

## **DELAWARE CITY**

(New Castle)

**Property address:** 93 Clinton Street

**Downtown location:** Directly on Clinton Street (the main thoroughfare) in downtown Delaware City, this brand new, upper-scale retail space. The space lies along the scenic riverwalk, fronts on Clinton Street, and is located on the first floor within the newly renovated three-story Central Hotel alongside the new headquarters of the American Birding Association (ABA) and below several occupied upper-scale apartments. Beautiful downtown streetscape and strong seasonal foot-traffic.

Main Street Delaware City, in partnership with the City, is implementing a comprehensive eco-tourism initiative that includes significant recreational opportunities for bird watchers, bicyclists, canoeists, kayakers, hikers, and fishermen. Delaware City is a quaint riverfront community proud of its rich history and excited about the future. The town is directly on the Delaware River and is the gateway to many natural and historic treasures, such as the Delaware Estuary marshes, the Chesapeake & Delaware Canal, Fort Delaware and Fort DuPont. Delaware City is also the head of the Mike Castle Trail, a new eleven-mile walking/biking that connects Delaware City with Chesapeake City.

- Brand new one room retail space, ready for move-in.
- Well-lit interior with large windows on three sides of interior.
- Durable and easy to maintain “wood look” laminate flooring.
- Public restrooms immediately adjacent.
- Handicap accessible.
- Free on-street parking; beautiful downtown streetscape.

**Approximate interior square footage of space: 600 SF**

**Cost estimate for utilities** (*These are monthly estimates that will become the Pop-Up tenant’s responsibility during the three months of free rent.*)

- CAM: \$127 average per month
- Electric - \$50
- Gas- N/A
- Phone – tenant responsibility
- WiFi or Internet connection – tenant responsibility
- Water – included in CAM
- Other – N/A

**Value of space based on normal rental rate:** \$1,000 a month (May be negotiable for excellent tenant match.)

**Ideal candidates for this space are retailers:**

- Bicycle shop, outdoor outfitter, and other retailers that will support the “eco” emphasis and related economic opportunities in this riverside community.
- Retailers with strong retailing experience, excellent product/service match for the community and related tourism potential.
- Retailer with Internet presence, on-line shopping capability, and well-established clientele base.