

AVAILABLE

Retail Space



3,060 S.F.

113 N. James Street, Newport, Delaware 19804

Built For You



Industrial



Professional



Retail



Luxury Living

AVAILABLE

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Features

- Minutes away from I-95/I-295, I-495 and Routes 41 and 141
- Estimated Vehicle Count per DELDOT: 32,584 per day
- 82,964 households within 5 Miles in 2012
- 269,579 total people within 5 Miles in 2012

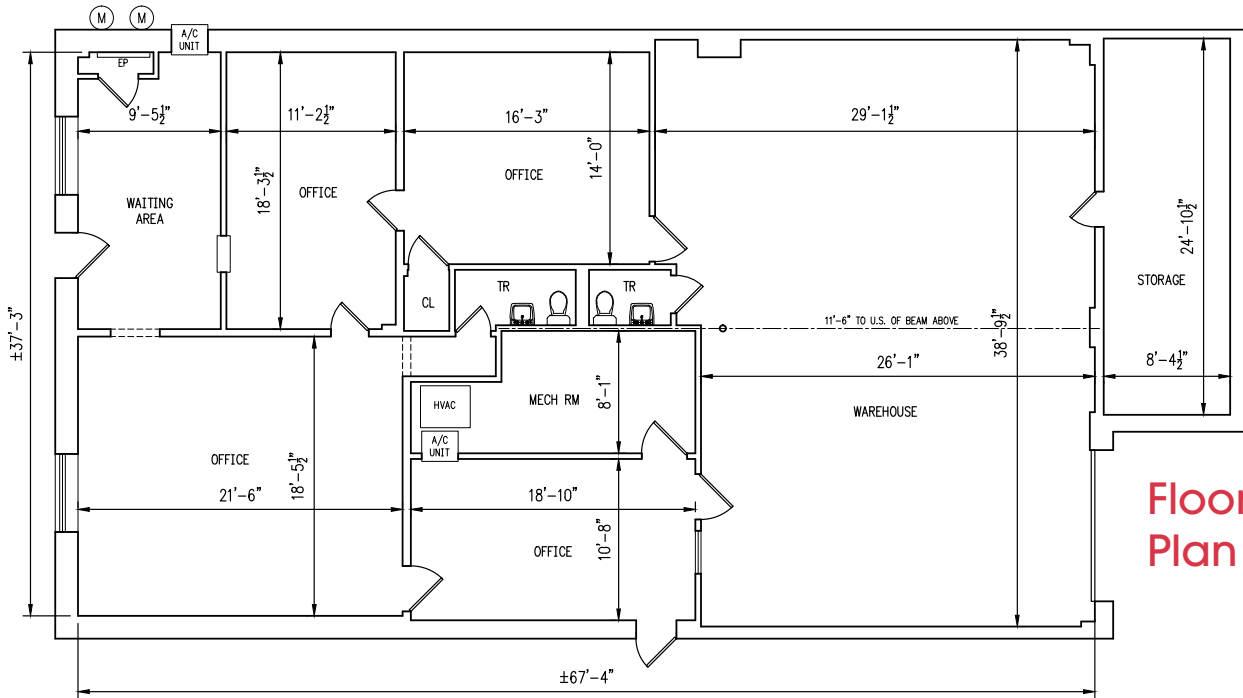
For more information call: **Thomas Harvey** (302) 323-9300 Ext. 115
etharvey@harveyhanna.com / www.harveyhanna.com



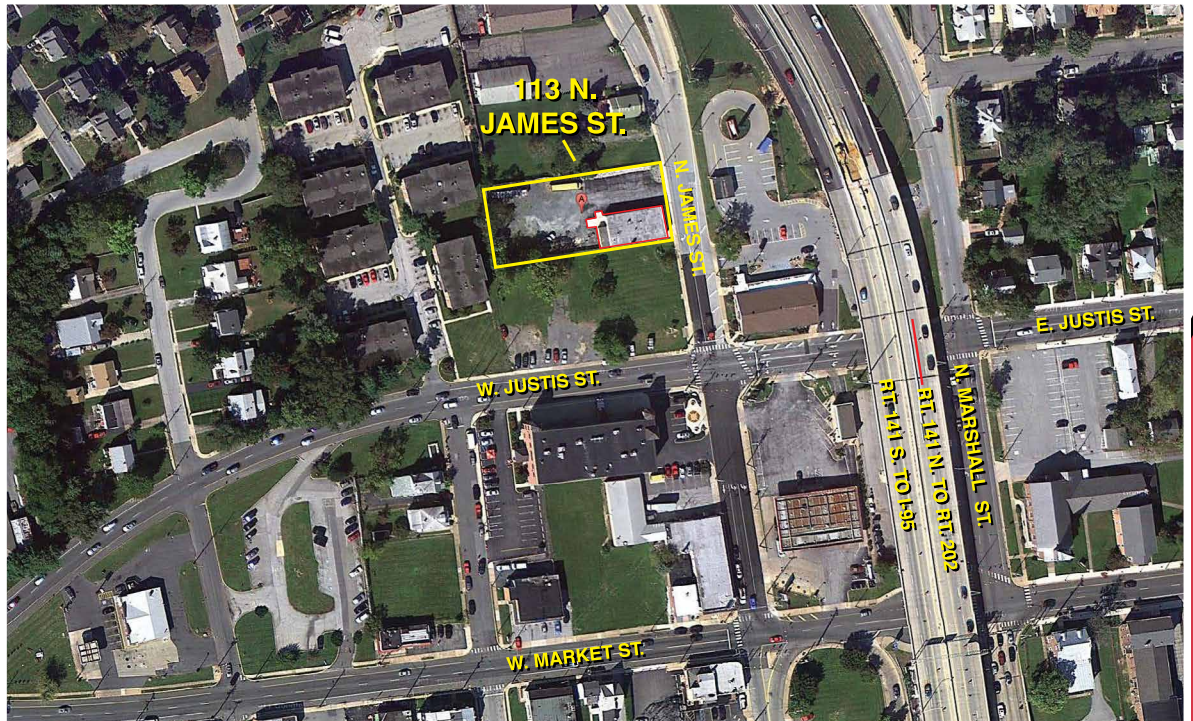
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Floor Plan



