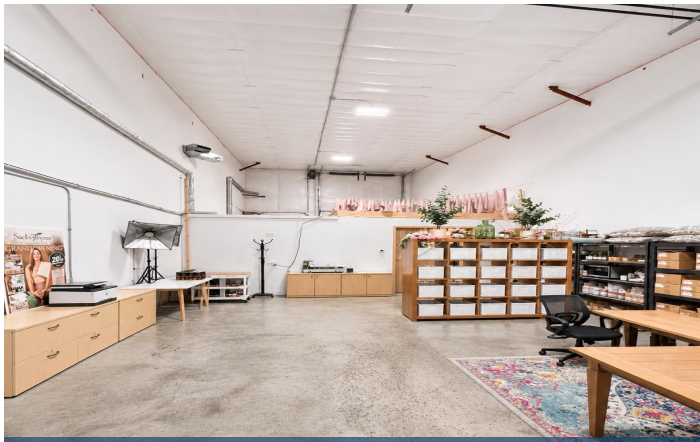
Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
Unit A	305 Ruthar Drive	1	2,460 SF	$15.00 PSF (Yearly)	Plus Utilities	Office: 16'x16'
Units A&B	303 Ruthar Drive	1	3,960 SF	$15.00 PSF (Yearly)	Plus Utilities	Office 1: 16'x10'; Office 2: 12'x12'



