



Downtown Development Districts

Application for District Renewal

Five Year Renewal Application for Expiring DDD Districts

Please note: Applicants are encouraged to consult with the Office of State Planning Coordination (OSPC) prior to submittal.

Application Period and Deadlines: The application period opens three years prior to expiration. Applications for extensions must be submitted within 6 months of the current DDD program expiration. Applications are accepted on a rolling basis and reviewed by the Cabinet Committee on State Planning Issues (CCSPI) at their next scheduled meeting. Application must be accompanied by a Resolution from the legislative body supporting the application for a DDD District Designation Extension, and an updated District Plan.

Review and Approval: Applications for five-year DDD District Renewal are reviewed by OSPC and agency partners. OSPC will prepare a report and recommendation which will be presented to the CCSPI which will in turn make a recommendation to the Governor. The Governor may renew Districts for up to two 5-year renewal periods. Completed applications should be sent to OSPC@delaware.gov

- Check list:
- ☒ Application Form
 - ☒ Legislative Body Resolution
 - ☒ Updated District Plan

Municipality / County: Town of Smyrna

DDD Program expiration date August 10, 2026

Contact Person for Application

Name: Jeremy J. Rothwell

Address: 220 Artisan Dr, Smyrna, DE 19977

Phone: 302-389-2332

Email: jrothwell@smyrna.delaware.gov



Signature

1/22/2026

Date

District Administrator (if different)

Name: _____

Address: _____

Phone: _____

Email: _____

Signature

Date



Downtown Development Districts

Application for District Renewal

Legislative Body Resolution:

The resolution must affirmatively indicate that the legislative body supports the application for the extension of Downtown Development District designation and is willing to adhere to the District Plan and the Local Incentives for the extended duration.

Date of Resolution in support of DDD Extension Application: 01/20/2026

Resolution number: 01-26

Program Administration:

Describe any proposed changes in how the DDD program will be administered (such as new organizational structure or personnel to enhance implementation of the DDD program).

Please see attachment

Need and Impact:

Describe the impact the DDD program has had on your downtown thus far. In the response, please consider the program's effectiveness in creating capital investment, creating jobs, improving housing stock, increasing residents and visitors, providing enhanced retail and entertainment opportunities, and otherwise improving the quality of life within such district. Refer to the Key Priority Projects identified in the initial DDD program application; Was the District successful in implementing these projects? Provide justification as to why the program should be extended.

Please see attachment

District Plan:

Revise the current District Plan to include the listed items below. The revised plan is intended to supersede the existing one and must be included with the Extension Application. The updated plan should assess progress made since program implementation, reflect relevant changes that may have occurred since plan adoption, and provide up-to-date guidance for redevelopment for the next 5 years and beyond.



Downtown Development Districts

Application for District Renewal

District Plan update must include the following:

1. Rationale as to why the five-year extension is necessary and/or desirable to achieve redevelopment goals stated in the District Plan.
2. An evaluation and self-assessment of past program implementation and performance.
3. Updated demographic and redevelopment data, and analysis of that data in the current plan.
4. An evaluation, and revision if necessary, of the vision, goals and strategies for downtown redevelopment.
5. Updated maps that reflect current conditions. Note any changes (within the District) to zoning or to the Future Land Use Map in the adopted comprehensive plan.

Briefly summarize changes made to the plan here:

Please see attachment

Local Incentives:

List the local incentive package currently in place and briefly assess the effectiveness of each using data from completed projects. Please note any changes proposed to these incentives and describe why the change is needed.

List any new incentive options being proposed and explain how these new incentives will address the goals of the District Plan for the next 5-year period.

Please see attachment

Key Priority Projects:

The DDD application was updated in 2019 to include discussion of Key Priority Projects. These projects were to be identified in the District Plan as potential catalysts for other redevelopment activity or as examples of superior urban design. Key Priority Projects are specific projects expected to provide significant impact to the District when implemented. See *DDD Program Guidelines* for more information. ([insert hyperlink](#))

With this definition in mind, please describe the Key Priority Projects that were implemented during the past 10-year period. Briefly assess their impact and/or describe any barriers to implementation. Moving forward, what are the Key Priority Projects for the 5-year extension?

Please see attachment

Program Administration:

Smyrna's Downtown Development District will continue to be administered by Jeremy Rothwell, Director of Planning, who has served as the designated DDD Administrator since August 2019. Since before the DDD designation, the Smyrna Slum Clearance and Redevelopment Authority (known as RDA) has been a key body for coordinating redevelopment efforts in downtown Smyrna. No changes are being proposed at this time. Additional information about the DDD administration in Smyrna is described in greater detail on pages 34 – 36 of the Downtown Development District Plan.

Need and Impact:

Since Smyrna was designated as a Downtown Development District on August 10, 2016, 43 projects have received a total of \$1,426,051 in grant rebate funding. All but 5 of these 43 projects were completed in the past six years since 2020. 41 of the 43 DDD projects have been Small Project awards while only two have been Large Project awards. The breakdown of DDD projects since 2016 is outlined in the following table:

Project Type	Total Grant Award by Project Type	Total Number of Projects by Type
SFD/Duplex Renovations	\$224,637.00	15
SFD/Duplex/Two-Family New Construction	\$400,145.00	9
Church/Institutional Renovations	\$159,411.00	5
Commercial Building Renovations	\$133,914.00	6
Commercial Building Tenant Fit-Outs	\$58,815.00	2
Mixed-Use Building Renovations	\$205,736.00	4
Commercial Building New Construction	\$47,059.00	1
Mixed-Use Building New Construction	\$196,344.00	1
TOTAL:	\$1,426,051.00	43

As outlined in the above table, the DDD program has been especially successful in sparking the development of vacant residential lots in the downtown with new single-family dwellings, two-family dwellings. Nine vacant lots have been developed since 2016, 34 townhouses are currently under construction, four single-family/two-family dwellings are currently under construction, and eight additional lots have been subdivided for new dwelling units in the DDD.

The DDD program has been less successful in sparking the renovation of existing mixed-use and commercial buildings (except tenant fit-outs). Those four historic mixed-use building renovations required matching ARPA façade grants up to \$50,000 and/or the stacking with Delaware Historic Preservation Tax Credits. The Town of Smyrna awarded and dispersed \$416,374.25 in ARPA façade grants in 2022/2023 to 14 projects, all but two within the Downtown Development District. Additionally, the Smyrna Slum Clearance and

Redevelopment Authority has awarded \$405,062.19 façade improvement grants to 94 projects, 76 of which were located within the Downtown Development District.

A more detailed analysis of the need and impact of the Downtown Development District program is outlined on pages 37 – 44 and 47 – 58 of the Downtown Development District Plan.

District Plan (Briefly summarize changes):

Because the original 2016 Downtown Development District Plan did not include most of the required items specified in the DDD renewal process, the Town opted to rewrite said Plan in its entirety.

In particular, the Smyrna DDD Steering Committee recommended (with Town Council concurrence and approval) that the existing 187.16-acre DDD be expanded by 10.89 acres to 198.05 acres. This expansion included 39 parcels along W. Commerce Street and Smyrna-Clayton Blvd at the western gateway of the DDD, and 33 of which are zoned DR – Downtown Residential.

The demographic data and accompanying tables are outlined on pages 9 – 27 of the Downtown Development District Plan including the most recent data sets from the U.S. Census. Town contracted with Rick Ferrell of Retail Market Answers to complete a retail opportunity gap analysis in November 2025 (Appendix C), while Town staff conducted a near complete survey and inventory of how many full-time and part-time employees that businesses within the Downtown Development District employ (Appendix B). Town staff also conducted an inventory and analysis of available parking spaces (and utilizations thereof) in the CC – Central Commercial District and a complete inventory and conditions assessment of sidewalks within the entire Downtown Development District.

All of the required maps have been updated and shown in Appendix A of the Downtown Development District Plan.

With the assistance of the DDD Steering Committee, the downtown redevelopment vision, goals, and strategies were completely rewritten and outlined in Chapter 4 on pages 59 – 62.

Local Incentives:

Since October 19, 2020, the Town of Smyrna has offered the following local incentives to projects within the Downtown Development District:

- **Permit and Application Fee Waiver** - All building permit fees, demolition permit fees, sign permit fees, rezoning application fees, conditional application use application fees, and special exception application fees are now waived for qualifying projects.

- **Property Tax Reassessment Waiver** - Qualifying projects are eligible for a 60-month municipal property tax reassessment waiver on the value of the improvements associated with the project.
- **Property Tax Abatement** - For those projects that convert a rental property to an owner-occupied dwelling and for first-time homebuyers in the DDD, a five-year phased municipal property tax abatement is levied as follows: 100% abatement for year one; 75% abatement for year two; 50% abatement for year three; and 25% abatement for year four.
- **Impact Fee Waiver** - Qualifying projects are eligible for a 100% waiver of all Town of Smyrna impact fees.
- **Business License Fee Waiver** – For first time businesses associated with project
- **Utility Fee Rebates** - Qualifying projects are eligible for the following one-time rebate for all utility charges (water, sewer, and electric) as follows:
 - a. \$600 if the aggregate square footage for all buildings less than 5,000 sq. ft.
 - b. \$1,000 if the aggregate square footage for buildings equal to or greater than 5,000 sq. ft. but less than 10,000 sq. ft.
 - c. \$2,000 if the aggregate square footage for buildings equal to or greater than 10,000 sq. ft.

Since 2020, local incentives have been utilized as follows:

Local Incentive	Number of Projects	Value of Each Incentive
Permit & Application Fee Waiver	20	\$31,380.29
Property Tax Reassessment Waiver	11	\$3,633.44+
Property Tax Abatement	0	-
Municipal Impact Fee Waiver	6	\$59,054.57
Business License Fee Waiver	1	\$750.00
Utility Fee Rebates	21	\$13,400.00
TOTAL:		\$108,218.30

The Town of Smyrna is satisfied with the existing incentive structure for projects within the Downtown Development District, and proposes no revisions or additions at this time. Additional information and analysis of the utilization of local incentives can be found on pages 44 – 47 of the Downtown Development District Plan.

Key Priority Projects:

The 2016 Downtown Development District Plan did not formally identify Key Priority Projects, but it identified 47 E. Commerce Street, 2-10 N. Main Street, 1 N. Main Street, 19

W. Commerce Street and the Smyrna Health & Wellness Center (100 N. Main Street) as key 'challenges.'

The Smyrna DDD Steering Committee (with Town Council concurrence and approval) designated the following eight (8) Key Priority Projects in December 2025:

- 1.) 655 Glenwood Avenue (Former Harris Manufacturing)
- 2.) 129 N. Union Street (Former A,G&G Metal Manufacturing now Ducts Unlimited)
- 3.) 2/4 S. Main Street (Smyrna Sporting Goods Mixed-Use Building)
- 4.) 6 S. Main Street (Circa 1870 Mixed-Use Building)
- 5.) 1 N. Main Street (Circa 1820 Mixed-Use Building & Former Bakery/Restaurant)
- 6.) 15 N. Main Street (Howard's Amusements Mixed-Use Building)
- 7.) 19 W. Commerce Street (Circa 1890 Mixed-Use Building & Former Restaurant)
- 8.) 10 N. Main Street (Circa 1860 Former Carriage House & Vacant Apartment Building)

Photographs and descriptions for each of the eight (8) Key Priority Projects found on pages 63 – 66 of the Smyrna Downtown Development District Master Plan.

**SMYRNA, DELAWARE
RESOLUTION #01-26**

**A RESOLUTION APPROVING THE DOWNTOWN DEVELOPMENT DISTRICT
MASTER PLAN AND 5-YEAR RENEWAL**

WHEREAS, under the Downtown Development Districts, 22 *Del. C.* §§ 1901 et seq. (the "Act"), the State of Delaware may designate districts within Delaware's cities, towns, and unincorporated areas that will qualify for significant development incentives and other State benefits (the "Downtown Development Districts Program"); and

WHEREAS, these districts are known as Downtown Development Districts ("Districts"); and

WHEREAS, the State designated the Town of Smyrna as a Downtown Development District on August 10, 2016 for an initial ten-year period; and

WHEREAS, under the Act, each participating government must submit a plan that includes the boundaries of, and a detailed planning and development strategy for, its Development District (the "District Plan"), and the Town's District Plan has been reviewed and approved on an annual basis by the State's Office of State Planning Coordination (the "OSPC") and the State's Cabinet Committee on State Planning Issues since the Smyrna District was designated; and

WHEREAS, under the Act, each applicant must also propose incentives ("Local Incentives") that address local economic and community conditions and that will help achieve the purposes set forth in the Act, which Local Incentives were included in the Town's application for the designation of the Town's District; and

WHEREAS, pursuant to the Act, the Governor may renew a Development District's designation for up to two (2) additional five-year periods upon the expiration of its initial designation; and

WHEREAS, the OSPC has promulgated guidelines for the renewal of Development Districts Program ("Guidelines"); and

WHEREAS, the Guidelines provide a Development District (i) may only apply for one (1) five-year renewal at a time, (ii) must submit its application no later than six (6) months prior to the expiration date of its designation as a Development District, and (iii) must include a resolution approving such application from the local government's legislative body; and

WHEREAS, the deadline for the submission of the City's application requesting the first five-year renewal of the Downtown District designation for the Smyrna District (the "Application") is February 1, 2026; and

WHEREAS, based upon the fact that the Town's approximately ten (10) years of participation in the Downtown Development Districts Program has resulted in 43 private investors and property owners completing new construction and rehabilitation projects utilizing \$1,426,051 in State grant rebate funding and \$108,218.30 in Town incentives, Town Council reaffirms its strong belief that the Smyrna District stimulates investment in the Town's commercial business district and its adjacent residential neighborhoods,

WHEREAS, the Town of Smyrna proposes to expand the existing 187.16-acre Downtown District (previously approved on January 23, 2024) by approximately 10.89 acres; and

WHEREAS, if the renewal application is successful and the Town receives a five-year extension of the District designation, the updated District Plan and Local Incentives proposed by the Town shall be binding unless otherwise amended and approved by the State; and

WHEREAS, in light of the foregoing, Town Council deems it necessary and appropriate to approve the Application and support its submission to the State of Delaware.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF SMYRNA that Town Council hereby approves the Application requesting a five-year renewal of the Smyrna District's designation as a Development District and supports and directs staff to submit the Application to the State of Delaware.

This shall certify that this is a true and correct copy of the resolution duly adopted by a majority of the Town Council of the Town of Smyrna at a regular meeting at which a quorum was present held on January 20, 2026.

TOWN SEAL

Attest:


Alvin Pope, Secretary


Tabitha Gott, Mayor

TOWN of Smyrna DELAWARE

2025 Downtown Development District Master Plan



MAYOR AND COUNCIL

Tabitha Gott, Mayor

Corrine Upshur, Vice-Mayor

Nelson Drew, Jr.

Alvin Pope

Dean Johnson

Ken Olson

Nick Miles

DDD STEERING COMMITTEE

Brian Hill

Jessica Sayers

Michael Hill-Shaner

Lindsay Powell-Conley

Ruth Bower

TOWN STAFF

Torrie James, Town Manager

Jason McNatt, Assistant Town Manager

PLAN DRAFTED BY:

Jeremy Rothwell, AICP, Director of Planning

Ivy Lu, GIS Planner

Sean Lain, JMT – Johnson, Mirriam, & Thompson

DOWNTOWN DEVELOPMENT DISTRICT MASTER PLAN

TOWN OF SMYRNA, DELAWARE

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Chapter 1 – Introduction

History of Downtown Smyrna

William Penn first granted tracts of lands near Duck Creek to settlers in the 1680's. Lands were subsequently cleared for agricultural production (predominately tobacco and wheat), and by the middle of the 18th century, a grist mill and settlement was established along Duck Creek known first as 'Salisbury' and later as Duck Creek Village. A prosperous shipping wharf and settlement, known first as Greens Landing and later as Smyrna Landing, was established at about the same time approximately a mile to the east along Duck Creek. This landing would function as one of the primary grain (and later fruit) shipping points along the Delaware Bay from the middle of the 18th century to its demise at the turn of the 20th century.

In 1768, James Green sold 15 acres of land to Samuel Ball, a Philadelphia merchant. This land, located at a crossing of two major roads, the north-south King's Highway and the east-west Maryland Road leading from the nearby Smyrna Landing to the Chesapeake Bay, served as the nucleus for Duck Creek Crossroads, and soon attracted grain merchants and other residents. The crossroads village flourished in the late 18th and early 19th centuries with the shipment of grain from the nearby Smyrna Landing to larger markets in Philadelphia, New York, and Boston. Originally called Duck Creek Crossroads, the town's name was changed to Smyrna by the Delaware General Assembly in 1806. Owing to its status as a regional shipping and trading center, two major banks were founded in downtown Smyrna in 1812 and 1822 (the only banks between Wilmington and Dover) and the school district was established in 1829. A steamboat line to Philadelphia using Duck Creek and the Delaware River was later started in 1837. Smyrna Landing (about a mile east of downtown Smyrna) lost its shipping traffic in the early 20th century with the siltation of Duck Creek and ceased to be a hub of commercial activity.

The Delaware Railroad, built in 1856, bypassed Smyrna to the west, due in large part to businessmen reluctant to encourage competition with the steamboat line. As rail began to dominate the transport of local goods, manufacturing activities and canneries were located and constructed to the west in Clayton. After the Civil War, the railroad was extended to Smyrna with a rail station and depot in downtown at High Street while another line continued eastward to Woodland Beach on the Delaware Bay. Rail service from Smyrna to Woodland Beach was discontinued in 1903, while freight rail service from Clayton to Smyrna lingered until 1976.

By the late nineteenth century, Smyrna was a regional commercial and economic hub in central Delaware. The 1891 Sanborn Fire Insurance Maps document the presence in downtown Smyrna of two fruit canneries, a fruit basket manufactory, a hosiery and underwear manufactory, a tannery, lumber yards and coal depot, numerous dry goods and

grocery stores, general stores, a bakery, two downtown hotels, a cobbler, a tailor, a druggist, harness shops, blacksmith shops, livery stables, agricultural implements stores, two banks, and numerous doctors offices.

In 1923, a 97-mile two-lane north-south concrete road (known today as US Route 13 - Dupont Highway') was constructed immediately east of Smyrna (within the town boundaries), and connecting Wilmington to downstate agricultural communities in Kent and Sussex Counties. This road was widened to four lanes in 1936. Bypassing and circumventing Main Street (and Smyrna's downtown commercial district more generally), U.S. Route 13 in Smyrna gradually attracted roadside restaurants, service stations, and automobile dealerships (some of which were formally located in downtown).

Despite this arterial highway bypassing around the eastern periphery of Town, the predominance of Smyrna's commercial (and industrial) businesses remained in the historic downtown core throughout the middle decades of the 20th century. The 1968 Smyrna Bicentennial Booklet listed more than 30 downtown businesses ranging from a department store, discount variety store, 2 furniture stores, 2 taverns and billiard halls, a hardware store, 2 insurance offices, 2 barbershops, a men's clothing store, a women's clothing store, a meat market and butcher shop, a pharmacy, a delicatessen, a movie theater, an appliance store, a jewelry store, 2 funeral homes, a sporting goods store, a nursing home, 2 dry cleaners, and a real estate office. Essentially, almost every commercial product and service could be purchased locally in the historic downtown commercial district. Additionally, industrial uses remained in the downtown core until the late 20th century – General Metalcraft operating a factory off of East South Street, General Clothing at the intersection of West Commerce Street and Smyrna-Clayton Blvd, Tyler Refrigeration operating a large factory off Smyrna-Clayton Blvd, and Rothwell Grain & Fertilizer which operated granaries and feed mills at locations on South Main Street and Smyrna-Clayton Blvd. While A&P constructed its first store in downtown Smyrna along East Mt Vernon Street in 1940 and ACME constructed their first store on West Commerce Street in 1949, both stores would move to larger format buildings in more auto-centric locations with plenty of free parking outside of downtown in the 1960's. Smyrna's first suburban auto-centric shopping center was constructed in 1976 at the intersection of Glenwood Avenue and U.S. Route 13 on the then periphery of Smyrna. This served to attract retail commercial and service-related businesses out of the historic downtown core, and would be an ominous sign of things to come.

