

122 E. Main Street, Christiana, Delaware 19702



**Property Overview**

- Constructed in 1994/Remodeled in 2016 & 2020
- Current license capacity: 92
- NCC NC 6.5
- 1.15 acres with a road frontage of 238.9 feet

- 2 Buildings
  - Building #1: +/- 3,150 SF
  - Building #2: +/- 3,284 SF
- Large fenced play area with equipment
- Sale lease back potential for investor or future owner/user

**Offering Summary**

Sale Price	\$1,100,000
Lease Price	\$20.50/SF/NNN
FF&E	Price Negotiable

**For More Information**

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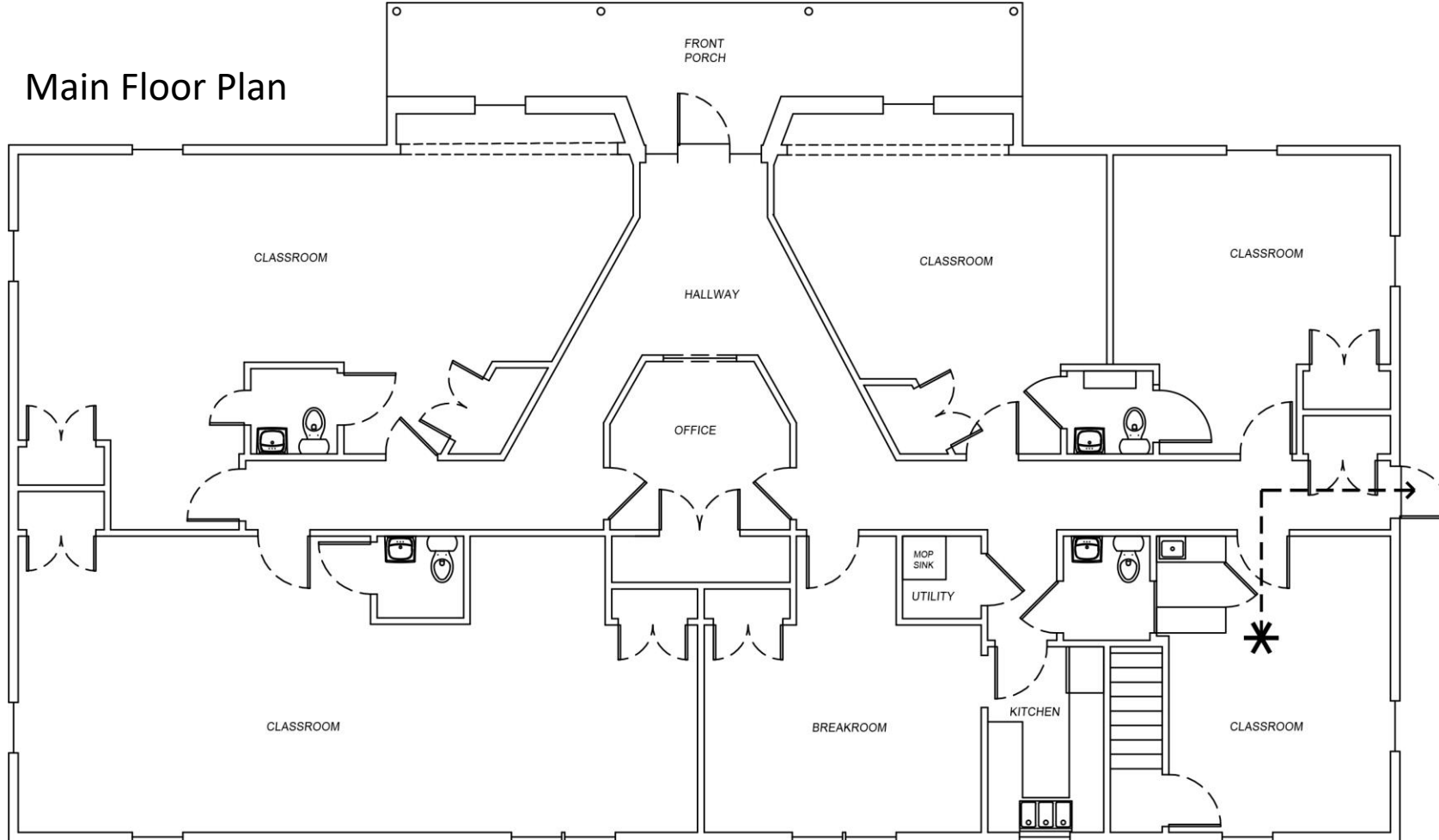