303 | Unit A — Warehouse



303 | Unit A — Entry



303 | Unit B — Flex Area



303 | Unit B — Workspace



303 | Unit B — Office



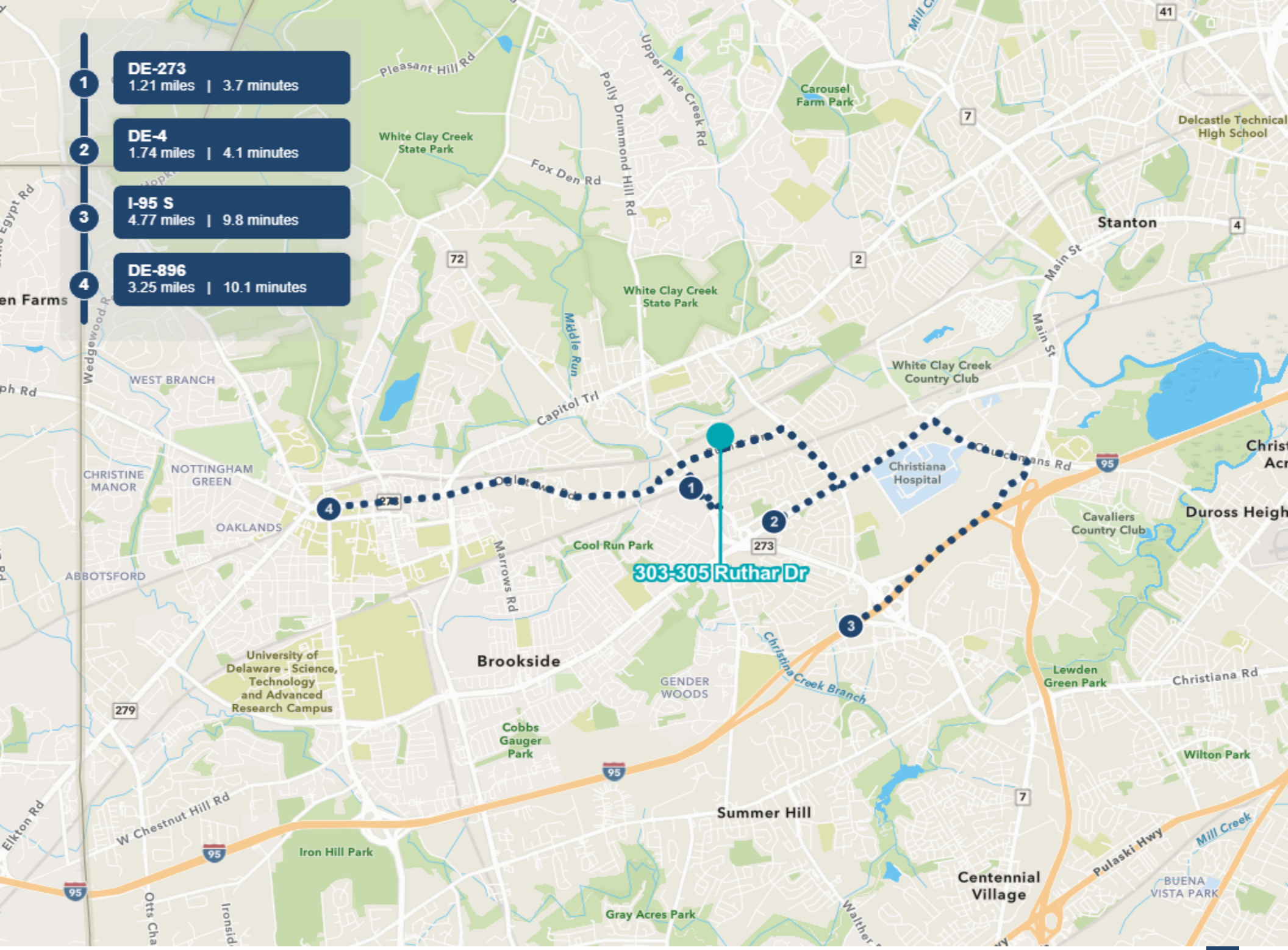
305 | Unit A — Office



305 | Unit A — Entry



305 | Unit A — Warehouse



DE-273
1.21 miles | 3.7 minutes
DE-4
1.74 miles | 4.1 minutes
I-95 S
4.77 miles | 9.8 minutes
DE-896
3.25 miles | 10.1 minutes
303-305 Ruthar Dr
Pleasant Hill Rd
White Clay Creek State Park
Fox Den Rd
Polly Drummond Hill Rd
Upper Pike Creek Rd
Carousel Farm Park
Delcastle Technical High School
Stanton
Main St
White Clay Creek State Park
White Clay Creek Country Club
Middle Run
Capitol Trl
WEST BRANCH
Wedgewood Rd
CHRISTINE MANOR
NOTTINGHAM GREEN
OAKLANDS
ABBOTSFORD
Christiana Hospital
Churchmans Rd
Cavaliers Country Club
Duross Heigh
Cool Run Park
Marrows Rd
Brookside
University of Delaware - Science, Technology and Advanced Research Campus
GENDER WOODS
Christina Creek Branch
Lewden Green Park
Christiana Rd
Cobbs Gauger Park
Wilton Park
Summer Hill
W Chestnut Hill Rd
Iron Hill Park
Centennial Village
Pulaski Hwy
Mill Creek
BUENA VISTA PARK
Gray Acres Park
Elkton Rd
Otts Cha
Ironsid