The construction of State Route 1 (limited-access highway) from Wilmington to Dover between 1988 and 2003, coinciding with a nationwide housing boom, ushered in an era of unprecedented growth to the Town of Smyrna during the first decade of the 21st century. Between 2000 and 2010, the Town's population nearly doubled in size from 5,679 to 10,023, and nearly doubled in land area through the annexation of 1,458 additional acres

between 2000 and 2012 predominately north and south of the downtown historic core of Smyrna. In the late 1990's and 2000's development boom, two new large suburban shopping centers were constructed near the south Smyrna DE-1 interchange, more than a mile south of the downtown commercial district, while a second shopping center was constructed along West Glenwood Avenue. This had the effect of pulling most of the remaining traditional retail business away from the historic downtown core and near the new suburban residential neighborhoods on the north and south sides of Town. Some legacy businesses including Sayer's Jewelers, Smyrna Sporting Goods, Records-Gebhart Insurance, Fairies Funeral Home, and Matthews-Bryson Funeral Home remain in the downtown commercial district while most storefronts and commercial buildings have been converted to restaurants/entertainment uses or remain vacant. As of 2016, 16 of Smyrna's 69 downtown storefronts were vacant equating to a 23% commercial vacancy rate.

Meanwhile, the globalization of the industrial and agricultural economies resulted in the closure of almost all of the remaining manufacturing and agricultural processing facilities in Smyrna's downtown. Harris Manufacturing, which previously operated two downtown clothing manufacturing facilities, closed their factories in 2002 and 2010 respectively while Rothwell Grain & Fertilizer closed its two downtown granaries in 1996 and 1997 respectively. Through the leadership of former Town Manager, Dave Hugg, he partnered with a regional developer to consolidate and demolish the former Harris Manufacturing facility on East South Street/South Main Street to construct a three-story 108,000-square-foot medical office building. This took advantage of the changing local and regional economy from industrial to white collar medical services, and the building now employs nearly 150 people while hosting a wide range of out-patient medical services. The former Rothwell granary on South Main Street was demolished in the late 1990's for use as a public parking lot while the larger former Rothwell Granary on Smyrna-Clayton Blvd was demolished in 2009 and replaced by a Family Dollar retail store. The former 166,234 square foot Harris Manufacturing plant on Smyrna-Clayton Blvd/W. Glenwood Avenue has remained vacant and in deteriorating condition since its closure in 2014 (although the site has been remediated through the Federal Brownfields Program).

The Town of Smyrna has long been proactive in working to revitalize the historic downtown commercial district. In March 1980, the Delmarva Consortium funded Smyrna's first Downtown Development Plan, which was completed by Ben-Ami Friedman & Associates, Carla Hall Design Group, and the College of Urban Affairs & Public Policy at University of Delaware. It recognized that retail stores once located in the downtown were gradually moving to large scale suburban shopping centers on the periphery of Town. In 1978, the Town coordinated with the Delaware State Historic Preservation Office to complete a National Register Historic District for the downtown commercial core, and which was subsequently approved by the National Park Service in 1980. In 2003, the Town

Council created both the Historic District Review Board and the Historic Preservation Overlay District as a means of preserving the historic fabric and character of the historic downtown core. In 1970 the Smyrna Downtown Renaissance Association was formed as a 501c3 non-profit to preserve and revitalize the downtown historic district. For many years, this organization functioned as a Main Street Affiliate Organization with monetary support from the Town of Smyrna, and modeled on the National Trust for Historic Preservation's Main Street Program. In 2003, the Smyrna-Clayton Heritage Association restored and enlarged the Smyrna Opera House, which had previously been gutted by a fire in 1948. While the Town Council had appointed a Long-Range Planning Committee for decades to attract and retain business in Smyrna, the Town created and appointed an Economic Development Committee in 2012 to guide town-wide and downtown economic development efforts. Lastly, the Town Council in 2004 created the Smyrna Slum Clearance and Redevelopment Authority utilizing state enabling legislation with the ability to acquire, purchase and redevelop properties, and to award grants and loans for the rehabilitation of dilapidated buildings.

Delaware Downtown Development District Act & Smyrna Designation

On June 14, 2014, the Delaware General Assembly enacted the Delaware Downtown Development Districts Act, which was subsequently put into law by Governor Markell. The purpose of the act was to:

- Spur private capital investment in commercial business districts and other neighborhoods;
- Stimulate job growth and improve the commercial vitality of such districts and neighborhoods;
- Help build a stable community of long-term residents by improving housing opportunities; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses and residents from all walks of life.

The State legislation allowed for the designation of up to 15 districts from across the State. The Town of Smyrna applied for, but was not selected for the first round of Downtown Development Districts in January 2015. The City of Wilmington, Dover, and Seaford were initially selected; one each from the three counties. On August 10, 2016, the Town of Smyrna was selected in the second round of selection along with Harrington, Milford, Georgetown, and Laurel. Four more jurisdictions, including Clayton, Delaware City, Middletown, and New Castle were designated in 2019.

In 2014, prior to Smyrna's designation as a Downtown Development District, the Town of Smyrna contracted with third-party business consultant Rick Ferrell of Retail Market Answers, LLC to draft a Smyrna Economic Development Strategy (which itself replaced the 2003 Smyrna Economic Development Plan). The downtown section of said plan would serve as the basis for the Town's successful designation as a Downtown Development District in 2016. As outlined in Appendix __, the original Smyrna Downtown Development District was 134.71 acres in size, but was subsequently enlarged in 2018, 2020, and 2024 to its present size of 187.16 acres.

As per *22 Delaware Code §1905*, Districts shall be designated for a 10-year period, but upon recommendation of the State Cabinet Committee for Planning Issues, the Governor may renew Districts for up to two 5-year renewal periods if said Districts can demonstrate continued need. On November 3, 2025, the Smyrna Town Council appointed the following Downtown Development District Steering Committee to assist staff in the DDD renewal application and Plan:

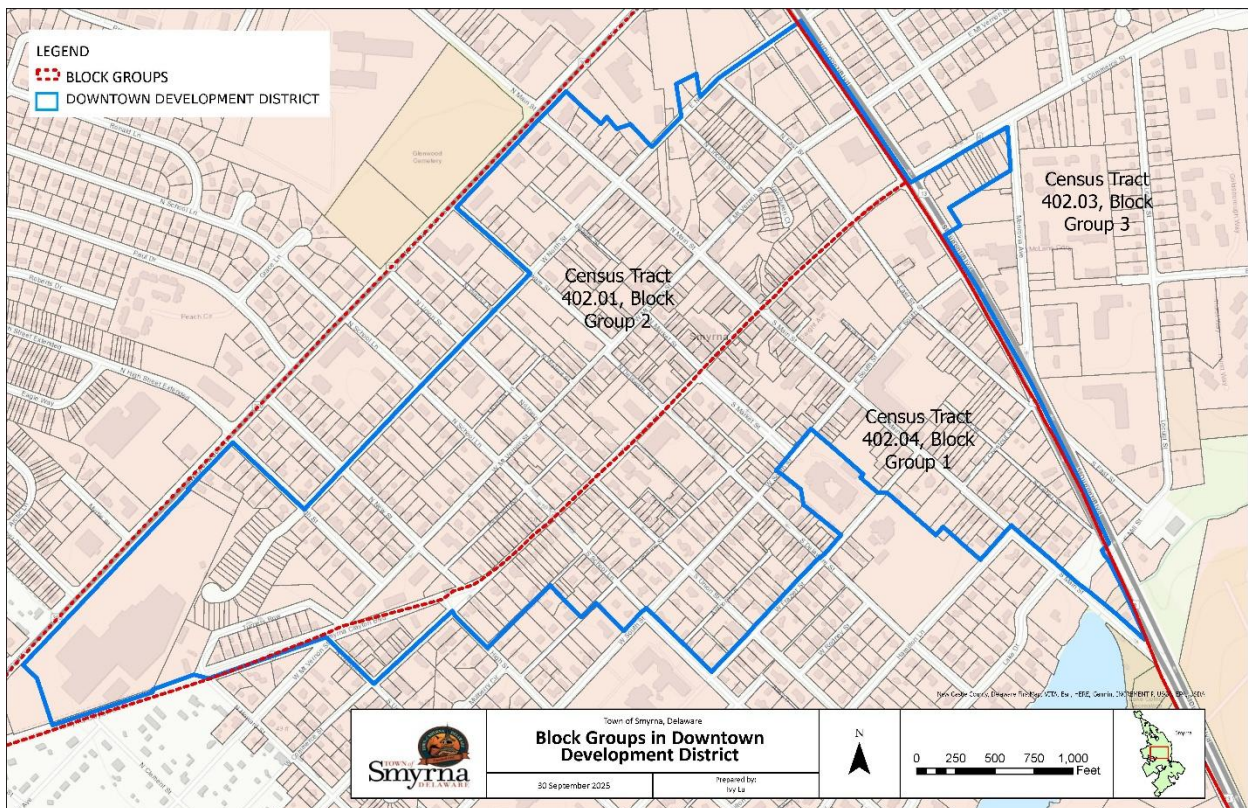
Brian Hill – Executive Director of Smyrna Opera House
Lindsay Powell-Conley – Owner Elizabeth Esther Café
Ruth Bower – Downtown Resident & Property Owner
Michael Hill-Shaner – Delaware State Department of Education
Jessica Sayers – Sayers Jewelers

Staff drafted the renewal application and this Plan under their guidance, and with assistance from Rick Ferrell of Retail Market Answers, LLC. Meetings of the DDD Steering Committee were held on December 8th 2025, December 29th 2025, and January 12th 2026. This Plan was reviewed and approved by the Smyrna Town Council on January __, 2026.

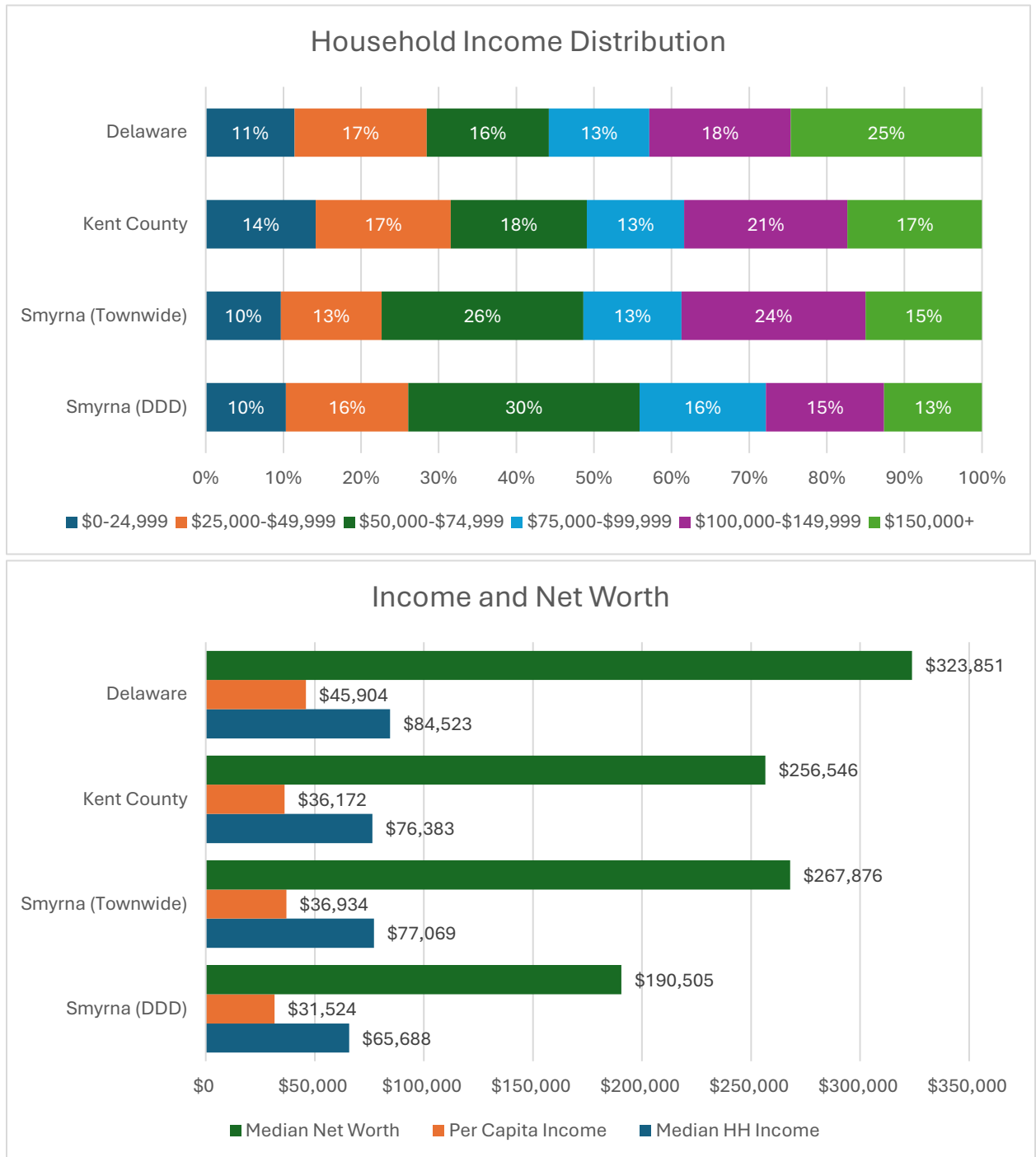
Chapter 2 – Data Analysis

As shown in Appendix A, Smyrna's Downtown Development District includes almost the entirety of Kent County DE Census Tract 402.01 Block Group 2 except for small pockets outside of the DDD along Glenwood Avenue. Meanwhile, the Downtown Development District includes approximately 1/3 of the land area of Kent County DE Census Tract 402.04 Block Group 1. The latter census block includes wealthier neighborhoods along Lake Como including Cottage Dale Acres, West Shore, and Lake Como Woods, which will skew the data analysis to make the Downtown Development District appear more affluent than it actually is. Lastly, Smyrna's Downtown Development District also includes 18 parcels on the east side of U.S. Route 13 in Kent County DE Census Tract 402.03 Block Group 3, but given that this includes only one residential dwelling and household, it was decided to omit this census block for the accompanying analysis. The authors of this Plan recognizes that this is an imperfect analysis, but it is the best that can be completed based upon the configuration of existing census blocks and groups.

The data analysis and tables outlined in the accompanying pages seek to highlight how the 187-acre Downtown Development District compares to the Town of Smyrna as a whole, Kent County, and to Delaware as a whole using a series of economic indicators and metrics.



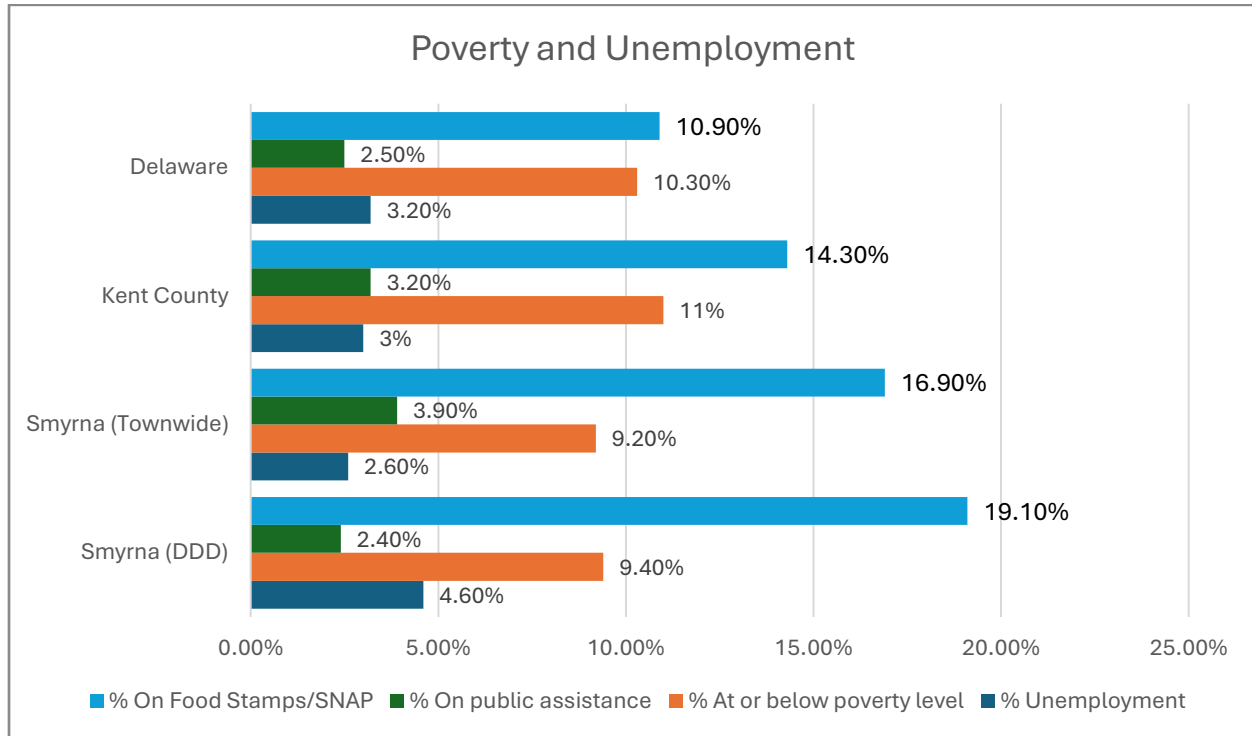
1. Median Household Income



According to the U.S. Census Bureau's 2023 American Community Survey, the estimated median household income of Smyrna is \$77,069. Comparably, this is higher than Kent County (\$76,383) but lower than the state of Delaware (\$84,523). The downtown development district has the lowest median household income at \$65,688. Furthermore, the town of Smyrna has a mixture of household incomes, with approximately 23% earning

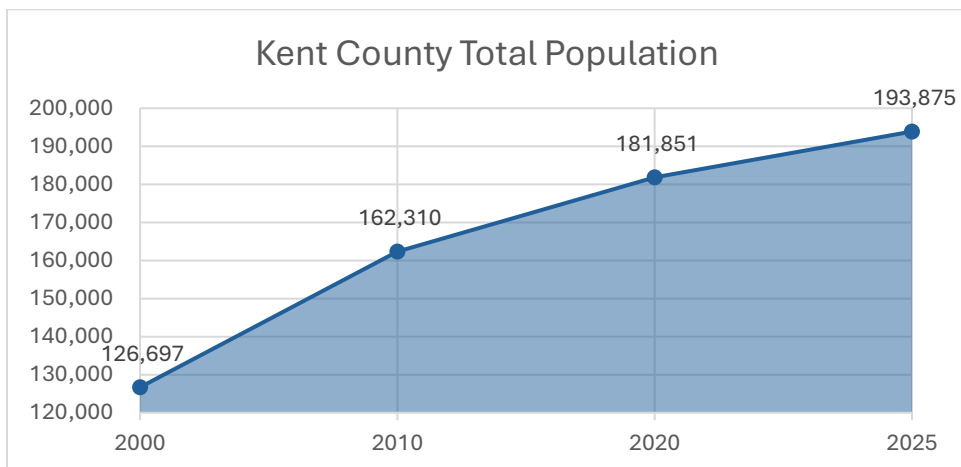
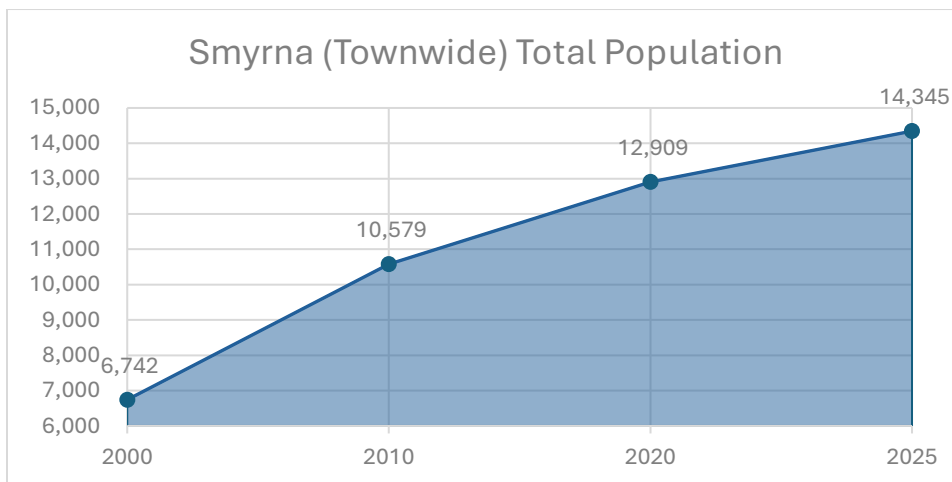
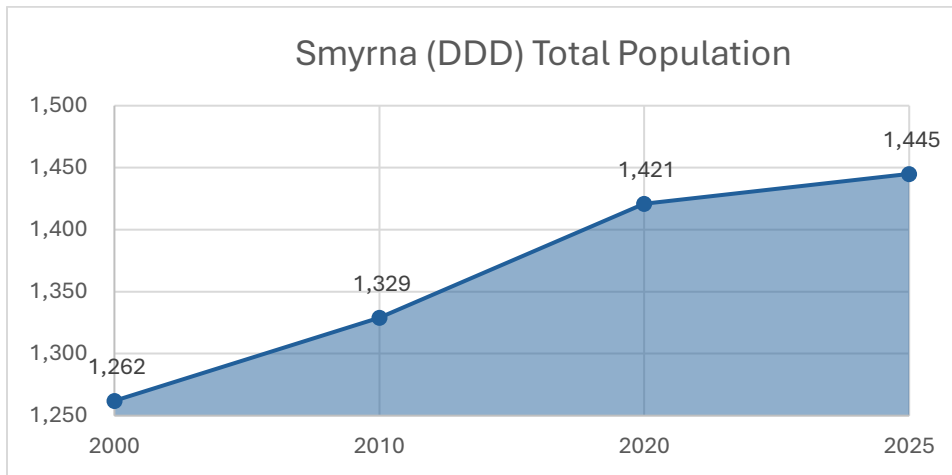
below \$50,000 and 26% earning between \$50,000 and \$74,999. Smyrna has a higher share of low and middle-income households than Kent County and Delaware, but lower than the downtown development district. 26% of the downtown area earn below \$50,000 and 30% earn between \$50,000 and \$74,999. On the higher income side, 52% earn above \$75,000 in Smyrna, with 24% between \$100,000 and \$149,999. In the downtown area has a lower number of higher income households, with 44% earning above \$75,000.