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Close Proximity and easy access to nearby retail districts:

North Wilmington, Rt. 202

New Castle, Rt. 13

Wilmington, Kirkwood Highway

Newport sits at the epicenter of major commuting routes in northern New Castle, Delaware. The town is bisected by Delaware Routes 141 and Rt. 4 and is located two miles north of I-95, I-295 & I-495.



Property Description: Retail / Office Space

Size: 3,060 SF

Land Area: .49 acres

Construction: Masonry

Ceiling Height: 11'-8" In Warehouse

Loading: 1 Drive-In door

Power: 200 AMP

Heat: Split system in Office, Gas Fired Heater in Warehouse

Water and Sewer: United water / New Castle County

Building Layout: 4 Offices, Warehouse & Storage

Facilities: Two rest rooms

Zoning: Retail / Office Space

Location: Newport

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Why Do Business in Delaware?

The State of Delaware is known as the "Corporate Capital of the World," due to its incorporation of more than sixty percent of the Fortune 500 companies. There are many reasons Delaware is the perfect state to do business, such as its reputation as a 'pro-business' state, proximity to viable markets and accessibility to a highly educated work force.

The state has taken a wide variety of measures to help established small businesses and entrepreneurs take their business from the idea phase to start-up to expansion, making Delaware an excellent choice to start a business.

The Delaware Economic Development Office (DEDO) aids entrepreneurs building a business through various state programs designed to help these start-up businesses develop successfully. DEDO has enabled the success of many small Top Reasons to do Business in Delaware through easy access to incentives, grants and the SSBCI program where businesses receive low interest loans.

Top Reasons to do Business in Delaware

1. Delaware # 1 in Economic Output Per Job – According to the U.S. Chamber of Commerce's 2014 Enterprising States study, Delaware ranked first in the Economic Output Per Job study and fifth in the New Startup Rate study.
2. Delaware # 1 in Business Friendliness– CNBC's 2014 America's Top States for Business ranked Delaware as the most business friendly state.
3. Delaware #2 in Business Incubation –The Beacon Hill Institutes's 13th annual State Competitiveness Report ranked Delaware second for business incubation in 2013, thanks to programs such as the Emerging Enterprise Center (EEC) of New Castle County Chamber of Commerce (NCCCC) which creates a nurturing environment to help early stage businesses grow, develop and succeed.
4. The Kauffman FastTrac program ~ A combined effort between DEDO and Delaware Technical Community College, the Kauffman FastTrac program has trained over 300,000 entrepreneurs nationwide by helping them to develop business plans and guides small-business owners who want to take their enterprise to the next level.
5. State Small Business Credit Initiative (SSBCI) – The program is designed to enhance access to capital and lower interest rates provided to small business. The plan dedicates \$12.1 million to create a new participation program between DEDO, lending institutions and their small business clients and dedicates \$1 million to the Delaware Capital Access Program.
6. Delaware has the Fastest Internet Speeds in the U.S. - Delaware has the fastest Internet Speeds (16. mbps) in the nation which gives Delaware business an edge, making them more competitive than those businesses based in neighboring states. Not only does a faster internet speed make e-commerce sites more competitive, it makes businesses of all industries more productive, giving them faster access to shared project files allowing for more efficient collaboration.

Meanwhile, there are numerous other reasons to do business in Delaware, such as the DEMEP (Delaware Manufacturing Extension Partnership) that helps 'forward thinking manufacturers' to remain competitive, the DWIB (Delaware Workforce Investment Board) that offers 'Employee Training Grants' or the Brownfield Assistance Program which provides matching grants to owners and developers in order to encourage the redevelopment within the state.

7. Interested in Lower Taxes? Move to Delaware! Lowest property taxes on average – Delaware ranks #2 (Fool.com) behind #1 - Alaska.