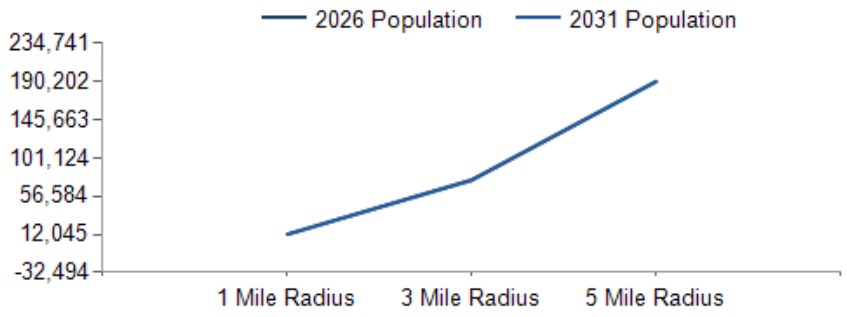
SITE ACCESS & AVAILABLE SUITES

303-305 Ruthar Drive | Newark, Delaware

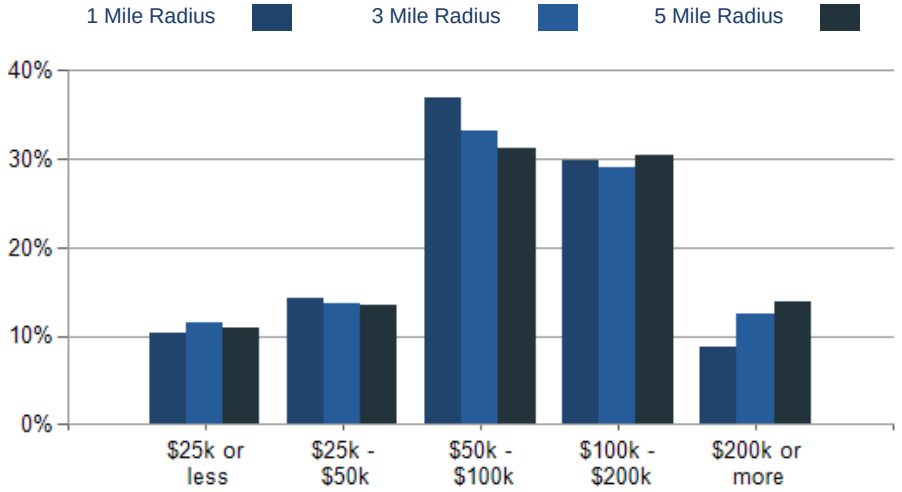


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,863	72,361	183,949
2010 Population	12,070	71,971	187,350
2026 Population	12,209	75,536	190,202
2031 Population	12,045	75,057	189,909
2026 African American	2,688	13,791	42,858
2026 American Indian	60	387	955
2026 Asian	775	7,740	17,618
2026 Hispanic	2,268	10,418	26,856
2026 Other Race	1,031	4,278	12,141
2026 White	6,300	42,063	99,218
2026 Multiracial	1,349	7,253	17,353
2026-2031: Population: Growth Rate	-1.35%	-0.65%	-0.15%

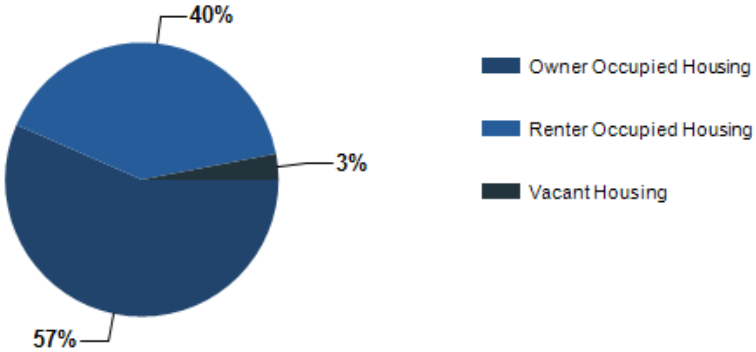
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	323	2,022	5,008
$15,000-$24,999	231	1,420	3,128
$25,000-$34,999	182	1,203	2,862
$35,000-$49,999	579	2,860	7,325
$50,000-$74,999	1,239	5,329	11,942
$75,000-$99,999	735	4,497	11,546
$100,000-$149,999	1,248	5,745	14,785
$150,000-$199,999	345	2,893	8,069
$200,000 or greater	463	3,696	10,451
Median HH Income	$78,126	$84,307	$89,033
Average HH Income	$98,553	$108,616	$116,002