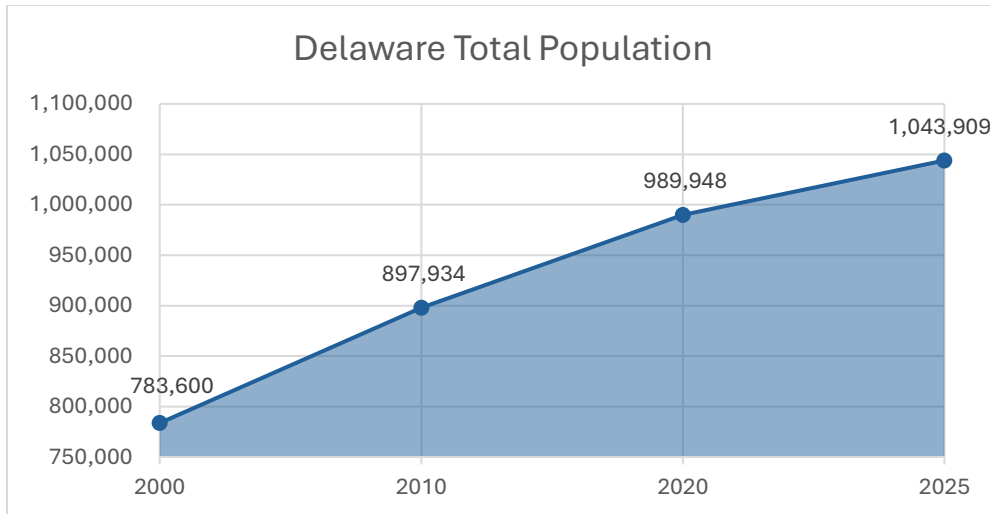
2. Poverty and Unemployment



The U.S. Census Bureau's 2023 American Community Survey estimates that, within the downtown area, 19.1% of households are receiving food stamps/SNAP and 4.6% are unemployed. Compared to Smyrna, Kent County, and Delaware, the downtown development district has the highest numbers. However, it has a lower rate of poverty (9.4%) than Kent County (11%) and Delaware (10.3%).

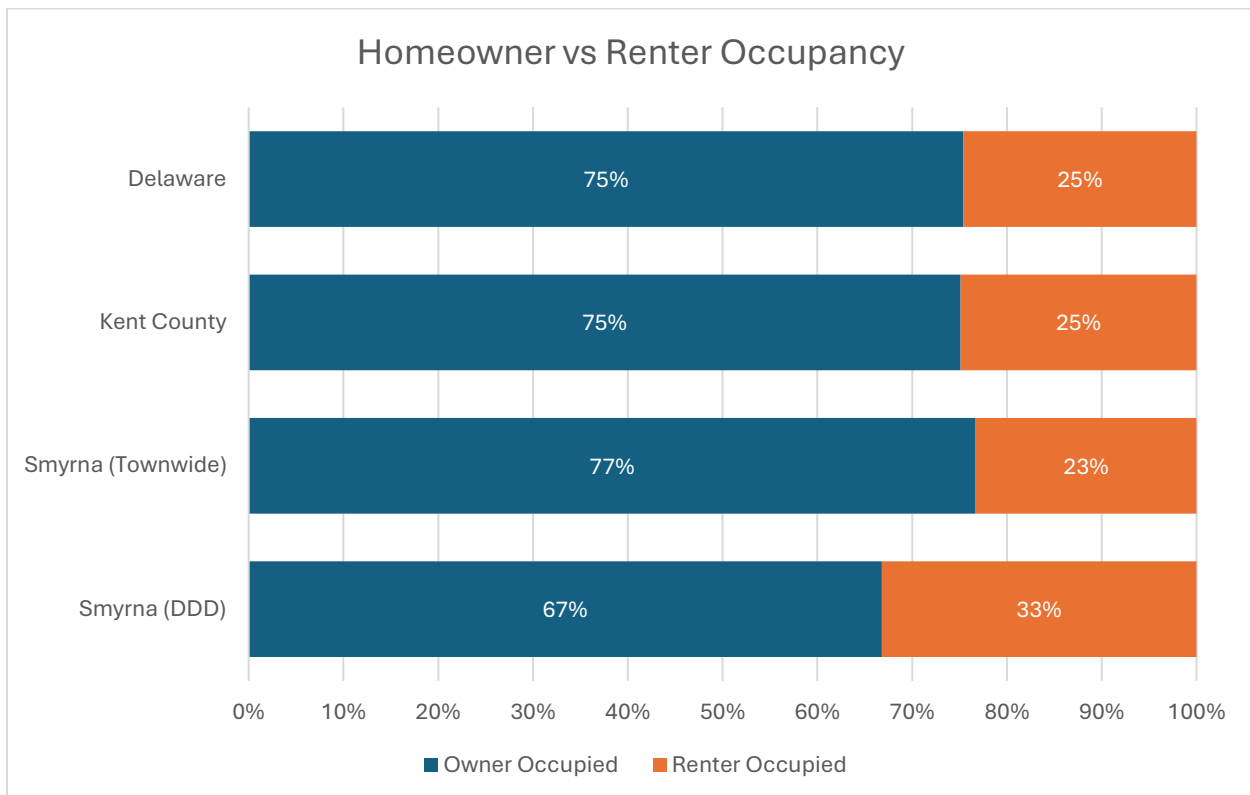
3. Population Growth

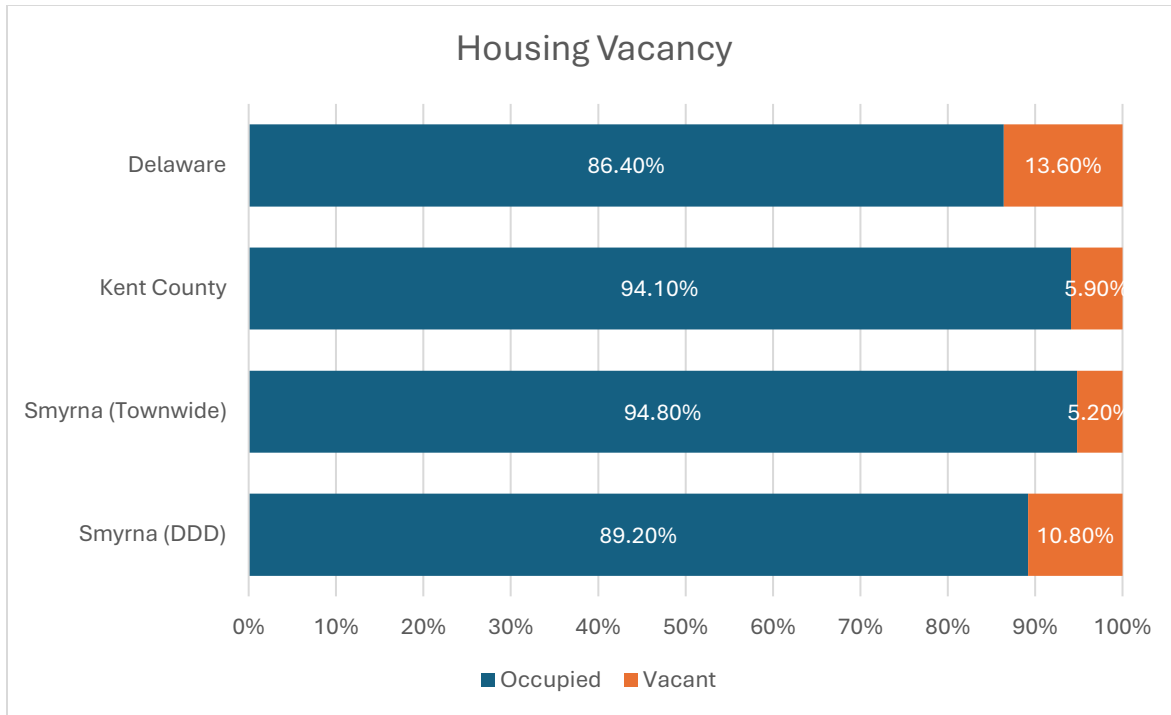




According to the U.S. Census Bureau's 2023 American Community Survey, the town of Smyrna has grown by 7,603 people from 2000 to 2025, an estimated 112% increase. The downtown development district has grown by 14.5% in the same period. The town of Smyrna has experienced the highest growth, but population has increased dramatically at all levels: 53% in Kent County, and 33% in the state of Delaware.

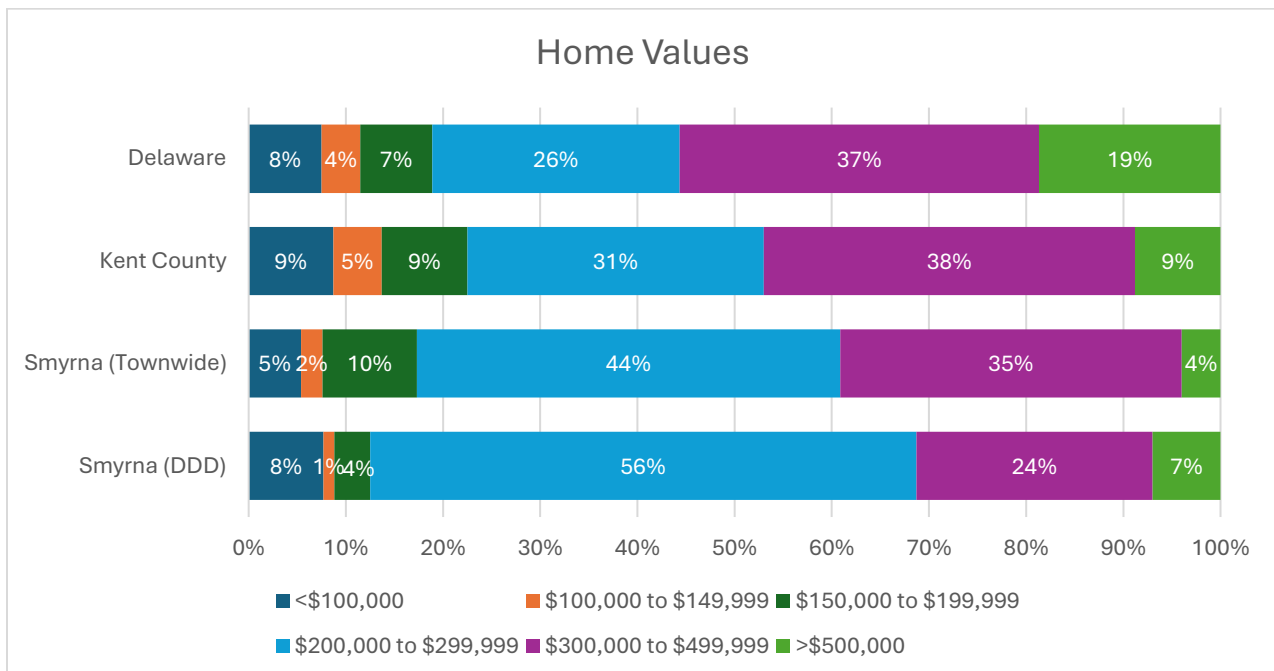
4. Owner and renter occupied dwellings

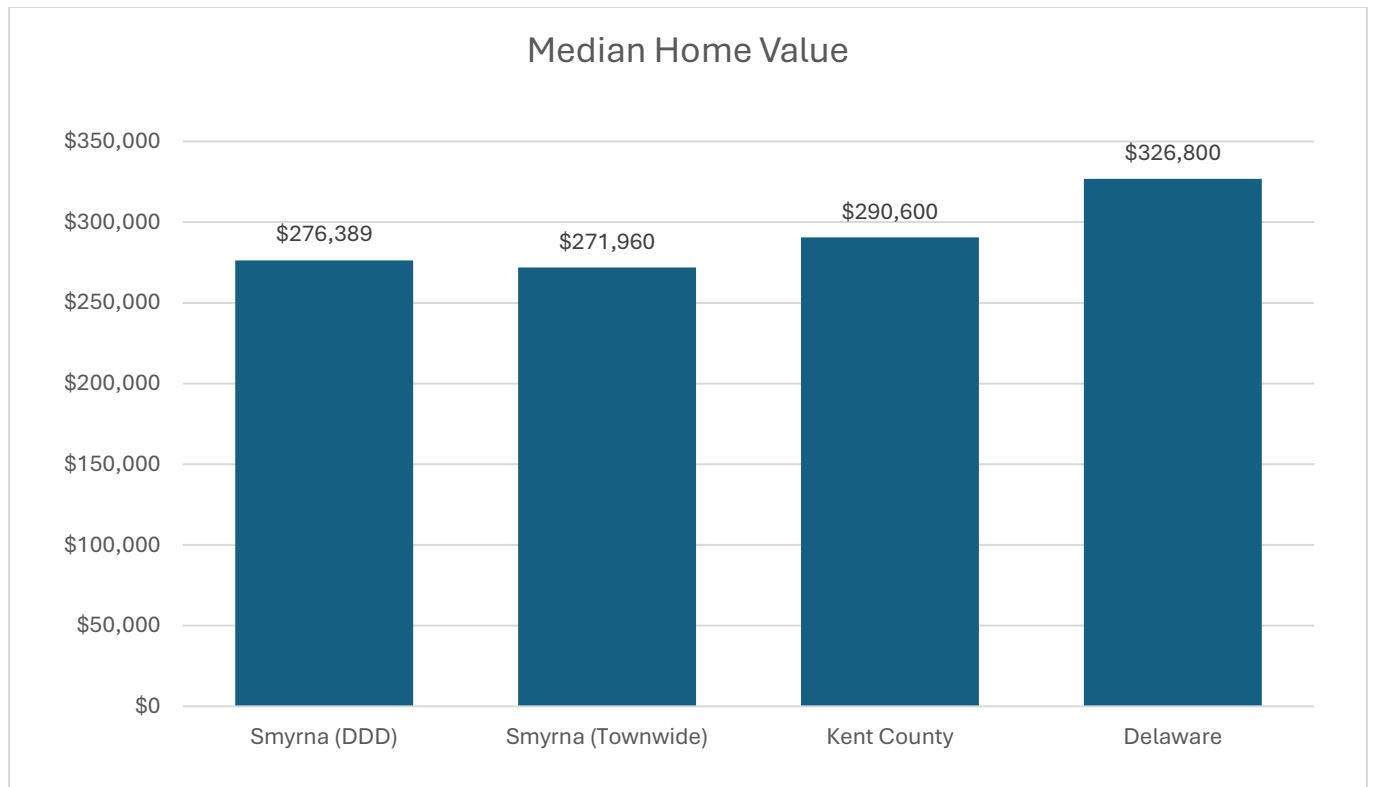




According to the U.S. Census Bureau's 2023 American Community Survey, 67% of the housing units in the downtown area were owner-occupied. This is lower than the town of Smyrna (77%), Kent County (75%), and the state of Delaware (75%). The downtown development district also has a higher vacancy rate (10.8%) than Smyrna (5.2%) and Kent County (5.9%). However, it is lower than the vacancy rate of all of Delaware (13.5%).