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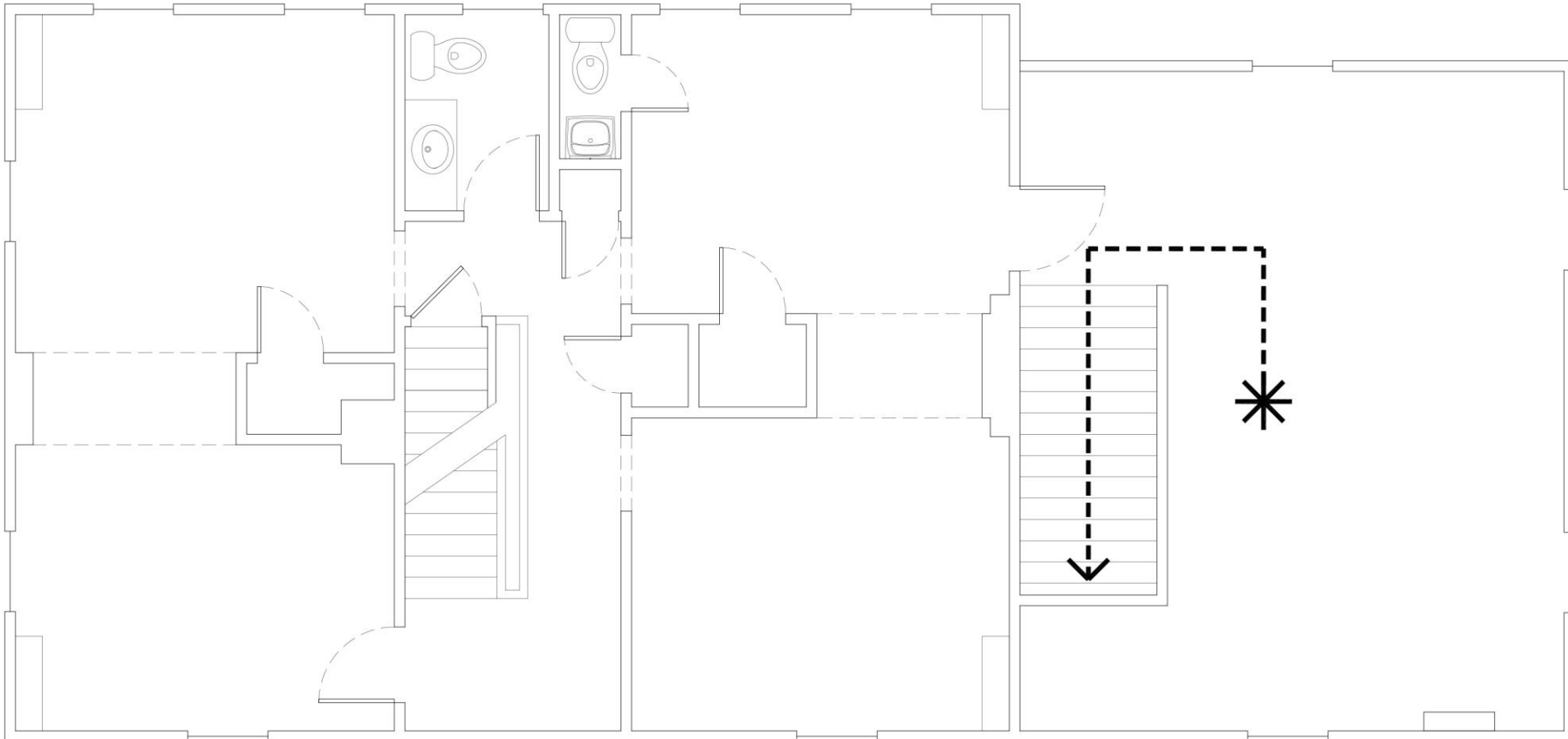
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Main Floor Plan