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

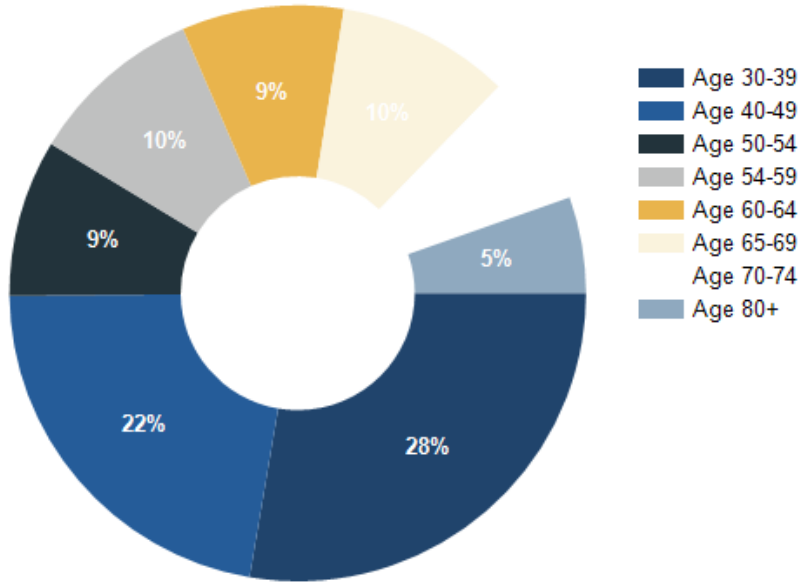


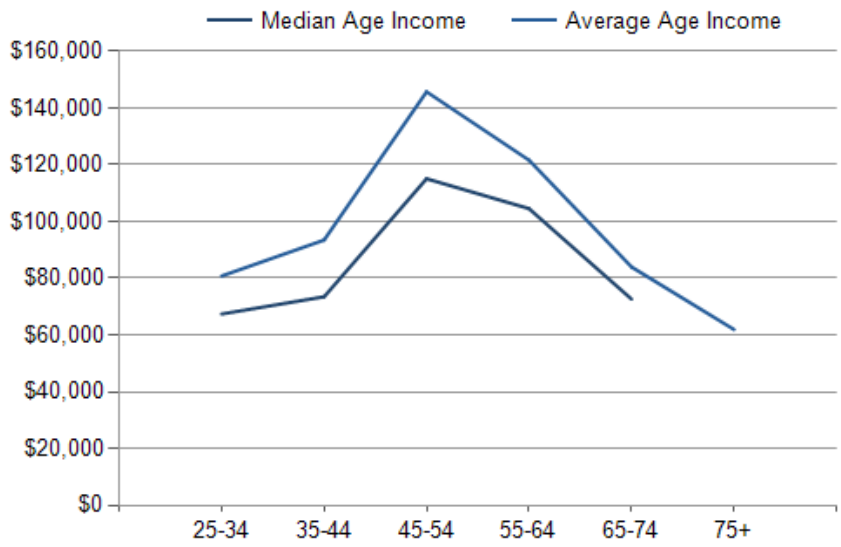
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,014	5,895	14,218
2026 Population Age 35-39	1,021	5,300	13,401
2026 Population Age 40-44	913	4,660	12,324
2026 Population Age 45-49	718	3,836	10,418
2026 Population Age 50-54	648	3,626	9,911
2026 Population Age 55-59	722	3,821	10,575
2026 Population Age 60-64	667	4,076	11,089
2026 Population Age 65-69	714	4,078	11,072
2026 Population Age 70-74	539	3,314	9,124
2026 Population Age 75-79	397	2,523	6,627
2026 Population Age 80-84	246	1,675	4,363
2026 Population Age 85+	228	1,467	3,523
2026 Population Age 18+	9,723	62,136	155,043
2026 Median Age	39	36	38
2031 Median Age	40	37	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$67,354	$86,153	$91,988
Average Household Income 25-34	$80,749	$101,369	$108,818
Median Household Income 35-44	$73,447	$97,303	$97,195
Average Household Income 35-44	$93,431	$123,842	$127,574
Median Household Income 45-54	$115,047	$115,167	$116,311
Average Household Income 45-54	$145,680	$146,033	$147,628
Median Household Income 55-64	$104,500	$96,391	$97,150
Average Household Income 55-64	$121,594	$122,361	$125,922
Median Household Income 65-74	$72,600	$83,189	$87,060
Average Household Income 65-74	$83,943	$101,877	$107,963
Average Household Income 75+	$61,893	$72,798	$88,598

Population By Age





Ruthar Drive Flex Space

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