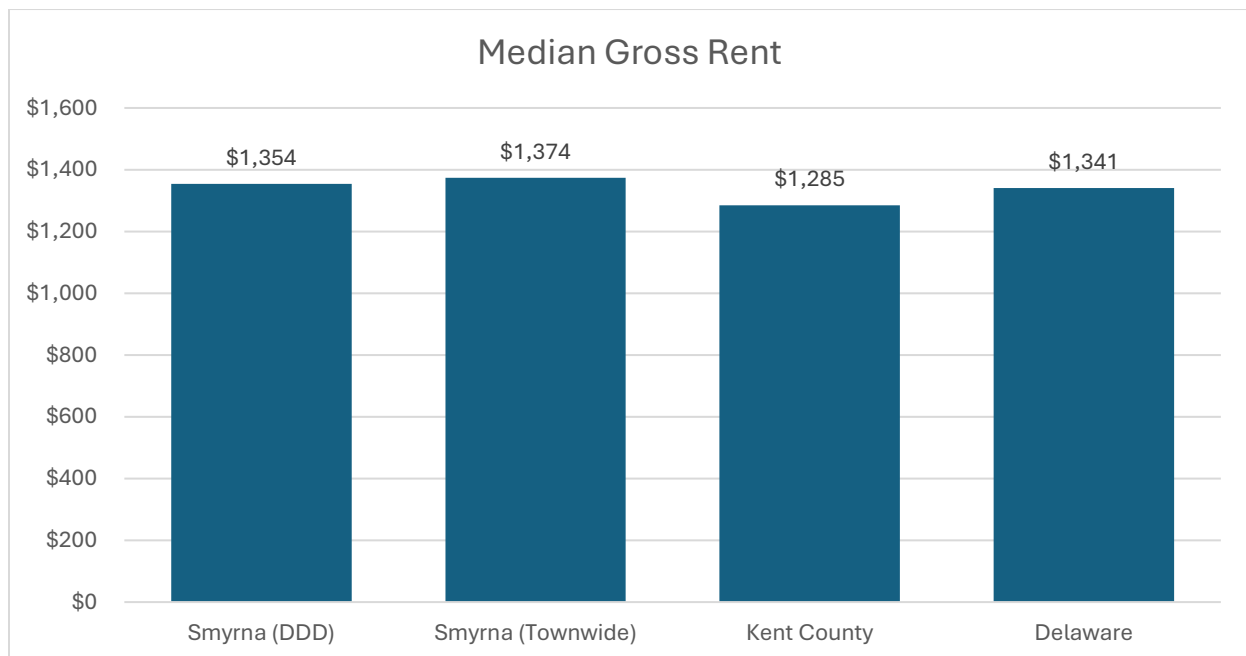
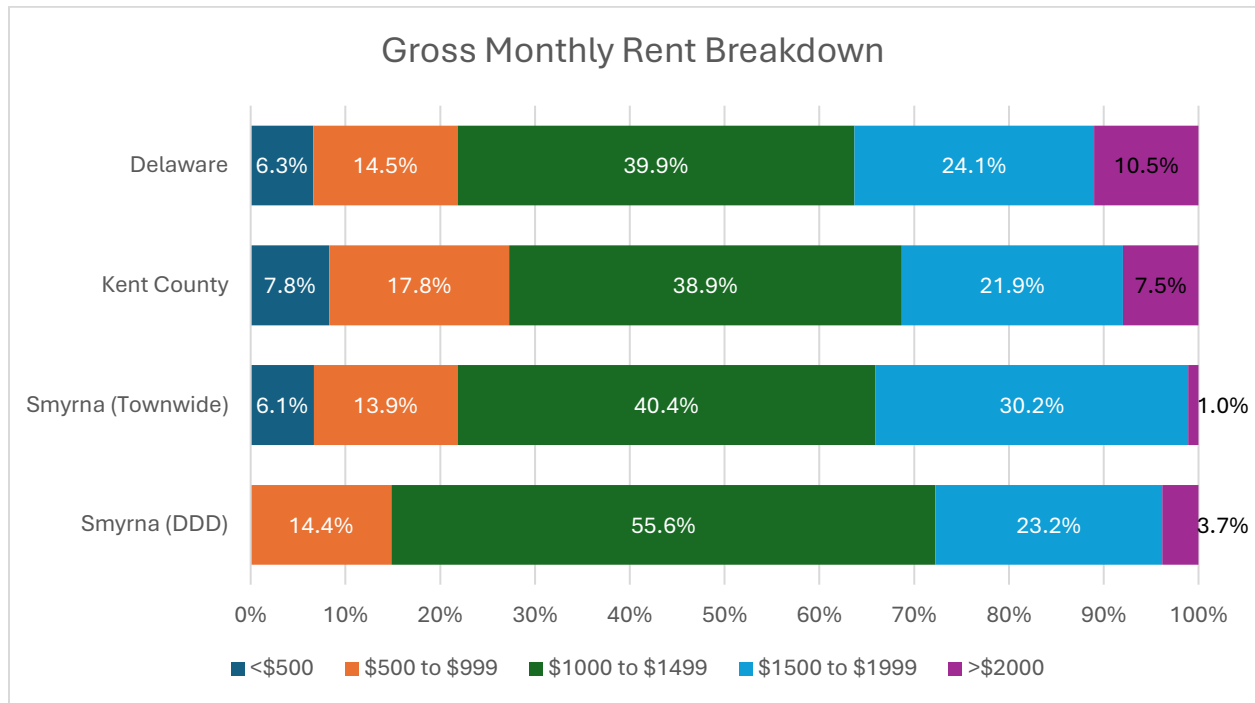
5. Home values





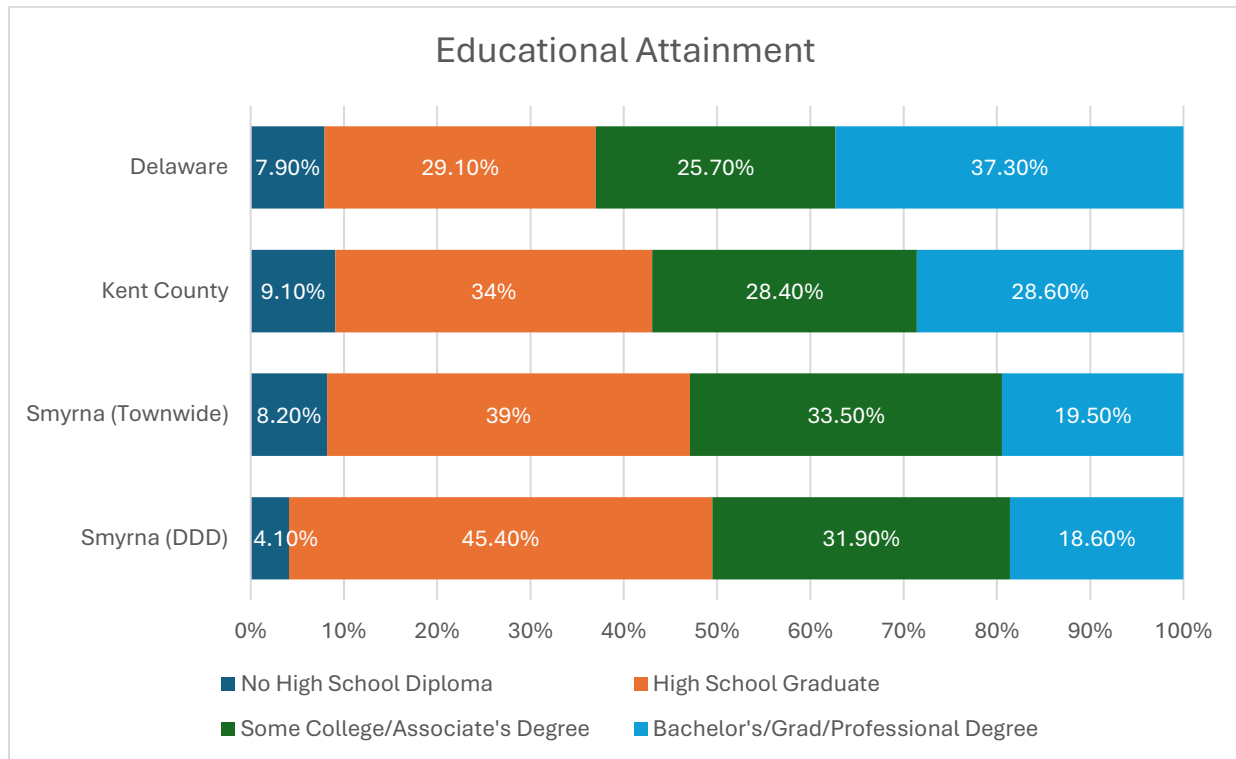
According to the U.S. Census Bureau's 2023 American Community Survey, the majority (56%) of housing in the downtown development district was valued at between \$200,000 and \$299,999. 24% was valued between \$300,000 and \$499,999 and 7% was valued at greater than \$500,000. The downtown area has a lower share of housing valued below \$200,000 than the town of Smyrna, Kent County, and the state of Delaware. However, there are a greater number of homes valued at between \$300,000 and \$499,999 in the town of Smyrna (35%), Kent County (38%) and Delaware (37%). The state of Delaware also has the highest number of homes valued at over \$500,000 (19%). The downtown area has a slightly higher median home value than the town of Smyrna, \$276,389 compared to \$271,960, however it is still lower than both Kent County and Delaware.

6. Gross monthly rent



According to the U.S. Census Bureau's 2023 American Community Survey, the downtown development district has a median gross rent of \$1,354, which is slightly lower than the town of Smyrna (\$1,374), but higher than Kent County (\$1,285) and the state of Delaware (\$1,341). 55.6% of rental units are between \$1,000 and \$1,499 a month, and 23.2% are between \$1,500 and \$1,999 a month.

7. Educational Attainment



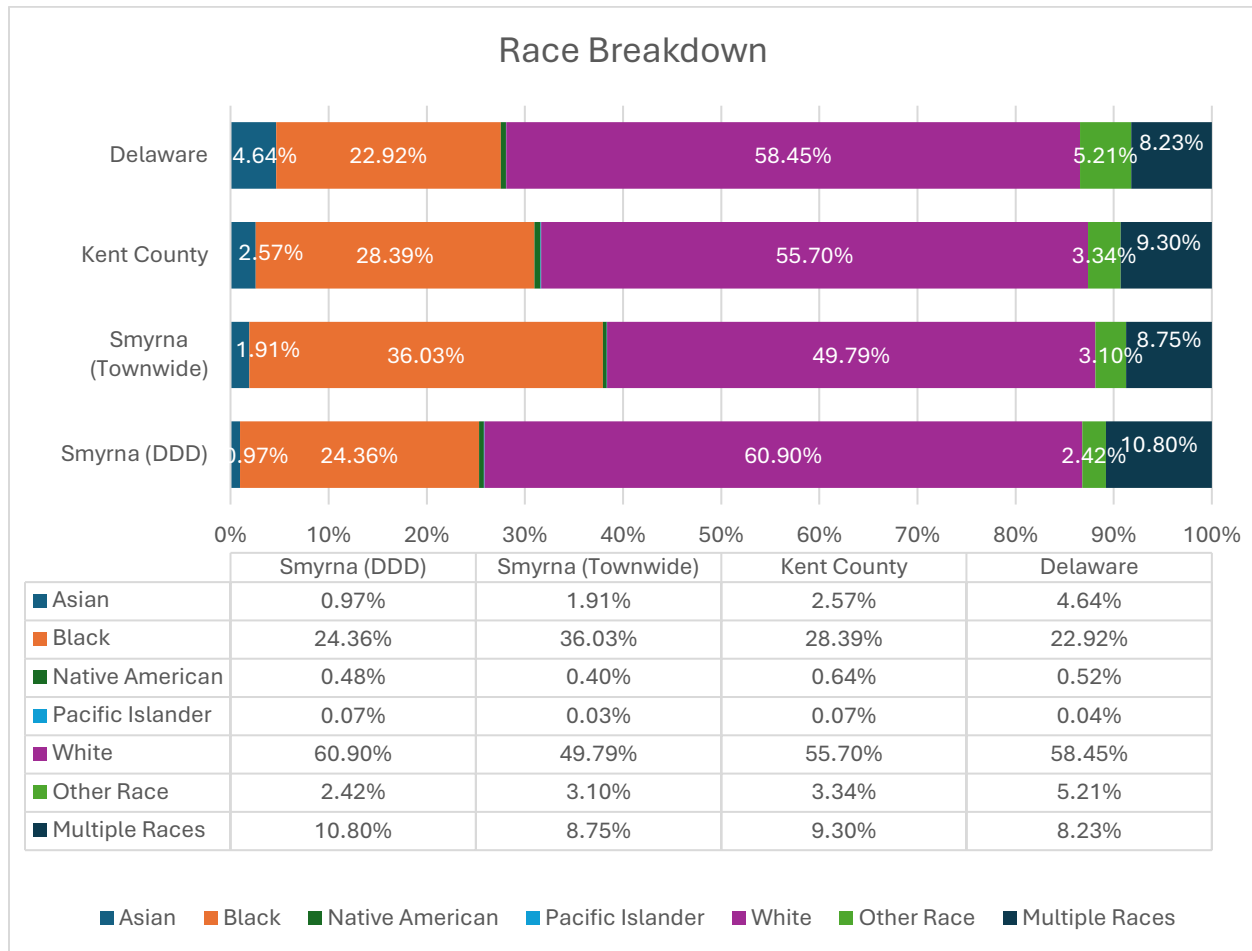
According to the U.S. Census Bureau's 2023 American Community Survey, 18.6% of people within the downtown area have received a bachelor's degree or higher, which is lower than the town of Smyrna (19.5%), Kent County (28.6%), and Delaware (37.3%). However, more people within the downtown development district have attended some college or received an associate's degree than both Kent County and Delaware. The downtown area also has the highest share of high school graduates (45.4%) followed by the town of Smyrna (39%).

8. Industry



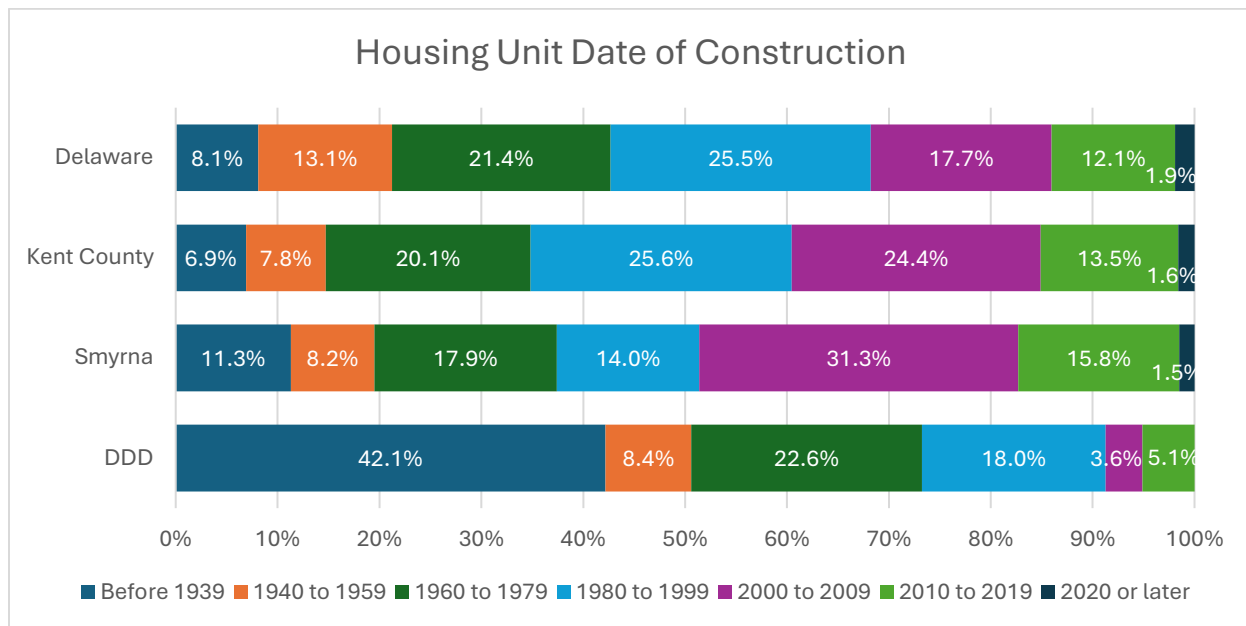
According to the U.S. Census Bureau's 2023 American Community Survey, the downtown development district has higher shares of workers in food/accommodation, educational services, manufacturing, retail trade, and transportation than Smyrna, Kent County, and Delaware. However, in terms of public admin, technology, and construction, the downtown area has a much smaller percentage than all other levels.

9. Race



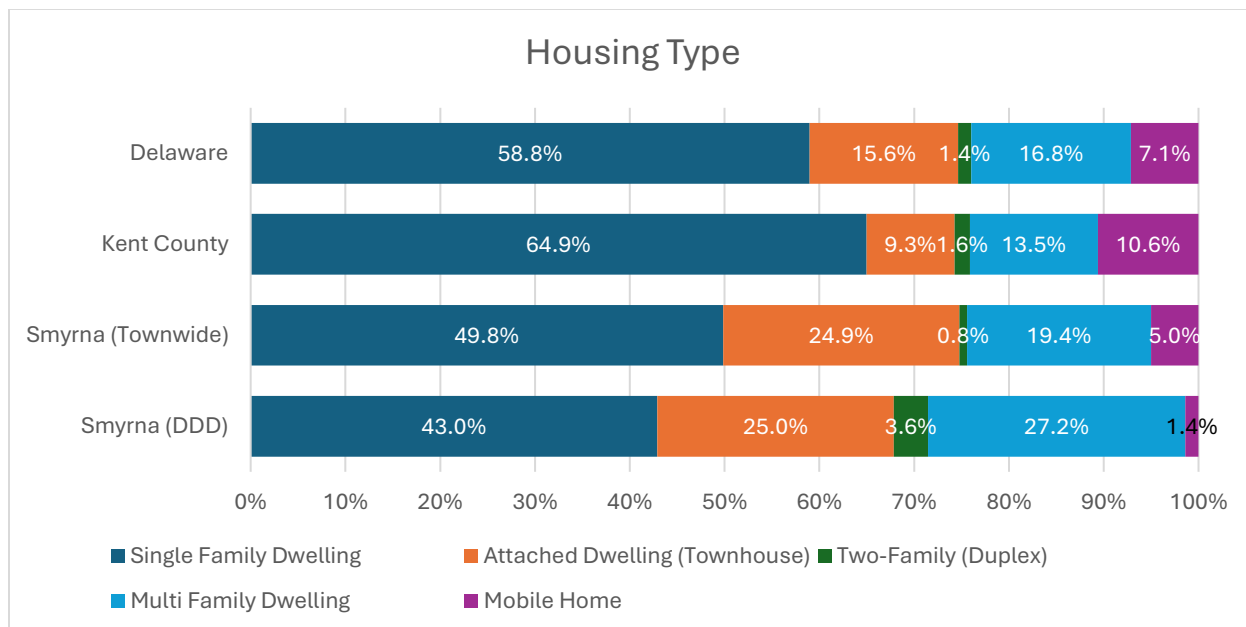
According to the U.S. Census Bureau's 2023 American Community Survey, 60.9% of residents in the downtown development district identify as White, which is significantly higher than the town of Smyrna (49.79%) and slightly higher than Kent County (55.7%) and the state of Delaware (58.45%). The downtown area also has a smaller percentage of Black residents (24.36%) than the town of Smyrna (35.03%) and Kent County (28.39%).

10. Age of Housing Units



According to the U.S. Census Bureau's 2023 American Community Survey, 42.1% of housing units were built before 1939 in the downtown development district. This is significantly higher than the town of Smyrna (11.3%), Kent County (6.9%), and the state of Delaware (8.1%). The downtown also has a much lower percentage of units built after 2010, only 5.1%, compared to 15.8% in the town of Smyrna and 13.5% in Kent County. The housing units in the downtown development district are much older than all other levels.

11. Housing Type

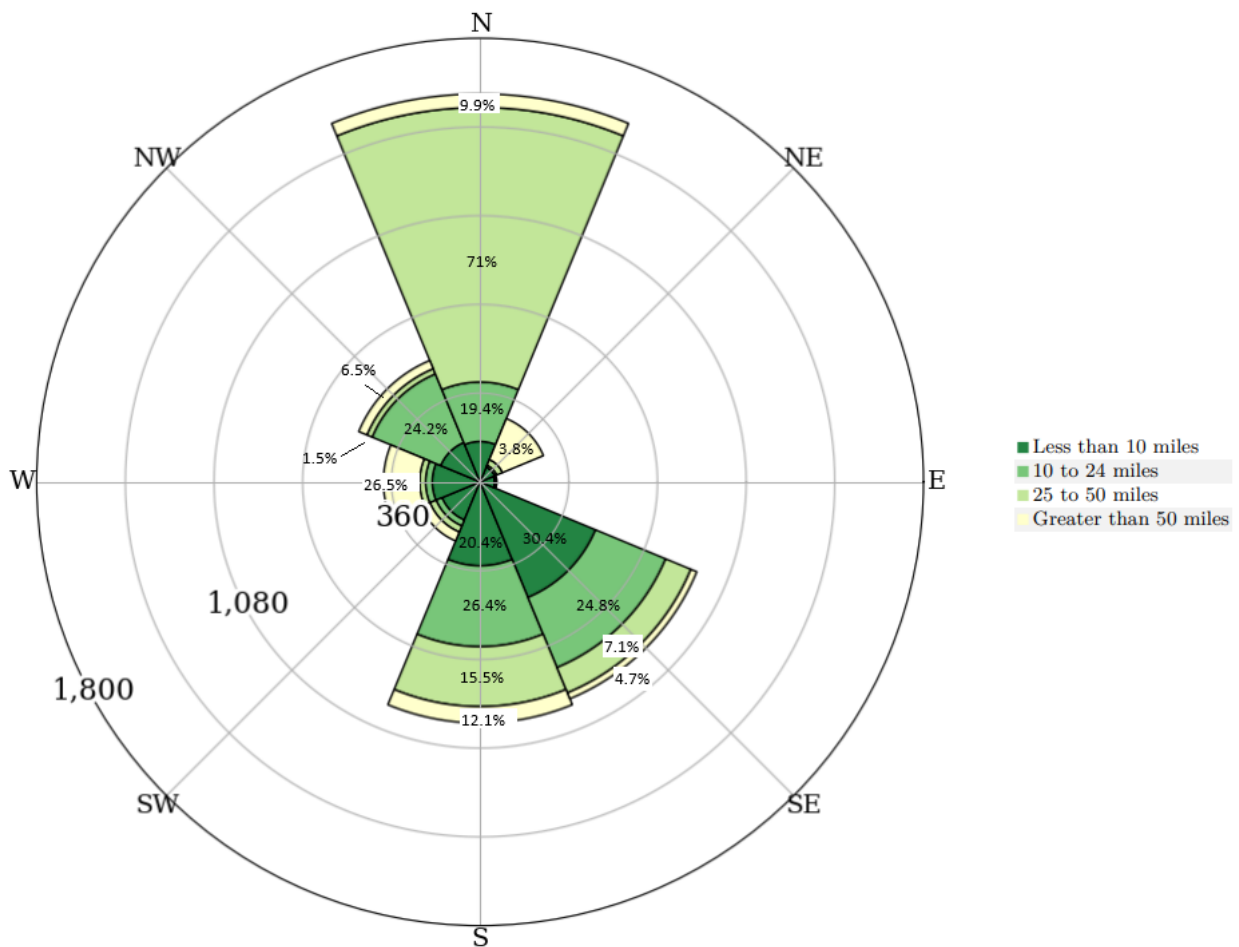


According to the U.S. Census Bureau's American Community Survey (2023), Only 49.8% of housing units in Smyrna are single-family detached dwellings, which is notably lower than Kent County (64.9%) and Delaware as a whole (58.8%). The downtown area has even fewer single-family dwellings (43%). By contrast, 25% of housing units in Smyrna (downtown and townwide) are townhouses, compared to 9.3% in Kent County and 15.6% in all of Delaware. The downtown development district also has the highest percentage of multi-family dwellings (27.2%) and smallest percentage of mobile homes (1.4%).