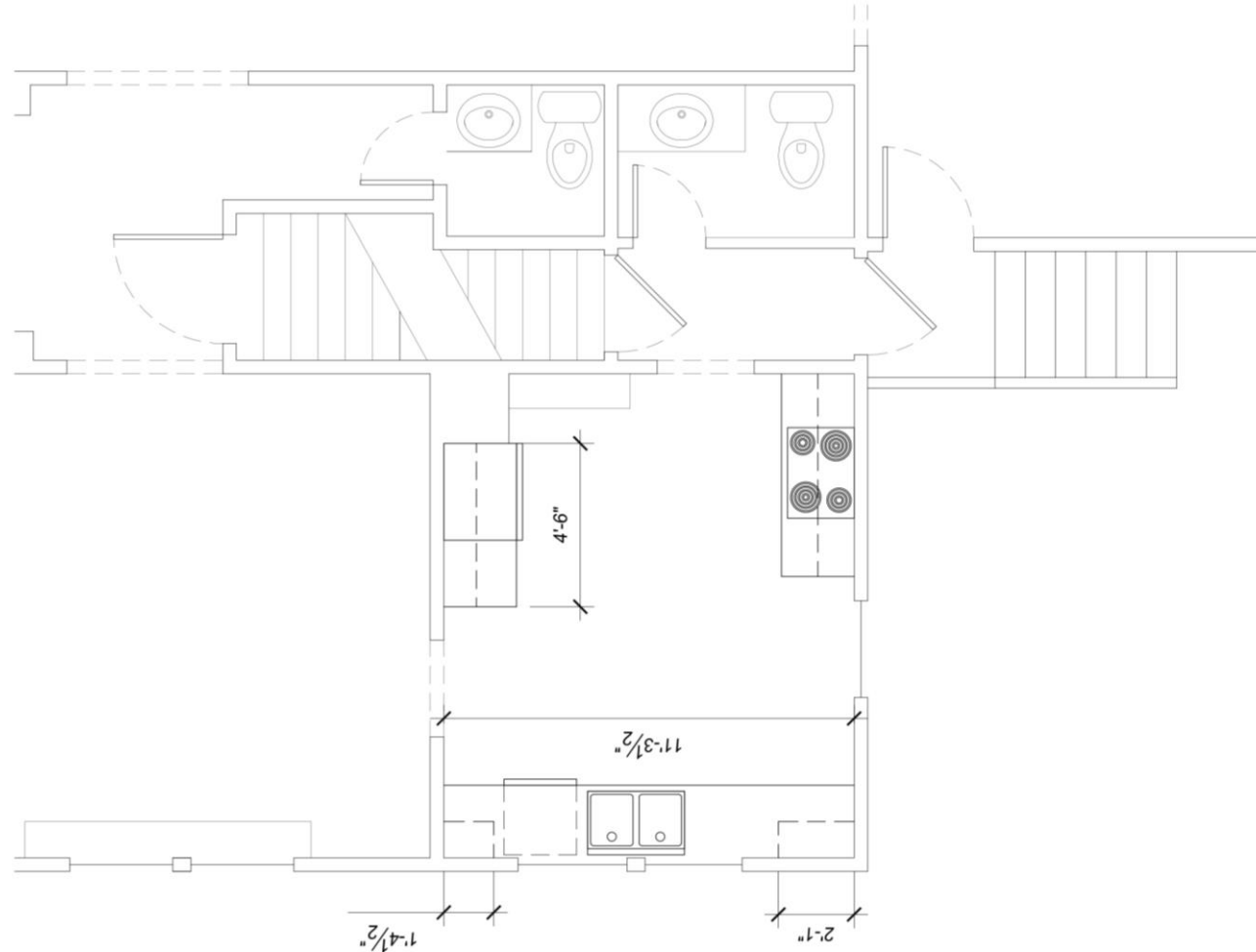
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Second Floor Plan



