

SWEDES STREET

NEW CASTLE, DE 19720

For Sale

Swedes
Square

10.5 ACRE
MIXED-USE *OPPORTUNITY*



2 Swedes Square is a 10.5 acre mixed-use opportunity that combines residential, non-residential, and planned development possibilities. The property is currently in the R1 zoning district. The site is conveniently located near Route 9 (14,000 VPD) with excellent visibility surrounded by dense housing and commercial. The project also benefits from dense demographic numbers which include 55,398 households within a 5-mile radius, as well as an average household income of \$73,654. The prime location and its supporting demographics will bring several opportunities for this project.



ABE KHAN
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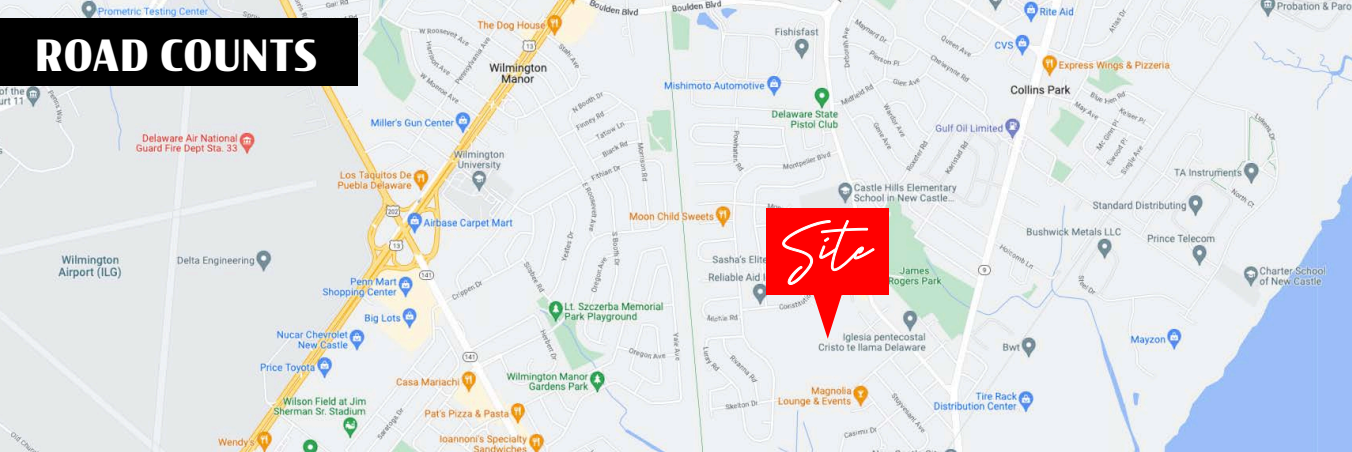
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COMMERCIAL BROKERAGE. *Redefined.*