12. Commuting Destinations

Distance and Direction from Home to Work for people living in Smyrna

Distance and Direction from Home Census Block to Work Census Block, Living in Selection Area



Direction	Less than 10 miles	10 to 24 miles	25 to 50 miles	Greater than 50 miles
North	9.8%	19.4%	71.0%	9.9%
Northeast	3.8%	0.7%	1.6%	32.5%

East	3.5%	0.2%	0.2%	0.7%
Southeast	30.4%	24.8%	7.1%	4.7%
South	20.4%	26.4%	15.5%	12.1%
Southwest	10.0%	2.1%	1.7%	7.0%
West	11.6%	2.2%	1.5%	26.5%
Northwest	10.4%	24.2%	1.5%	6.5%

According to the U.S. Census Bureau Center for Economic Studies, 33% of people living in Smyrna traveled less than 10 miles to work, with 24.7% traveling 10 to 24 miles and 31.2% traveling 25 to 50 miles. 74.1% of people who live in Smyrna travel between 25 to 50 miles north (including northwest and northeast) for work. By contrast, 60.8% travel less than 10 miles south (including southeast and southwest). Only 11% of residents in Smyrna have to travel more than 50 miles for work.

Distance Home to Work	Count	Percent	North	South
Less than 10 miles	1668	33.1%	24.0%	60.8%
10 to 24 miles	1242	24.7%	44.3%	53.3%
25 to 50 miles	1570	31.2%	74.1%	24.3%
Greater than 50 miles	554	11.0%	48.9%	23.8%
Total	5034	100%		

Employment locations for people living in Smyrna

Places	Count	Percent
All Places	5,034	100.00%
Dover, DE	912	18.10%
Smyrna, DE	682	13.50%
Middletown, DE	268	5.30%
Wilmington, DE	174	3.50%
New Castle, DE	149	3.00%
Clayton, DE	101	2.00%
Camden, DE	80	1.60%
Milford, DE	74	1.50%
Philadelphia, PA	52	1.00%
Georgetown, DE	51	1.00%
All Other Locations	2,491	49.50%

Counties	Count	Percent
All Counties	5,034	100.00%
Kent County, DE	2,287	45.40%
New Castle County, DE	1,682	33.40%
Sussex County, DE	351	7.00%
Philadelphia County, PA	52	1.00%
Cecil County, MD	50	1.00%
Kent County, MD	34	0.70%
Anne Arundel County, MD	28	0.60%
Delaware County, PA	28	0.60%
Baltimore city, MD	26	0.50%
New York County, NY	26	0.50%
All Other Locations	470	9.30%

According to the U.S. Census Bureau Center for Economic Studies, the most common locations for residents in Smyrna to work are Dover (18.1%) and Smyrna (13.5%). 5.3% of

residents travel to Middletown and 3.5% travel to Wilmington. In terms of counties, 45.4% work within Kent County and 33.4% work in New Castle County. Only 7% work in Sussex County. 1% of residents travel out of state for work, in Philadelphia County, PA, and Cecil County, MD, respectively.

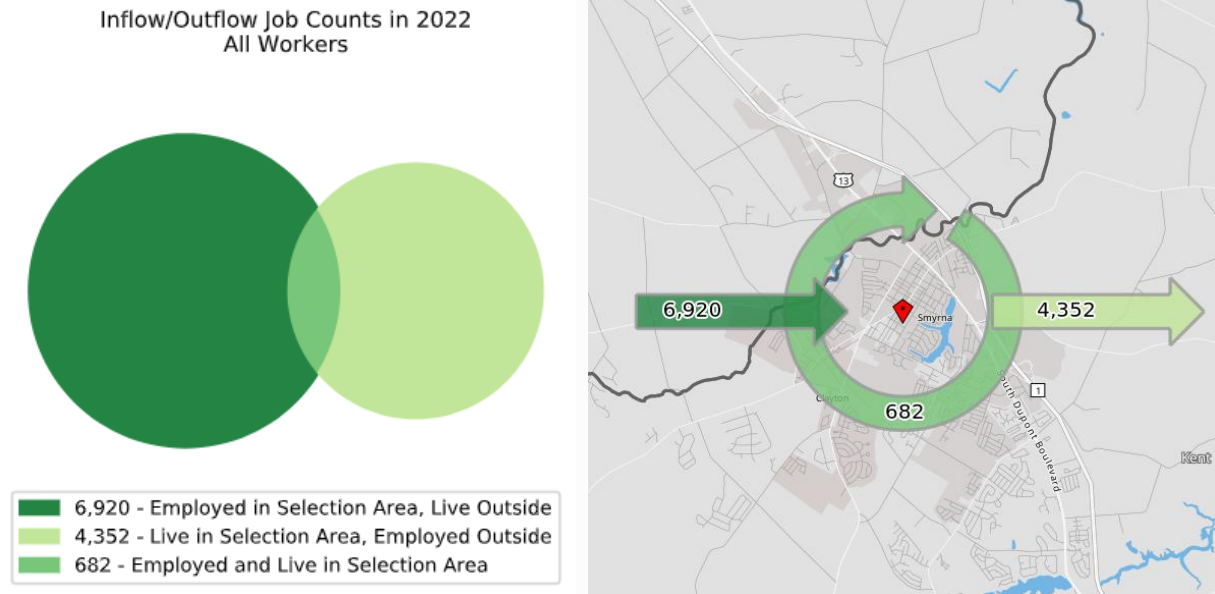
Residential locations for people working in Smyrna

Places	Count	Percent
All Places	7,602	100.00%
Smyrna, DE	682	9.00%
Dover, DE	673	8.90%
Clayton, DE	212	2.80%
Middletown, DE	191	2.50%
Wilmington, DE	114	1.50%
Bear, DE	73	1.00%
Milford, DE	70	0.90%
Camden, DE	60	0.80%
Glasgow, DE	58	0.80%
Highland Acres, DE	58	0.80%
All Other Locations	5,411	71.20%

Counties	Count	Percent
All Counties	7,602	100.00%
Kent County, DE	4,050	53.30%
New Castle County, DE	1,677	22.10%
Sussex County, DE	1,021	13.40%
Cecil County, MD	88	1.20%
Delaware County, PA	69	0.90%
Gloucester County, NJ	62	0.80%
Salem County, NJ	58	0.80%
Philadelphia County, PA	48	0.60%
Caroline County, MD	44	0.60%
Camden County, NJ	42	0.60%
All Other Locations	443	5.80%

According to the U.S. Census Bureau Center for Economic Studies, of the people who are employed in Smyrna, 9% live in Smyrna, 8.9% live in Dover, and 2.8% live in Clayton. In terms of counties, the majority of employees live in Kent County (53.4%), New Castle County (22.1%) and Sussex County (13.4%). 1.2% of employees commute from Cecil County, MD.

Job inflow and outflow



According to the U.S. Census Bureau Center for Economic Studies, 6,920 people are employed in Smyrna but live elsewhere and 4,352 live in Smyrna but are employed elsewhere. 682 people are both employed and live in Smyrna.

13. Downtown Businesses and Employment

In December 2025 and early January 2026, Town of Smyrna staff conducted a survey of businesses and organizations within the Downtown Development District to verify the number and type (full-time and part-time) of employees that these businesses employ. As shown in Appendix B, there are 73 entities that employ persons in the Downtown Development District – 62 business and 11 non-profit organizations or government entities. 69 of the 73 entities responded and provided numbers of employees that they employ, and those that did not likely to employ very number of employees. These 69 entities reported employing 506 full-time employees, 198 part-time employees, for 703 total employees within the Downtown Development District.

222 of the 505 full-time employees (43.96%) work in medical or dental offices in the Downtown Development District, 181 of these 222 employees are in the Smyrna Health and Wellness Building located at 100 S. Main Street. These medical and dental office jobs are also likely among the best paying jobs within the Downtown Development District. The second largest employer, Ducts Unlimited, is a metal fabricator and manufacturing company with 33 full-time and 2 part-time employees spread across three locations within the Downtown Development District. Willis Ford and I.G. Burton Chrysler/Jeep/Dodge,

adjacent to one another along U.S. Route 13 together employ 52 full-time employees and 15 part-time employees (10.29% of the full-time employees within the DDD). Outside of the Smyrna Health Wellness Building (181 employees) and the Smile Place Dentistry (29 employees), the historic downtown commercial district near the four corners along Main Street and Commerce Street consist of small-scale niche and specialty retail businesses, both full service and take-out restaurants, a distillery, a bank, hair salons, and funeral homes – all employing less than 10 full-time employees. Not to be discounted, there are a number of government agencies, non-profits, and institutional uses that employ a significant number of employees in the Downtown Development District. The Smyrna Post Office employs 25 full-time and 10 part-time employees, while the Town of Smyrna employs 19 full-time and 1 part-time employee at Smyrna Town Hall within the Downtown Development District.

14. Economic Market Analysis

In 2013, 2017, 2020, and most recently in November 2025 employed Rick Ferrell (Retail Market Answers, LLC) to complete a Retail Opportunity Gap Analysis. This analysis evaluates and compares over time the population and purchasing power of the greater Smyrna community based upon various drive times and distances (10-minute, 20-minute, and 30-minute drive time from 1 North Main Street), and evaluates whether there is a leakage of local purchasing power in various sectors of retail (utilizing the NAICS - North American Industry Classification System). The 10-minute drive-time analysis includes the entirety of the municipal boundaries of both Smyrna and Clayton and those outlying suburban and semi-rural areas from Blackbird Station Road in the north to Garrison Lake in the south. The 20-minute and 30-minute drive-time service areas include all of Dover, Cheswold, Camden, and Middletown which are own regional shopping centers in their own right. The most recent November 2025 analysis (shown in Appendix C) specified leakages of \$307,357,531 (out of a total demand of \$799,621,089) within a 10-minute drive time in the following retail sectors for the greater Smyrna area:

- Warehouse Clubs and Supercenters (\$72,270,476)
- Gasoline Stations (\$44,524,715)
- Restaurants and other Eating Places (\$37,889,761)
- Building Materials & Garden Equipment Dealers (\$31,178,715)
- Clothing & Clothing Accessory Stores (\$23,486,992)
- Grocery Stores (\$18,012,645)
- Furniture & Home Furnishings Stores (\$12,285,403)
- Electronics and Appliances Stores (\$8,092,753)

Warehouse clubs and other larger format department stores, building materials and supply stores, gas stations, and grocery stores all require too large of a building and parking

footprint to be located downtown, and based upon retail industry trends, will most likely be located along U.S. Route 13 near the two interchanges with DE-1. The 2025 Retail Opportunity Gap analysis does confirm that there is a strong market and need for additional restaurants and niche/specialty retail stores that are more likely to be located in smaller buildings in the historic downtown commercial district.

15. Downtown Parking Survey and Analysis

On October 16, 2025, October 23, 2025, and October 30, 2025, Town staff conducted a survey and inventory of all parking lots and on-street parking within the CC – Central Commercial District at three different times of the day (morning, afternoon, and evening). Staff identified 17 public and private parking lots in the Central Commercial District (but did not include two private downtown locked/gated parking lots) that in total accommodate 709 vehicular parking spaces. During normal business hours, the 150-space Smyrna Health & Wellness Building private parking lot was 89% (morning) and 94% (afternoon) occupied, while many of the open spaces at these times were handicapped. With 181 full-time employees working in the Smyrna Health & Wellness Building and with the medical offices in said building drawing significant numbers of patients every day, it puts a strain on both their private parking lot, but also the adjacent Duck Creek Regional Library 113-space public parking lot and the Smyrna Opera House 60-space public parking lot. Meanwhile the private parking lots at the northern and western periphery of the Central Commercial District were often lightly occupied or nearly empty.

Staff also identified 238 available on-street parking spaces along 17 street segments in the Central Commercial Zoning District. Mirroring the results of the parking lot survey (conducted concurrently at the same three dates and times), the areas of greatest demand are in the vicinity of the Smyrna Health & Wellness Building northward to the intersection of South Main Street with Commerce Street. Meanwhile, the Smyrna Post Office and the Town of Smyrna both generate significant on-street parking demand along South Market Street Plaza, while downtown residents and commercial businesses alike generate significant demand along East Commerce Street.

16. Downtown Sidewalk Survey and Analysis

In November 2025, Town staff also conducted a survey and inventory of sidewalks throughout the entirety of the Downtown Development District. The survey identified the presence of sidewalks, the width of sidewalks, and the condition of existing sidewalks. The width of sidewalks were mapped and grouped both those 2' – 4' (nonconforming), 4' – 6' (meets standards), and 6'+ (exceeds standards). The conditions assessment was subjective in nature by Town staff based upon the presence of sidewalk cracking, tree intrusion/heaving, slopes, tripping hazards, and presence or lack of ADA accessible curb ramps. Not surprisingly given that the Town had paid for significant streetscaping

improvements in the past 15 years, the entirety of South Main Street from the intersection with Commerce Street down to Lake Como was the only continuous segment (five blocks) that scored well on both sidewalk width and condition. Sidewalks along North Main Street up to Glenwood Avenue (especially along the west side of the street) scored the worst, especially in sidewalk condition, followed by West Commerce Street (especially near the intersection with Smyrna-Clayton Blvd), West Mount Vernon Street, and West South Street (west of Smyrna Elementary School). Meanwhile, sidewalks were non-existent along the entirety of West North Street, most of East Street, and much of the frontage along U.S. Route 13 south of the intersection with East South Street. The latter street segment (three full blocks) is troubling because of the number of commercial businesses.

An inventory and conditions assessment of crosswalks was not conducted, but should be conducted at some future date, perhaps with the assistance of the Dover/Kent MPO.

Chapter 3 – Program Evaluation

Smyrna Downtown Development District Boundaries (2016 – Present)

As outlined on the map in Appendix __, the original 2016 Smyrna Downtown Development District was 134.71 acres in size and included 581 parcels of land. The DDD was bounded on the east by U.S. Route 13, on the south by Lake Como (along S. Main Street) and W. Frazier Street and W. Commerce Street at three different points, by North Street on the north, and on the west by Turner’s Row (along Smyrna-Clayton Blvd). The original DDD included the entirety of the CC – Central Commercial District, 38 parcels zoned HC – Highway Commercial along U.S. Route 13, and more than 400 residentially-zoned parcels (R-2, R-2A, and R-3) that constituted the bulk of Smyrna’s historic downtown residential neighborhoods.

Originally, municipalities with a population between 9,000 and 30,000 were limited to a Downtown Development District no greater than 150 acres in size. In 2018, the Delaware General Assembly altered the criteria allowing municipalities with a population between 9,000 and 30,000 to expand up their DDD up to 185 acres in size. On October 18, 2018, the Town Council (with State concurrence) approved a modest 12.25-acre expansion to include the former 177,000 SF vacant Harris Manufacturing facility that fronts both Glenwood Avenue and Smyrna-Clayton Blvd, which raised the total acreage of Smyrna’s DDD to 146.96 acres.

On February 18, 2020, the Smyrna Town Council (again with State approval) approved another modest expansion of the DDD with an additional 52 parcels totaling 12.99 acres, and which brought the total acreage to 159.95 acres. This expansion included 14 parcels fronting both sides of North Main Street from North Street to Glenwood Avenue, 15 parcels on both sides of W. South Street to Union Street, and 23 parcels on the south side of W. Commerce Street westward to High Street. These parcels included additional areas of the Smyrna National Register Historic District and were primarily historic residential dwellings.

In November 2022, the State increased the maximum district size from 185 acres to 200 acres for municipalities with a population between 9,000 and 30,000. On October 16, 2023, the Smyrna Town Council voted (again with State concurrence) approved a third expansion of the DDD with an additional 80 parcels totaling 19.4 acres, which raised the total acreage within the DDD to 187.16 acres (including an additional 7 acres of previously unaccounted for ROW and differences in previous mapping methodologies). 60 of the 80 new parcels within the DDD were recently rezoned DR – Downtown Residential parcels created following the 2020 Comprehensive Plan and representing historic downtown residential neighborhoods. For the first time, this expansion included 16 parcels along E. Commerce Street on the east side of U.S. Route 13, but which was entirely within the Smyrna National

Register Historic District and which included the circa 1867 Bethel AME Church (which was proposing major renovations and expansion).

At present (and as shown on Appendix A), the Smyrna Downtown Development District includes 719 parcels – 188 of which are zoned CC – Central Commercial (entirety of zoning district) and 361 of which are zoned DR – Downtown Residential. Together, these two zoning districts constitute the overwhelming majority of parcels within Smyrna’s DDD and a majority of the acreage. As shown on Appendix A, the present DDD includes almost the entirety of the Smyrna National Register Historic District and the Smyrna Local Historic District, save for the circa 1921 John Bassett Moore Intermediate School and the 1949 Smyrna Elementary School (both of which are ineligible for DDD grant rebate funds).

Proposed Expansion of Smyrna Downtown Development District

The appointed five-person DDD Steering Committee recommended a modest 10.89-acre expansion of the existing (2024) Downtown Development District eastward along W. Commerce Street and W. Mt Vernon Street. This expansion includes those parcels and many existing historic dwellings in the Spruance City neighborhood. This expansion includes 39 additional parcels – 33 of which are zoned DR-Downtown Residential, 4 of which are zoned R-2 Residential, and 2 of which are zoned CC – Central Commercial (and includes Masten Electric, Inc.). One vacant building lot was recently subdivided in this area (taking advantage of the generous provisions of the DR-Downtown Residential District), and the owner intends to construct one two-family dwelling on said lot later in 2026. Another owner of a larger parcel in this area has likewise expressed interest in subdividing their parcel into one or more additional lots to construct single-family dwellings.