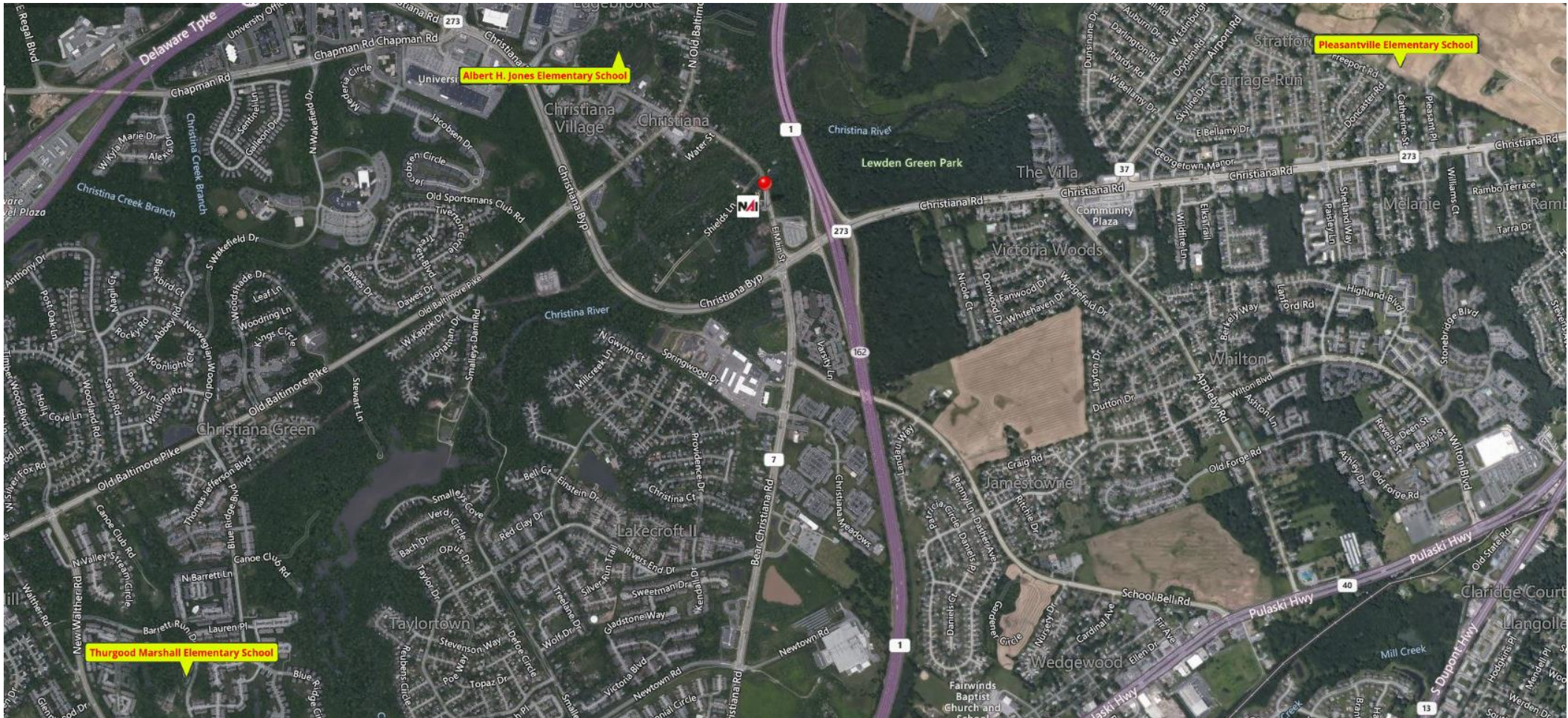
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Kitchen Floor Plan



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*Located in the Christina School District.*



## 122 E. Main Street, Christiana, Delaware 19702

	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	2,708	87,335	320,790
Average Age	36.8	33.8	34.0
Average Age (Male)	36.9	31.6	32.8
Average Age (Female)	36.8	35.9	35.1
<b>Households &amp; Income</b>			
Total Households	900	29,919	113,910
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$99,307	\$80,387	\$75,645
Average House Value	\$297,843	\$264,592	\$257,981

\* Demographic data derived from 2010 US Census