ROAD COUNTS

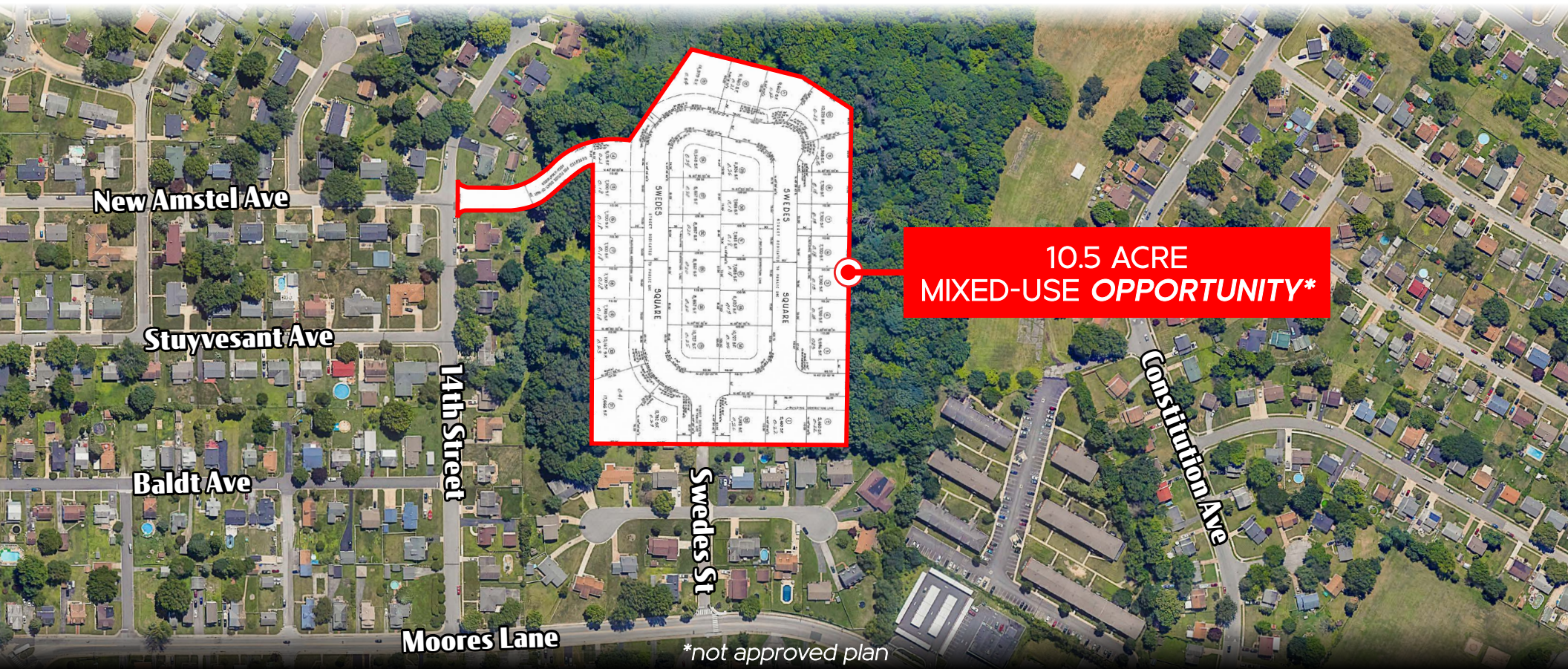


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,706	36,915	141,479
TOTAL EMPLOYEES	3,929	34,780	133,060
AVERAGE HHI	\$78,456	\$76,723	\$73,654
TOTAL HOUSEHOLDS	3,966	13,837	55,398

TRAFFIC COUNTS:
Wilmington Rd (Rt 14) ± 14,000 VPD

Location

2 Swedes Square is ideally situated on highly traveled Route 9 and Moores Lane, providing convenient access for employees, visitors, or residents to the subject property. It is approximately three miles from downtown New Castle.



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MARKET AERIAL



NEW CASTLE COUNTY

TOTAL POPULATION

574,365

MEDIAN AGE

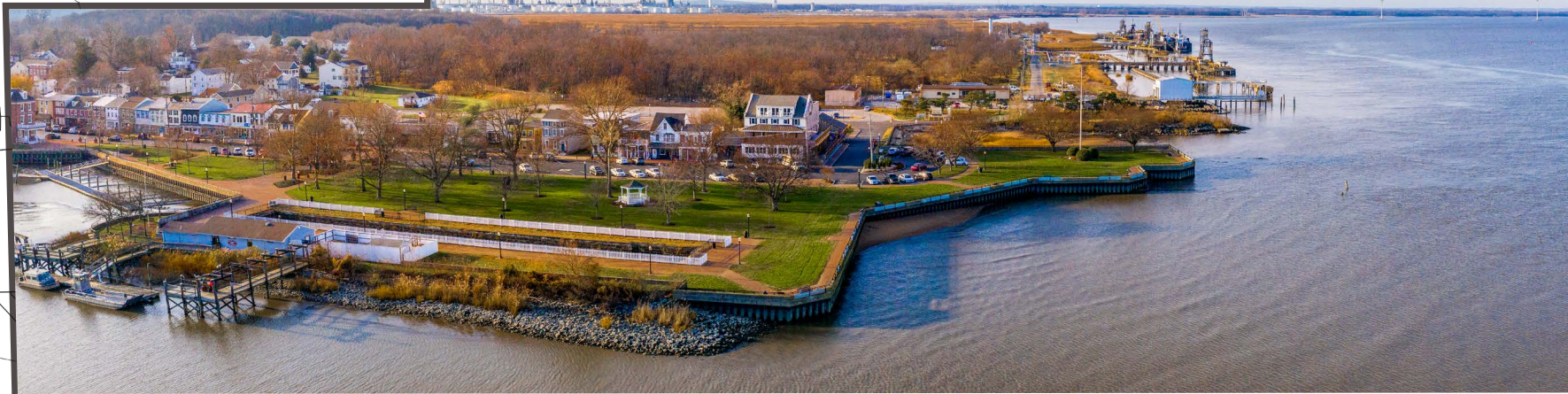
38.3

EMPLOYEES

335,876

New Castle County is the northernmost of the three counties of the U.S. state of Delaware (New Castle, Kent, and Sussex). As of the 2020 census, the population was 570,719, making it the most populous county in Delaware, with nearly 60% of the state's population of 989,948. The county seat is Wilmington, which is also the state's most populous city.

New Castle County is included in the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area. The county is named after William Cavendish, 1st Duke of Newcastle.



About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISORS:

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OUR LOCATIONS:

YORK OFFICE:

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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:


309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
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CONTACT US

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