Zoning District	Existing #Parcels	Existing Acreage	Proposed #Parcels	Proposed Acreage
CC – Central Commercial	188	36.44 acres	2	0.40 acres
CCM – Corridor Commercial	32	11.73 acres	-	-
DR – Downtown Residential	361	60.70 acres	33	6.33 acres
HC – Highway Commercial	3	12.92 acres	-	-
I & R – Institution & Recreation	19	6.84 acres	-	-
LC – Limited Commercial	5	2.10 acres	-	-
LM – Limited Manufacturing	2	1.37 acres	-	-
M - Manufacturing	2	0.57 acres	-	-
R-2 Residential	56	11.99 acres	4	1.23 acres
R-2A Residential	39	5.32 acres	-	-
R-3 High-Density Residential	5	2.65 acres	-	-
Right-of-Way	-	35.70 acres	-	2.93 acres
Total:	704	187.1 acres	39	10.89 acres

Zoning Districts within the Smyrna Downtown Development District

CC – Central Commercial District

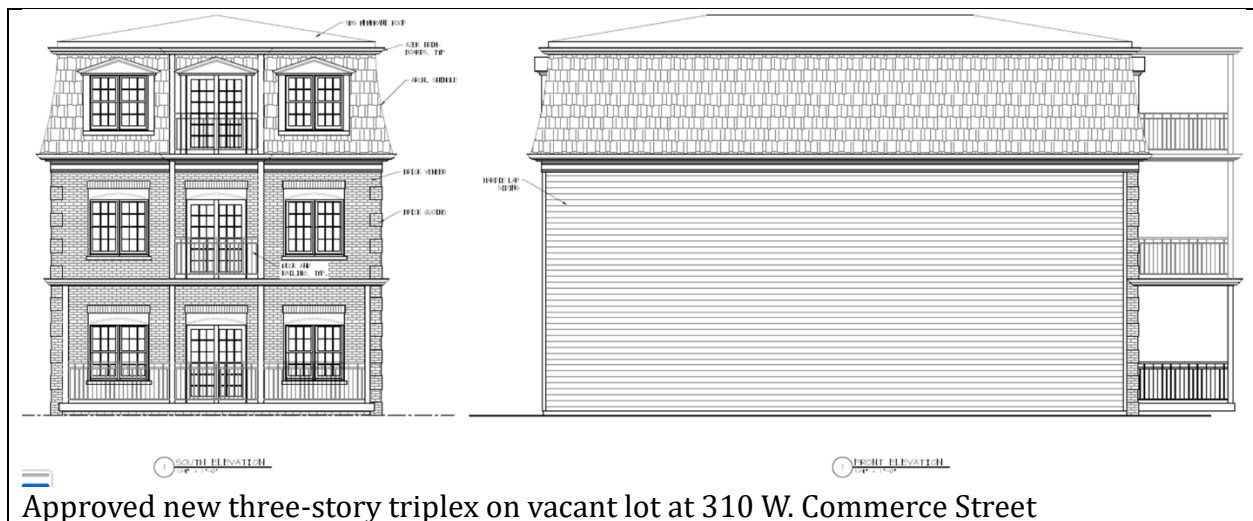
This zoning district is among the Town's nine original districts from the 1964 Zoning Ordinance, and serves as the core of Smyrna's Downtown Development District with 188 parcels covering 35.89 acres. This district allows a wide range of commercial and office uses by-right, while residential dwellings are permitted by Conditional Use with approval from the Town Council (except for upper-floor apartment dwelling units in mixed-use buildings which are permitted by-right). So as to stimulate and incentivize the fit-out and construction of upper story apartments in the CC – Central Commercial District, the Town Council on December 6, 2021 by Ordinance 022-21 eliminated parking requirements for residential uses in the CC District (parking requirements had previously been waived for commercial uses in the CC District). On August 5th 2024, the Smyrna Town Council adopted an ordinance permitting retail marijuana establishments along U.S. Route 13 and W. Glenwood Avenue, but prohibiting said stores in the CC – Central Commercial District. On September 21, 2020, the Smyrna Town Council adopted a zoning text amendment prohibiting new religious uses and assembly-type uses in the CC – Central Commercial District to prevent the proliferation of churches into downtown storefronts and commercial buildings.

DR – Downtown Residential District

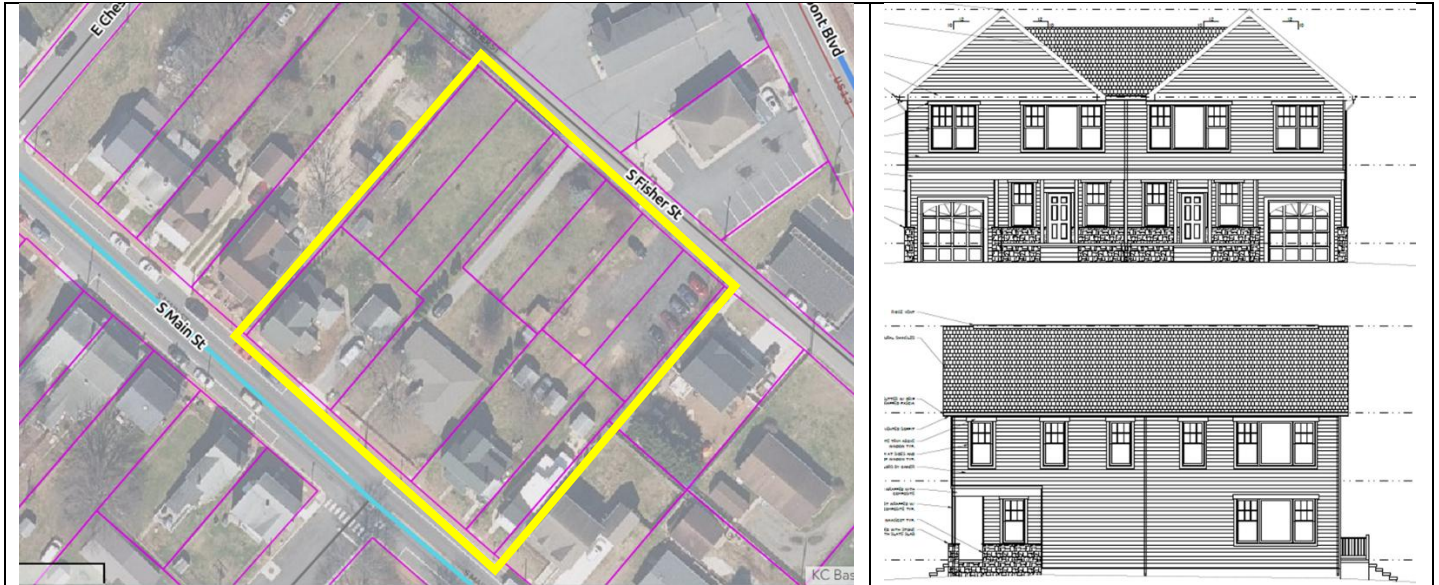
This new zoning district was adopted and created by the Smyrna Town Council on November 15, 2021, and as stipulated in the 2020 Comprehensive Plan. Previously, the historic downtown residential neighborhoods (outside of the CC – Central Commercial District) were zoned R-2, R-2A, and R-3, which were decidedly suburban in character with deep minimum front and side setbacks, large minimum lot sizes and lot widths, low maximum lot coverage limits, and with no minimum number of stories, etc. These suburban zoning bulk standards allowed single-story houses with front-loaded nose garages to be constructed far from the street rather than mimic the historic building patterns found in these downtown neighborhoods. Developers that wished to build close to the street (in-line with the other neighboring houses) on small narrow lots would almost always require one or more variances. The DR – Downtown Residential District, meanwhile, requires new dwellings to be constructed 20 feet or less from the front property line (and as close as 5 ft from the front property line), requires dwellings to be a minimum of 1-½ stories in height, prohibits off-street parking in front of new dwellings, requires garages to be set back a minimum of 12 ft from the front of the dwelling (and strongly recommends rear access or side access garages), allows up to 80% lot coverage, allows new lots as small as 2,880 square feet in size and as narrow as 30 feet in width, and allows a handful of commercial and non-residential uses with strict design standards. This ensures that new residential

dwelling in this zoning district complement and replicate the historic building patterns of Smyrna's downtown neighborhoods. This is the zoning district with the largest number of parcels (361) and the largest large area (60.7 acres) within Smyrna's Downtown Development District.

The creation of this new zoning district has ensured that the new dwellings constructed on existing vacant lots replicate the character of those existing historic structures. To date, one three-story triplex apartment building has been approved in 2024 utilizing the DR-Downtown Residential design standards, but not yet constructed. Furthermore, the bulk standards of the new DR-Downtown Residential District have enabled four sets of subdivisions creating eleven (11) new building lots for single-family dwellings, two-family dwellings, or duplex dwellings which are either currently under construction or expected to be constructed in 2026. These new lots mimic the size and scale of existing lots within the historic residential neighborhoods of Smyrna's Downtown Development District.



Approved new three-story triplex on vacant lot at 310 W. Commerce Street



New DR-Downtown Residential bulk standards enabled the subdivision of six new residential building lots from four deep and elongated lots fronting South Main Street. These six new lots will enable the construction of six duplex dwelling units fronting South Fisher Street as outlined in above right.

I&R – Institutional & Recreational District

This zoning district is among the Town's nine original districts from the 1964 Zoning Ordinance. On September 21, 2020, the Town Council adopted a zoning text amendment permitting religious uses and private and philanthropic clubs in the I&R District. Many of the historic and existing churches, private clubs and assembly uses, and government buildings were rezoned to I&R while prohibiting said uses in the CC – Central Commercial District in May 2024 as specified in the 2020 Comprehensive Plan. Since this 2024 rezoning, the I&R – Institutional and Recreational District now includes 20 parcels on 16.97 acres within Smyrna's Downtown Development District (the third largest by land area).

CCM – Corridor Commercial District

This new zoning district was adopted and created by the Smyrna Town Council on November 1, 2021, and as stipulated in the 2013 U.S. 13 Corridor Plan and the 2020 Comprehensive Plan. Smyrna's Downtown Development District included 33 parcels on 13.14 acres zoned CCM – Corridor Commercial along U.S. Route 13 (which were rezoned by the Town Council on April 15, 2024). These parcels include many older one-story commercial uses and buildings that the Town would like to be redeveloped into multi-story mixed-use and commercial buildings to provide an attractive gateway into downtown Smyrna. So as the emulate the historic fabric and building patterns of Smyrna's downtown commercial district, new buildings within the CCM District are required to be constructed within 5 ft and 15 ft. of the U.S. Route 13 ROW, multi-story mixed-use and commercial

structures (with upper story apartment units) are strongly encouraged, a 10 ft-wide concrete sidewalk with accompanying street trees and street lamps are envisioned along the U.S. Route 13 corridor. As of the writing of this Plan, two multi-story mixed-use and commercial buildings have been constructed in the CCM District within Smyrna's Downtown Development District (along with one two-story two-family dwelling).

HC – Highway Commercial District

Two out of four of the HC-zoned properties in Smyrna's Downtown Development District are part of the former 177,000 square foot Harris Manufacturing Plant which has been vacant since 2014. The Town hopes that this former manufacturing plant will be renovated or demolished and replaced by another manufacturing/warehouse/commercial facility to again provide significant employment in Smyrna's downtown. The other two HC-zoned parcels are located along North Main Street at the intersection with Glenwood Avenue.

LM – Limited Manufacturing and M – Manufacturing District

All four of these parcels in Smyrna's Downtown Development District are owned by Ducts Unlimited, a local metal fabricating company of HVAC ductwork. Ducts Unlimited recently purchased the circa 7,300 square foot metal manufacturing and fabrication plant at 129 N. Union Street formally owned by A,G&G, Sheet Metal. Ducts Unlimited plans to double the size of this downtown metal manufacturing and fabrication plant at this location in 2026-2027.

LC – Local Commercial District

This zoning district is among the Town's nine original districts from the 1964 Zoning Ordinance, and is meant to serve and provide smaller neighborhood commercial uses. Only six parcels on 5.63 acres are included within Smyrna's Downtown Development District, and they are located on the outer periphery along Glenwood Avenue or near U.S. Route 13. Two of the six LC-zoned parcels are in the process of being rezoned to CCM – Corridor Commercial with plans to demolish the aging one-story commercial structures on said parcels and to be replaced by one or more multi-story mixed-use buildings.

R-2/R-2A/R-3 Residential Districts

These zoning districts were among the Town's nine original districts from the 1964 Zoning Ordinance, and formally included most of the historic downtown residential neighborhoods (before their 2024 rezoning to DR – Downtown Residential). Those 57 parcels zoned R-2 Residential are older neighborhoods along High Street, New Street and North Streets that were developed predominately in the 1950's and 1960's, but on larger lots than in the historic downtown core (which are zoned DR – Downtown Residential or CC – Central Commercial). Those 39 parcels zoned R-2A are townhouse lots in the North Park

subdivision that were subdivided from the former Harris Manufacturing facility in 2006. These lots remained vacant until being purchased in 2025, and whose townhouses are currently under construction by a national builder as of the writing of this Plan. Lastly, the R-3 Residential parcels include the circa 1965 Glenwood Apartments and circa 1985 Penn Vernon Apartments, located on the periphery of Smyrna's Downtown Development District. The owner of the Glenwood Apartments plan to construct additional apartment building(s) on remaining acreage of their property to provide additional high-density housing in Smyrna's downtown.

Accessory Dwelling Unit (ADU) Ordinance

On October 17, 2025, the Smyrna Town Council passed an ordinance allowing accessory dwelling units by Conditional Use approval from the Town Council in the R-1, R-1A, R-2, R-2A, R-3, CC – Central Commercial, DR – Downtown Residential, CCM – Corridor Commercial and PVC – Planned Village Community Districts. Because most modern residential subdivisions constructed since 1990 are subject to restrictive deed covenants prohibiting anything but detached single-family dwellings, it is envisioned that most new ADUs will be constructed within older residential neighborhoods (mostly within the Downtown Development District). While a couple of downtown property owners have expressed interest in constructing ADUs, no such dwelling units have yet been constructed.

Smyrna DDD Administration

Since the Town's designation on August 10, 2016, the Town of has had three District Administrators: Wilmer Abbot IV (Director of Planning) 2016-2018, George DeBenedictus (Director of Planning & Inspections) 2018-2019, and Jeremy Rothwell (Senior Planner and afterwards Director of Planning) 2019 – present. Abbot and Rothwell are planners while DeBenedictus is a building inspector by background, but all three worked in the Department of Planning & Zoning and/or Department of Planning & Inspections, which is responsible for the review of all development applications and building permits. Additionally, all three concurrently served as the staff liaisons to the Planning Commission, Board of Adjustment, Historic District Review Board, and Slum Clearance & Redevelopment Authority while Rothwell also served as the staff liaison to the Economic Development Committee and Main Street Coordinating Board. Given their roles working closely with developers and property owners, appointing a staff member from the Department of Planning & Inspections is a natural fit as the Town's DDD District Administrator.

Since 2020, the Town of Smyrna has utilized TRAISR software management system for processing all building permits and development applications. All parcels within the Town's Downtown Development District have been identified and uploaded into the software system whereby alerting the Town's building permit staff whenever a building permit or development application is received within the DDD. Permit staff then alert the DDD

District Administrator who, if they were not already otherwise aware of the project, contact the developer, contractor, and/or property owner to discuss whether it is appropriate for them to apply for DDD rebate funding.

The present DDD District Administrator mailed informational letters to all property owners within the Town's Downtown Development District in both January 2020 and in September 2024 outlining downtown redevelopment incentives available to them. In April 2022, the District Administrator contracted with a third-party marketing consultant to develop an informational quad-fold Downtown Development Guide brochure for public distribution, which included a map of the Town's DDD, and a summary of the various local, county, and State development incentives and/or tax credits, and the contact information for each redevelopment incentive or program. This brochure was subsequently updated by staff in the summer of 2024. Lastly, on September 19, 2024, the District Administrator (in coordination with the Smyrna Slum Clearance and Redevelopment Authority) hosted a downtown redevelopment workshop at the Citizens Hose Banquet Hall to present information about the DDD Program, local incentives and municipal façade grants, historic preservation tax credits, and Kent County CDBG funding opportunities. The latter two items were presented by Kara Briggs from the Delaware Division of Historical & Cultural Affairs and Cain Johnson, Community Development Supervisor, at the Kent County Department of Planning Services.

The Downtown Development Districts Act of 2014 was enacted by the General Assembly in order to:

- Spur private capital investment in commercial business districts and other neighborhoods;
- Stimulate job growth and improve the commercial vitality of such districts and neighborhoods;
- Help build a stable community of long-term residents by improving housing opportunities; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses and residents from all walks of life.

A Downtown Development District (DDD) was designated in Smyrna by the Governor in 2016 and is among twelve such DDDs across the State. Designation as a DDD allows landowners and businesses within our district to receive grant rebates up to 20% of their capital construction costs from the State. Smyrna's DDD includes 634 parcels on approximately 160 acres and encompasses almost the historic downtown core Smyrna radiating outward from the 'Four Corners.'

FOUNDING OF SMYRNA

William Penn first granted tracts of land near Duck Creek to settlers in the 1680's. Lands were subsequently cleared for the cultivation of tobacco and wheat, and by the middle of the 18th century, a grist mill and settlement was established along Duck Creek known as Duck Creek Village. A prosperous shipping wharf, known as Smyrna Landing, was established about a mile to the east along Duck Creek which functioned as one of the primary shipping points for grain (and later fruit) until its demise in the early 20th century.

In 1768, James Green sold 15 acres of land to Samuel Ball, a Philadelphia merchant. This land, located at a crossing of two major roads, the north-south King's Highway and the east-west Maryland Road leading from the nearby Smyrna Landing to the Chesapeake Bay, served as the nucleus for Duck Creek Crossroads, and soon attracted grain merchants and other residents. The crossroads village flourished in the late 18th and early 19th centuries with the shipment of grain from the nearby Smyrna Landing to larger markets in Philadelphia, New York, and Boston. Originally called Duck Creek Crossroads, the town's name was changed to Smyrna by the Delaware General Assembly in 1806.

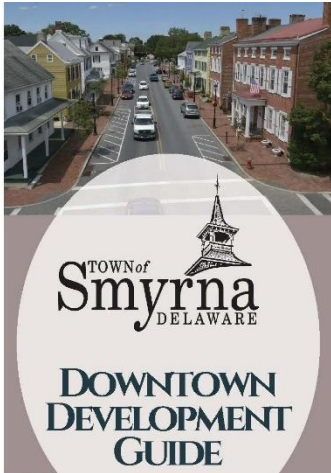
The Delaware Railroad, built in 1856, bypassed Smyrna to the west, due in large part to businessmen reluctant to encourage competition with the steamboat line. As rail began to dominate the transport of local goods, manufacturing activities and canneries were located and constructed to the west in Clayton.

In 1923, a 97-mile two-lane north-south road (known today as US Route 13 - DuPont Highway) was constructed through Smyrna and connecting Wilmington to downstate agricultural communities in Kent and Sussex Counties. Following the Second World War, the Smyrna-Clayton area attracted several large manufacturing employers. This resulted in steady growth to the Town of Smyrna throughout the second half of the 20th century, growing from 2,346 in 1950 to 5,231 in 1990.

In 2003, Delaware Route 1 was completed connecting Wilmington to Dover, which coinciding with a nationwide building boom, ushered in an era of unprecedented growth to Smyrna to the present day. The Town's population more than doubled from 5,679 in 2000 to 12,883 in 2020. Despite its rapid growth, Smyrna retains its small-town charm and tight-knit sense of community. We are a town proud of its historic agricultural roots but are poised and ready to grow and prosper in the 21st century. We remain 'Smyrna Strong.'

WE ARE SMYRNA STRONG

Located just 30 minutes south of the I-95 Northeast Corridor, the historic Town of Smyrna is located astride of Delaware Route 1 connecting the banking and financial center of Wilmington to the north and the state capital of Dover to the south. Our bucolic tree-lined streets with Victorian and Colonial-era homes and quaint downtown businesses harken back to a different time. Despite rapid growth in recent years, we have preserved our small-town life, and the DDD program has us poised for success. Enjoy Smyrna - a place where the past co-exists pleasantly with the present while diligently preparing to leap into the future.



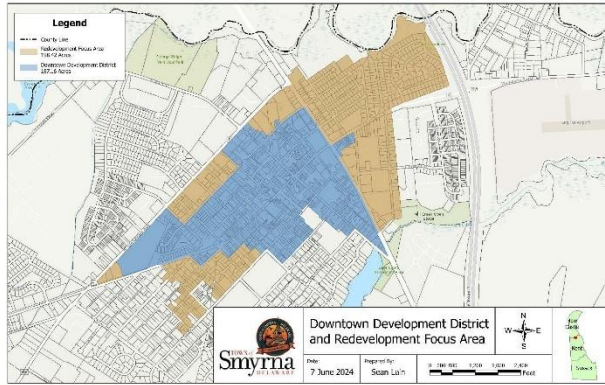
ABOUT OUR DOWNTOWN DEVELOPMENT DISTRICT



FOR MORE INFORMATION ABOUT THE DOWNTOWN DEVELOPMENT DISTRICT OR TO EXPLORE OPPORTUNITIES IN DOWNTOWN SMYRNA, PLEASE REACH OUT, WE WILL BE GLAD TO HELP!

TOWN OF SMYRNA
JEREMY ROTHWELL
 DIRECTOR OF PLANNING
 302-389-2332
JROTHWELL@SMYRNA.DELAWARE.GOV





LOCAL INCENTIVES

- 1) **Permit and Application Fee Waiver** - All building permit fees, demolition permit fees, sign permit fees, rezoning application fees, conditional application use application fees, and special exception application fees are now waived for qualifying projects.
- 2) **Property Tax Reassessment Waiver** - Qualifying projects are eligible for a 60-month municipal property tax reassessment waiver on the value of the improvements associated with the project. In short, the property assessment is frozen for a period of five years after the project is completed. If a town-wide reassessment occurs during this five-year period, the underlying municipal property tax will be held flat based upon the previous assessed value.
- 3) **Property Tax Abatement** - For those projects that convert a rental property to an owner-occupied dwelling and for first-time homeowners in the DDD, a five-year phased municipal property tax abatement is levied as follows: 100% abatement for year one; 75% abatement for year two; 50% abatement for year three; and 25% abatement for year four.
- 4) **Impact Fee Waiver** - Qualifying projects are eligible for a 100% waiver of all Smyrna impact fees.
- 5) **Business License Fee Waiver**
- 6) **Utility Rebates** - Qualifying projects are eligible for the following one-time rebate for all utility charges (water, sewer, and electric) as follows:
 - a. \$600 if the aggregate square footage for all buildings less than 5,000 sq. ft.
 - b. \$1,000 if the aggregate square footage for buildings equal to or greater than 5,000 sq. ft. but less than 10,000 sq. ft.
 - c. \$2,000 if the aggregate square footage for buildings equal to or greater than 10,000 sq. ft.

DEVELOPMENT INCENTIVES

Smyrna Façade Improvement Grant Program

This program, administered through the Smyrna Slum Clearance & Redevelopment Authority, provides a cash grant reimbursement to improve existing or construct new exterior front facades as follows:

- Residential - 25% cash grant reimbursement up to a maximum grant award of \$2,500
- Commercial & Mixed-Use Buildings - 25% cash grant reimbursement up to a maximum grant award up to \$10,000.

Qualifying exterior improvements must front a public street and include doors, lighting, roofs, shutters and awnings, walkways, exterior walls, exterior windows, architectural decorative ornamentation, chimneys, and commercial signage. Applications are accepted on a rolling basis throughout the year.

Program Contact: Smyrna Director of Planning, Jeremy Rothwell at jrothwell@smyrna.delaware.gov and (302) 653-2332

Delaware DDD Program

1) **Small Project Grant** - 20% cash grant reimbursement based on cost of construction of up to \$350,000. Applications can be filed anytime throughout the year. Minimum qualified investment of \$25,000 to qualify for the program. Maximum grant rebate of \$70,000 per building based upon a qualifying investment threshold of \$350,000.

2) **Large Project Grant** - 20% cash grant reimbursement based on cost of construction over \$350,000. Applications are taken only during specified periods (typically twice per year). The maximum \$2,000,000 grant rebate requires a qualifying investment threshold of \$27,500,000. The qualifying investment threshold for both Small Projects and Large Projects is based upon the value of both new construction and rehabilitation of existing buildings and structures. Certain Q exclusions apply.

Program Contact: Tunisha Scott at Tunisha.Scott@delaware.gov and (302) 739-0221
<https://www.dstatehousing.com/build/ddd-program/>

Kent County DDD Program

- 1) \$1,500 cash match of State DDD grant funding for applicants of residential projects.
- 2) \$10,000 cash match of State DDD grant funding for commercial and mixed-use projects.

This program is on a first come first serve basis, so it depends on when you apply during the fiscal year as to whether funding will be available for this.

Program Contact: Lauren Gutierrez at Lauren.Gutierrez@kentcountytile.gov and (302) 744-2305

Historic Preservation Tax Credits

To qualify, the building must be listed as a contributing structure in the Smyrna National Register District before these tax credits may be claimed. All proposed improvements must be certified by the Delaware Division of Historic & Cultural Affairs prior to the start of construction that said improvements conform to the Secretary of the Interior Standards for the Rehabilitation of Historic Structures.

1) 20% Commercial Federal Income Tax Credit for Income Producing Buildings

This tax credit allows property owners and developers to claim a Federal income tax credit on 20% of the value of the qualified rehabilitation costs. The tax credit carries forward for a period of five years to allow property owners and developers to obtain the full value of the credit. Applicants must construct at least \$5,000 worth of qualified improvements or the property owner's adjusted basis of the property, whichever is greater.

Delaware Historic Preservation Tax Credit

1) 20% Commercial State Income Tax Credit for Income Producing Buildings

The property owner/developer may claim a State Income Tax Credit equal to 20% of the qualified rehabilitation costs. Unused tax credits may be "sold" on a market set up by the State at a discount, whereby the property owner/developer will get an actual cash reimbursement for the unused tax credits. There is no limit on the amount of tax credits that can be claimed. Applicants must construct at least \$5,000 worth of qualified improvements or the property owner's adjusted basis of the property, whichever is greater.

2) 30% State Income Tax Credit for Residential, Owner Occupied and all Other Historic Buildings

The property owner may claim a State Income Tax Credit equal to 30% of the qualified rehabilitation costs. The credit for owner-occupied dwellings is capped at \$30,000 for each 24-month period, and like the commercial tax credit program, the credits can be transferred and sold on an open market at a discounted rate. Under this program, government entities and non-profits are eligible to sell their tax credits.

Additional information about the State and Federal Historic Preservation Tax Credits can be found at:

<https://history.delaware.gov/preservation/taxcredit/>
Program Contact: Kara Briggs at (302) 736-7433 or by email at kara.briggs@delaware.gov



Additional information about these incentives can be found at:

<https://www.smyrna.delaware.gov/427/Facade-Grant>

YOU'RE INVITED SMYRNA DOWNTOWN REDEVELOPMENT WORKSHOP

Learn how to apply for Federal, State, County and Town Grants, Loans, and Tax Credits to redevelop your downtown property

WHO SHOULD ATTEND?

RESIDENTIAL HOMEOWNERS, COMMERCIAL BUSINESS OWNERS, LANDLORDS, CONTRACTORS, ACCOUNTANTS, AND PRIVATE INVESTORS.

DATE: SEPTEMBER 19, 2024

PLACE: SMYRNA FIRE COMPANY

TIME: 6:00 PM

PRESENTED BY

JEREMY ROTHWELL, SMYRNA DIRECTOR OF PLANNING
KARA BIGGS, DELAWARE DIVISION OF HISTORICAL & CULTURAL AFFAIRS
CAIN JOHNSON, COMMUNITY DEVELOPMENT SUPERVISOR



Smyrna DDD Projects 2016 – Present: Success, Challenges, and Opportunities

Since Smyrna was designated as a Downtown Development District on August 10, 2016, 43 projects have received a total of \$1,426,051 in grant rebate funding. All but 5 of these 41 projects were completed in the past six years since 2020. 41 of the 43 DDD projects have been Small Project awards while only two have been Large Project awards.

As outlined in the table below, the Downtown Development District program has been very successful in sparking new residential construction and the renovation and rehabilitation of residential properties within the designated Downtown Development District. Of the 41 DDD projects, 15 have been for the renovation of an existing single-family dwelling or duplex dwelling, while another 9 have been for the construction of a new single-family dwelling, duplex, or two-family dwelling on existing vacant lots within the Downtown Development District. Additionally, four more single-family dwellings or two-family dwellings are currently under construction on formally vacant lots, while eight additional lots for single-family dwellings and/or duplexes were recently subdivided utilizing the generous provisions set forth in the DR – Downtown Residential Zoning District (and will likely see the construction of new dwellings on said lots in the coming months). The 34-lot North Park subdivision was approved and vested in 2010 from 4.40 acres of vacant lands from the former Harris Manufacturing facility. The approved and vested townhouse lots remained vacant and unbuilt until being sold to a national homebuilder in July 2025 in large part due to the 20% cash grant rebate offered for the construction of each townhouse dwelling unit. In short, the DDD cash rebate has been incredibly successful in prodding property owners and developers to construct new dwellings on existing vacant lots within the Town’s designated Downtown Development District.

Smyrna Downtown Development District Grant Rebates

Project Type	Total Grant Award by Project Type	Total Number of Projects by Type
SFD/Duplex Renovations	\$224,637.00	15
SFD/Duplex/Two-Family New Construction	\$400,145.00	9
Church/Institutional Renovations	\$159,411.00	5
Commercial Building Renovations	\$133,914.00	6
Commercial Building Tenant Fit-Outs	\$58,815.00	2
Mixed-Use Building Renovations	\$205,736.00	4
Commercial Building New Construction	\$47,059.00	1
Mixed-Use Building New Construction	\$196,344.00	1
TOTAL:	\$1,426,051.00	43



New single-family dwelling at 112 S. Delaware Street



New single-family dwelling at 337 W. Commerce Street



New 2-family dwelling at 326 W. Commerce Street



New 2-family dwelling at 122 S. Lincoln Street



New 2-family dwelling at 122 S. East Street

One of the surprises of the DDD program is how widely it has been utilized by congregations for the renovation of existing historic church buildings or for the renovation of former commercial spaces into churches. The latter phenomenon prompted the Smyrna Town Council to prohibit new religious institutions in the CC – Central Commercial District so as to preserve commercial storefront and office space within the Downtown Development District. Previously condemned by the Town of Smyrna in 2019 (and slated for demolition), Mt Olive Pentecostal Church was able to complete a \$325,000 renovation of

their historic circa 1876 church utilizing both DDD grant rebate funding and Delaware Historic Preservation Tax Credits.



Before and after photos of renovations to Mt Olive Pentecostal Church at 139 N. East Street

Due to the cost and project predictability of fitting out commercial space in new commercial or office buildings, the DDD program has been likewise successful in the fitting out of said newer buildings to full occupancy. The multi-tenant office building at 229 N. Main Street is now fully-occupied built in 2007 after standing vacant for more than a decade. In March 2023, Baybird Orthodontics completed a fit-out of 1,910 sq ft of vacant third-floor space in the Smyrna Health & Wellness Building while also bringing 6 new full-time medical jobs to the building. The remaining vacant spaces (approximately 25,000 sq ft) on the third floor of the Smyrna Health & Wellness Building will soon be fit-out for Christiana Care Woman's Health Center (Delaware Cardiology is currently fitting out nearly 10,000 square feet of 1st floor space in said Smyrna Health & Wellness Building). The former is expected to bring an additional 25-30 high-paying medical jobs into the building, which upon completion (hopefully in late 2026 or early 2027), will constitute the single-largest new employment project since the designation of Smyrna's DDD. Within the next two years, it is thus expected that all commercial office space will be occupied in Smyrna's Downtown Development District.



March 1, 2023 ribbon-cutting for Baybird Orthodontics fit-out 1,910 SF of vacant 3rd-floor space in Smyrna Health & Wellness Building with 6 new full-time jobs.

Meanwhile, the DDD Program has been mediocre at renovating existing commercial and mixed-use buildings within the Downtown Development District. This is due to the often higher per square footage renovation costs, the unpredictability of renovating historic buildings, and the need to bring said buildings up to modern building codes and fire codes. The rehabilitation costs for historic commercial and mixed-use buildings almost always spiral and significantly exceed initial project cost and time estimates after additional issues are discovered after layers of the building are peeled back and opened up after the start of said projects. In addition, these projects almost always require the stacking of other cash grants and/or historic preservation tax credits. For instance, of the nine (9) commercial and mixed-use building renovations, six (6) received a Town of Smyrna ARPA Façade Grant (\$10,000 - \$50,000), while three (3) obtained Delaware State Historic Preservation Tax Credits.

Despite the difficulties and challenges of renovating historic commercial and mixed-use buildings, Smyrna has witnessed many outstanding success stories since the original DDD designation in 2016. For instance, the formally vacant and condemned circa 1840 Wright Mansion at 47 E. Commerce Street was acquired by the Town of Smyrna through munitions sale and resold to a local developer and business family who transformed this former residence into the Elizabeth Esther Café and wedding venue in 2018-2019 with two full-time and seven part-time employees. In 2022, the property owners subsequently constructed a 1,830 sq. ft. detached wedding pavilion (although was deemed by DSHA as ineligible for DDD grant rebate funding).



Before and after photographs of Elizabeth Esther Café (Cobalt Manor) at 47 E. Commerce Street including the 1,830 sq ft wedding pavilion in the background.

In 2023-2024, the Smile Place fit-out approximately 2,400 sq ft of vacant 1st-floor former warehouse space and renovated approximately 5,200 sq. ft. of existing 1st-floor medical office space along with a complete new roof and exterior façade and windows at a total renovation cost of \$1,263,324. This expansion and renovation allowed the Smile Place to hire an additional 10 full-time staff members (including two additional dentists) and three additional part-time staff members. As a Phase II for the same building, the Smile Place intends to renovate approximately 3,200 sq. ft. of vacant second floor space into multiple residential apartments in the coming years.



Grand re-opening of The Smile Place on June 26, 2024. Project included 2,400 sq. ft. fit-out of former vacant warehouse space into dental offices and renovation of 5,200 sq. ft. of existing medical office space.

In 2022-2023, with the assistance of a \$50,000 ARPA Commercial Façade Grant from the Town of Smyrna, the owners of a two-story historic mixed-use building at 48-50 W. Commerce Street completed \$144,355 of façade improvements. This included the replacement of non-historic Perma stone siding and the replacement of a condemned second-story arcade front porch with an open porch with columns (to match the historic porch that likely existed prior to its 1940's renovations).



Before and after photographs of exterior façade improvements to historic circa 1860 mixed-use building at 48-50 W. Commerce Street.

Over a two-year period from 2023-2025, the owner of the Yarn Maven at 62 W. Commerce Street completed \$70,000 in exterior façade improvements and \$112,000 worth of interior second-floor improvements to the circa 1810 mixed-use building. The former included a new roof, brick re-pointing, lime whitewash of exterior masonry, and new in-kind replacement windows while the latter included the fit-out of a residential apartment in former second floor storage space. Since this was renovation of an existing building that was already occupied by the building, no expansion of the business or new employees were hired with this project. This project was made possible by a \$50,000 ARPA Commercial Façade Grant.



Before and after photographs of exterior façade improvements to the Yarn Maven at 62 W. Commerce Street which also included the construction of a new 2nd floor 1-bedroom apartment dwelling unit.

One new mixed-use 6,244 sq. ft. building was constructed in 2018 at 133 N. Dupont Blvd. This includes a 1st-floor ice cream parlor and 2nd-floor office space for the owner's computer support business. The former retail creamery includes 2 new full-time and 11 part-time employees while the latter computer support business included 7 full-time employees. With a total cost of construction of \$981,720 and Large Project Grant Rebate of \$196,344, this represents the second largest project by cost of construction and largest single DDD grant rebate.



New two-story mixed-use building constructed in 2018 with 1st floor ice cream store and 2nd floor computer support business along U.S. Route 13 at the edge of Smyrna's DDD.

While the Town of Smyrna expanded its DDD boundary in 2018 in hopes of redeveloping the former 12.25-acre 177,000 sq. ft. Harris Manufacturing site (vacant since plant closure in April 2014), efforts thus far have been unsuccessful. On June 30, 2019 the site received a Large Project Reservation from DSHA (subsequently expired) and site plan approval from the Town of Smyrna in 2020 to renovate 72,000 sq. ft. of the existing space to an indoor farmers market, the project never commenced. Town of Smyrna have coordinated with the Kent Economic Partnership (KEP) and the Delaware Prosperity Partnership (DPP) to market the building and property to commercial and industrial site selectors and clients, but to no avail. Town of Smyrna staff have also coordinated multiple meetings with the property owner to complete improvements to the shell and roof of the former manufacturing plant in the hopes of attracting a warehouse or industrial client, but to date the property owner has not completed any substantial improvements to the vacant manufacturing plant since the purchase of the property in December 2017. The property owner continues to market the property for sale or lease through a regional commercial real estate broker, and the Town remains hopeful that the property will attract an investor to redevelop the property and vacant manufacturing plant in the coming years.

Smyrna DDD Incentives

When Smyrna's Downtown Development District was first designated on August 10, 2016, the Town offered the following financial incentives to property owners and developers:

- 1.) Building Permit Fee Cap – Qualifying projects in either commercially-zoned areas and/or within the historic preservation overlay district were eligible for a sliding scale maximum cap of \$1,129 on building permit fees.
- 2.) Municipal Impact Fee Waiver – Qualifying projects for the renovation, reconstruction, or replacement of existing buildings were eligible for a 100% waiver of municipal impact fees if the project 'does not cause a significant increase in municipal or public services.'
- 3.) Discount of Electric Utility Charges – Qualifying projects shall receive a 50% discount on their metered electric utility charge for a period of six months.
- 4.) Property Tax Waiver – Chapter 18 of the Town Code formally gave the Town Council the authority to waive property taxes and any other fee or tax, in whole or in part, by resolution if it advanced the economic interests of the Town.

Only five DDD projects were subject to these local incentives, and of these five, only two utilized any of the before-mentioned incentives. Painted Stave Distillery at 106 W. Commerce Street was granted \$20,984.81 waiver of municipal permit fees and impact fees by the Smyrna Town Council. Blue Hen Dental at 231 S. Dupont Blvd received a six-month 50% discount on their electric utility bill.

On January 4, 2020 and October 19, 2020, the Smyrna Town Council significantly revised the financial incentives for projects and the administration of said incentives to better coordinate and align with the Downtown Development District designation. Firstly, rather than allowing the before-mentioned incentives in any commercial district and/or the historic overlay district, the incentives are now restricted solely to the state-designated Downtown Development District (financial incentives are no longer offered in the highway commercial zoning districts while industrially zoned properties are now given their own separate incentive package). Furthermore, to qualify for local incentives in the DDD, projects must now expend at least \$25,000 in qualifying expenses, which again mirrors the DSHA DDD grant application thresholds.

One limiting factor of the 2020 incentive package was that said incentives could not be awarded to entities that flip and sell their newly renovated properties, so more than a dozen projects were excluded from receiving local incentives during 2020-2022. On August 15, 2022, the Smyrna Town Council removed this provision from the Town Code (which from a staff standpoint was difficult to enforce over the long term if the property was sold a year or two after the fact), except for the property tax reassessment waiver incentive.

Specifically, qualifying projects in the Downtown Development District are now eligible for the following local incentives:

- 1.) Permit and Application Fee Waiver - All building permit fees, demolition permit fees, sign permit fees, rezoning application fees, conditional application use application fees, and special exception application fees are now waived for qualifying projects.

Evaluation of Incentive: Like most municipalities and local government, the Town of Smyrna calculates the cost of building permits on a formula based on the cost of construction of said development project. However, many home renovation projects and some non-residential projects (roofing, siding, repainting, repointing of masonry, interior flooring) do not require a building permit, so ten (10) of the DDD projects had no building permit fees to be waived in the first place. Since 2020, twenty (20) projects within the DDD have earned \$31,380.29 (most between \$500 - \$2,000 per project). This incentive is far more impactful for residential new construction and commercial rehabilitation projects since the cost of construction is often significantly higher, and the cost of the building permit is tied to the cost of construction. Small-scale residential rehabilitation projects, meanwhile, often only pay \$100 - \$200 in building permit fee, if they require one at all.

- 2.) Property Tax Reassessment Waiver - Qualifying projects are eligible for a 60-month municipal property tax reassessment waiver on the value of the improvements associated with the project.

Evaluation of Incentive: Since 2020, eleven (11) projects have thus far earned this benefit. Because this incentive is for a 5-year period, its value is not fully realized until at the end of this time period, and given that this benefit was not codified until 2020, no reassessments have yet been fully completed. Because this is a reassessment waiver as opposed to property tax credit, the greatest financial impact is for new construction projects since the applicant is paying municipal property taxes based upon the value of the vacant lot without the dwelling on it for the first five years of occupancy. Properties that are subsequently resold lose this property tax reassessment waiver.

- 3.) Property Tax Abatement - For those projects that convert a rental property to an owner-occupied dwelling and for first-time homebuyers in the DDD, a five-year phased municipal property tax abatement is levied as follows: 100% abatement for year one; 75% abatement for year two; 50% abatement for year three; and 25% abatement for year four.

Evaluation of Incentive: While this incentive is well thought out and is for a good public purpose (promoting homeownership in the DDD), this incentive has not once been utilized since it was codified in 2020 as no renter-occupied dwelling units have been converted to home-occupied dwelling units.

- 4.) Impact Fee Waiver - Qualifying projects are eligible for a 100% waiver of all Town of Smyrna impact fees.

Evaluation of Incentive: Municipal impact fees are ordinarily only levied for new construction or when additional new dwelling units are created/constructed within existing buildings. This incentive is thus only awarded and applicable to a relatively small number of projects since most are for the renovation of existing buildings. Since 2020, six projects have earned \$59,054.57 in municipal impact fee waivers. Two additional projects for the construction of new single-family dwellings did not receive impact fee waivers because they were built to flip/sell and were thus ineligible at the time of their application. Furthermore, until January 2022, Smyrna levied a single combined municipal impact fee of only \$4,032 per dwelling unit, but since 2022 now charges six separate impact fees totaling more than \$12,000 per dwelling unit. This incentive thus carries significant importance and weight to developers going forward since the waiver significantly lowers the cost of construction (impact fees are typically the largest set of fees levied during the development process for new construction).

- 5.) Business License Fee Waiver – For first time businesses associated with project.

Evaluation of Incentive: This incentive has only been issued once for Baybird Orthodontics which received a \$250 business license fee waiver for the first three years.

- 6.) Utility Fee Rebates - Qualifying projects are eligible for the following one-time rebate for all utility charges (water, sewer, and electric) as follows:
- a. \$600 if the aggregate square footage for all buildings less than 5,000 sq. ft.
 - b. \$1,000 if the aggregate square footage for buildings equal to or greater than 5,000 sq. ft. but less than 10,000 sq. ft.
 - c. \$2,000 if the aggregate square footage for buildings equal to or greater than 10,000 sq. ft.

Evaluation of Incentive: Since 2020, 21 projects have received \$13,400 in utility fee rebates, which are awarded after completion of the project. Those properties with a history of late utility bills are excluded from this benefit.

In closing, the Town of Smyrna is satisfied with the existing incentive structure for projects within the Downtown Development District, and proposes no revisions or additions.

Utilization of Town of Smyrna DDD Incentives

Local Incentive	Number of Projects	Value of Each Incentive
Permit & Application Fee Waiver	20	\$31,380.29
Property Tax Reassessment Waiver	11	\$3,633.44+
Property Tax Abatement	0	-
Municipal Impact Fee Waiver	6	\$59,054.57
Business License Fee Waiver	1	\$750.00
Utility Fee Rebates	21	\$13,400.00
TOTAL:		\$108,218.30

Smyrna Slum Clearance and Redevelopment Authority

On June 21, 2004, the Smyrna Town Council created the Smyrna Slum Clearance & Redevelopment Authority (SDRA) to assist in the redevelopment of properties within the Town and particularly in the downtown commercial district (as permitted by State enabling legislation). This quasi-public-private board is appointed by the Mayor of Smyrna and operates with the assistance of Town staff, but with independent decision-making authority to award grants and loans. While their work is separate from the Downtown Development District, the SDRA's mission and work compliments and supplements the revitalization of buildings and businesses within the DDD.

The Smyrna Town Council next created the Façade Improvement Grant Program on March 21, 2005 to reimburse property owners up to 25% of the cost of qualified exterior renovations (up to \$2,500) for existing buildings throughout the Town, but did not award any façade grants until 2015. Recognizing the significant and often greater cost of

renovating commercial structures, the Smyrna Town Council on August 2, 2021 increased the maximum possible façade grant awards for commercial and multi-family structures from \$2,500 to \$10,000. Unlike almost other façade improvement grant programs in Delaware (and elsewhere in the country) which are limited to commercial properties and which can typically only be used for specific storefront and signage improvements, Smyrna's façade improvement grant program can be awarded to any existing building (commercial, mixed-use, institutional, residential, etc.) and can be awarded to almost any exterior improvement to said existing buildings as seen from the public street (everything from roofs, exterior doors, exterior walls, chimneys, exterior stairs/porches/balconies, shutters and awnings, exterior lighting, signage, and exterior decorative architectural ornamentation).

Originally, façade improvement grants could be awarded to existing buildings anywhere throughout the Town, but so as to target finite resources to the areas of Town of the greatest need, the Smyrna Slum Clearance and Redevelopment Authority in October 2021 voted to restrict new façade improvement grants to the Downtown Development District and a newly created Redevelopment Focus Area. As shown in Appendix A, the Redevelopment Focus Area includes 198.42 acres outside of the Downtown Development District, specifically the older residential subdivisions on the east side of U.S. Route 13 (Parkway Manor, Green Meadows, Manor Park, etc.), all those parcels on the south side of Glenwood Avenue not within the DDD, and those parcels in Spruance City that are within the municipal boundaries of Smyrna. Since 2015, the Smyrna Slum Clearance and Redevelopment Authority has awarded \$405,062.19 in façade improvement grants to 94 commercial, residential, and institutional buildings. Of these 94 façade improvement grants, 76 were awarded to properties within the Downtown Development District and another 5 were awarded to properties within the larger Redevelopment Focus Area.

Smyrna Façade Improvement Grants 2015 - Present

Year	Grant Amount	Grant Breakdown
2015	\$12,500	4 commercial & 5 residential
2016	\$10,000	1 commercial & 1 residential & 1 church
2017	\$20,000	1 commercial & 7 residential
2018	\$31,805.75	1 commercial & 16 residential
2019	\$38,851.90	2 commercial & 15 residential
2020	\$13,246.09	6 residential
2021	\$18,305.07	8 residential & 1 church (institutional)
2022	\$24,565.63	9 residential, 1 commercial, & 1 church
2023	\$19,940.25	4 residential & 1 church
2024	\$4,933.75	4 residential
2025	\$10,943.75	2 residential, 1 commercial, & 2 churches
TOTAL	\$405,062.19	10 commercial, 79 residential, & 5 churches

So as to provide a stable funding source for the before-mentioned façade improvement grants, the Smyrna Town Council created a Vacant Building Ordinance on April 16, 2007. Originally, all vacant buildings (regardless of size and use) were levied an annual vacant building fee of \$500 to \$2,000 based upon the number of years that said structures have been vacant. On October 16, 2023, the Smyrna Town Council revised the Town's Vacant Building Ordinance to charge annual vacant building fees up to \$4,000 per year to non-residential buildings under 10,000 square feet and up to \$10,000 per year for non-residential buildings 10,000 square feet and greater. To reflect and codify long-standing practice, the Smyrna Town Council on April 1, 2024 again revised the Town's Vacant Building Ordinance specifying that all vacant building fees collected each year are to be transferred to the Smyrna Slum Clearance and Redevelopment Authority for the purpose of funding their façade improvement grant program. The levy and collection of vacant building fees on an annual basis thus serves a dual purpose: 1.) It serves to penalize the owners of habitual and long-term vacant structures, thus providing an incentive to either sell, rent, and/or improvement said vacant structures, and 2.) It provides a relatively steady and predictable funding source for the Town's façade improvement grant program.

Smyrna Annual Vacant Building Fee Schedule

	Years 1-2	Years 3-5	Years 6-10	Years 11+
Residential Buildings	\$500	\$1,000	\$2,000	\$2,000 + \$500 per subsequent year
Non-Residential Buildings up to 10,000 SF	\$1,000	\$2,000	\$4,000	\$4,000 + \$1,000 per subsequent year
Non-Residential Buildings greater than 10,000 SF	\$2,500	\$5,000	\$10,000	\$10,000 + \$2,000 per subsequent year

In 2015, the Town of Smyrna obtained \$300,000 in funding from the USDA Rural Economic Development Loan Program. This was used as seed funding by the Smyrna Slum Clearance and Redevelopment Authority to create a revolving loan fund to be re-loaned to local business for both the renovation and fit out of space and the purchase of capital equipment for said businesses. Between 2015 and 2019, the RDA has dispersed \$379,600.83 in capital low-interest loans to four local downtown businesses. As required by the USDA, the first loan for \$300,000 was issued at 0% interest for a period of 10 years. The second loan, for \$49,600.83 for 5 years at 4.5% interest, was for the commercial fit-out of the Lemon Leaf restaurant at 2 N. Main Street, but this business declared bankruptcy prior to the collection of any loan payments. The third and fourth loans were for \$10,000 and \$20,000 for 5 years at 1% interest were for the purchase of capital equipment and working capital at Royal Treatments and the Yarn Maven respectively. Both of these two loans were paid off in 2024.

On May 20, 2022, the Town of Smyrna signed an agreement with True Access Capital (a Wilmington-based Community Development Financial Institution) to manage future loan disbursements from the SRDA's Revolving Loan Fund. This took the financial risk and liability away from the SRDA (and the Town more generally) in the event of default (as occurred with the Lemon Leaf loan), while putting the burden of reviewing and vetting commercial loan applications in the hands of professional loan officers at True Access Capital, and while lastly reducing the burden of Town staff in administering and enforcing the terms of said commercial loans. New loans would be targeted to those businesses and property owners unable to obtain loan funding from a traditional commercial lending institution.

On July 5, 2024, True Access Capital (on behalf of the Smyrna Slum Clearance and Redevelopment Authority) closed on a \$150,000 7-year commercial loan at 4% interest to KPAW, LLC to construct renovations to the exterior of 2-4 S. Main Street (Smyrna Sporting Goods). This commercial loan was completed to the applicant at approximately 3% below prevailing commercial loan rates to provide greater financial incentive to said applicant to complete the costly renovations to this prominent downtown building. The Smyrna Slum Clearance and Redevelopment Authority provided the principal of \$150,000 for the commercial loan from their revolving loan fund while True Access Capital retained the ability to collect interest payments on the loan in exchange for managing said commercial loan. To date, the Smyrna Slum Clearance and Redevelopment Authority has dispersed \$529,600.83 in below market rate commercial loans to small businesses within the Downtown Development District.

Smyrna SRDA USDA Revolving Loan Fund Recipients

Year	Loan Amount	Term	Interest	Business	Address
3/1/2016	\$300,000	10-years	0%	I3a, LLC	2 N. Main Street
11/1/2017	\$49,600.83	5-years	4.5%	Lemon Leaf	2 N. Main Street
3/1/2019	\$20,000	5-years	1%	Yarn Maven	62 W. Commerce St.
9/1/2019	\$10,000	5-years	1%	Royal Treatments	14 S. Main Street
7/5/2024	\$150,000	7-years	4%	KPAW, LLC	2/4 S. Main Street
TOTAL:	\$529,600.83				

In November 2022, the Smyrna Slum Clearance and Redevelopment Authority created a matching DDD grant program whereby the RDA could provide a match up to \$10,000 for residential/institutional projects and up to \$40,000 for commercial/mixed-use projects (similar to the matching grants provided by Kent County Levy Court). The matching grant program was created utilizing \$150,000 in general funds from the FY2023 Town of Smyrna budget. Grants are to be awarded from this fund on a case-by-case for especially transformative projects within the Downtown Development District. To date, the RDA has awarded one \$10,000 DDD matching grant to Mt. Olive Pentecostal Church for the

approximately \$325,000 in qualified renovations that they completed to their circa 1876 historic church (a previously condemned building in danger of demolition).

Smyrna ARPA Commercial Façade Grant Program

As part of the American Rescue Plan Act signed into law in January 2021, the Town of Smyrna received \$6,377,622.94 in funding. The U.S. Treasury Department's ARPA Interim Final Rule specified that commercial façade grants were a permitted use of these Federal block grant funds. In late 2021, the Smyrna Town Council authorized a commercial façade grant program (separate from the SRDA façade improvement grant program) to support small businesses in the state-designated Downtown Development District, the SRDA-designated Redevelopment Focus Area, and on those parcels zoned IORP – Industrial/Office/Research Park. The Town subsequently received nineteen (19) applications for \$818,802.99 in grant funding, and on March 7, 2022, the Smyrna Town Council approved fourteen (14) applications for \$488,000.25 in grant funding. Of these applications, twelve (12) were in the Downtown Development District. The Town reimbursed businesses 90% of the value of exterior improvements up to a maximum grant award up to \$50,000 (for pending projects) and \$10,000 for already completed projects. Out of these approved applications, thirteen (13) businesses were ultimately granted and received \$416,374.25 in funding (one project in the DDD was not completed). This innovative use of ARPA funds (the only such use in Delaware) was very effective in sparking the redevelopment of four historic downtown mixed-use buildings that would otherwise not have embarked on work, even with the 20% DDD cash grant rebate incentive.

Smyrna 2022 ARPA Commercial Façade Grant Recipients

Applicant Name	Business/Building Type	Address	Approved Grant Award	Final Grant Award
Sheridan's Irish Pub	Restaurant	42 W. Commerce St	\$10,000	\$10,000
Fairies Funeral Home	Funeral Home	29 S. Main St	\$10,000	\$10,000
Records Gebhart Agency	Insurance Agency	2 N. Market St	\$47,289.60	\$38,458.80
Smyrna Sporting Goods	Sporting Goods Retail Store	4 S. Main St	\$50,000	\$50,000
Our Thyme & Table	Restaurant	19 W. Commerce St	\$990	\$990
Rishlok, LLC	Mixed-Use Bldg	48 W. Commerce St	\$50,000	\$50,000
The Smile Place	Dentistry Office	17 N. Main St	\$50,000	\$50,000
The Yarn Maven	Yarn Shop	62 W. Commerce St	\$50,000	\$50,000
Charles Tyre	Mixed-Use Bldg	10 S. Main St	\$50,000	\$50,000
Lisa Fagioletti, DD	Dentistry Office	25 W. Commerce St	\$50,000	\$37,204.90
Delaware Back Pain	Physiatrists Office	29 N. East St	\$50,000	Not Completed
Cobalt Manor	Restaurant	47 E. Commerce St	\$4,320	\$4,320
Gas & Go	Gas Station	126 S. Dupont Blvd	\$18,387.50	\$18,387.50

Adirondack Group	Fence Contractor	61 Artisan Drive	\$50,000	\$50,000
TOTAL:			\$488,000.25	\$416,374.25

Preservation of Smyrna's Downtown Historic Resources

On May 23, 1980, the Smyrna National Register Historic District was approved and designated by the National Park Service. This 138.49-acre National Register District documented and surveyed 481 structures in the downtown core, although at the time said structures were not evaluated for being 'contributing' or 'non-contributing' as is the case for modern National Register Districts. The designation as a National Register District does not, by itself, without local regulations prohibit the demolition of historically significant structures, and an unknown number of the structures surveyed in the 1980 Smyrna National District have since been demolished.

All those historic 'contributing' structures within the Smyrna National Register District are eligible to participate in the Federal Historic Preservation Tax Credit Program and the Delaware Historic Preservation Tax Credit Program. To participate in either program, applicants must complete qualified renovations to said structures using standards set forth in the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings, which are reviewed and approved by the Delaware Division of Historical & Cultural Affairs. The Federal Historic Preservation Tax Credit provides a 20% Federal tax credit for income-producing properties (owner occupied and non-profits are ineligible) for projects that complete qualified work equal or greater to 50% of the basis value of said property, but no properties in Smyrna have ever utilized this tax credit. Delaware's Historic Preservation Tax Credit, meanwhile, is more generous and significantly more expansive. Delaware provides a 20% tax credit for depreciable or income-producing properties and a 30% tax credit for both owner-occupied residences and non-profit institutions. Whereas the Federal tax credit requires a minimum level of investment equaling 50% of the basis value of the property, the Delaware historic preservation tax credit requires only a \$5,000 minimum investment (regardless of project type). Whereas the Federal program is solely a tax credit on Federal income/corporate taxes (that must rigidly be spread over a 5-year period), the Delaware's historic preservation tax credit may be claimed as a tax credit on State income and corporate taxes and may also be transferred and sold (in whole or in part) to other corporations or businesses that have Delaware income tax or bank franchise tax liability. Delaware in short has one of the most generous historic preservation tax credit programs in the country.

Since Smyrna's Downtown Development District designation on August 10, 2016, six (6) projects within the Smyrna National Register Districts have been awarded \$553,764 in Delaware Historic Preservation Tax Credits. In addition to these six projects, two additional large mixed-use projects (Smile Place and Smyrna Sporting Goods) both obtained Part 2

project reservations for the Delaware Historic Preservation Tax Credit, and will soon be awarded their Part 3 (actual award) in the early months of 2026. One of the projects started work prior to the designation and was thus ineligible for the DDD grant rebate. The largest tax credit awarded, \$399,665 for the renovation and expansion of the Citizen Hose Company downtown fire station, but this was deemed ineligible for DDD grant rebate funding due to it receiving other State operating funding. Given the lengthy and detailed (and at times confusing) application process, staff assisted five of the six recent projects apply for and obtain historic preservation tax credits. Downstate communities such as Smyrna have also struggled with a lack of qualified contractors and architects to complete work in keeping with the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings which Town staff have assisted property owners and developers to rectify.

Delaware Historic Preservation Tax Credit Awards (2016 – Present)

Date of Award	Applicant Name	Applicant Type	Project Address	Credit Award
FY2016	Jeffrey & Ginger Flairty	Residential Homeowner	131 W. South Street	\$20,000.00
FY2023	Dr. Lisa Fagioletti (Dentist)	Commercial (Mixed-Use Bldg)	25 W. Commerce St	\$10,741.00
FY2024	Mt Olive Pentecostal Church	Non-Profit (Church)	139 N. East Street	\$95,377.00
FY2024	Citizens Hose Company	Non-Profit (Fire Company)	103 W. Commerce St	\$399,665.00
FY2024	Charles Tyre	Commercial (Mixed-Use Bldg)	10 S. Main Street	\$17,979.00
FY2024	Curt Jackson	Residential Homeowner	304 W. Commerce Street	\$10,002.00
TOTAL:				\$553,764.00

On July of 2003, an ordinance to amend the Town Code of the Town of Smyrna by adding a new Chapter 19 entitled “Historic Preservation Ordinance” was adopted. The purpose of this ordinance was declared to be a matter of public policy that safeguarded the heritage of the Town and would preserve and protect structures and districts having historic, architectural, cultural, and aesthetic values, which are in the best interests of the citizens of the Town of Smyrna. This ordinance created both the Historic District Overlay Zoning District and the Historic District Review Board.

In total, the Smyrna Historic District Overlay Zone includes 465 parcels on 126.81 acres after its expansion in 2005. While the overlay zone is generally based on the boundaries of the Smyrna National Register Historic District, the boundaries of the two do not match in certain sections (See Appendix A). Adjacent property owners may petition the Smyrna

Historic District Review Board (SDRB) for inclusion into Historic District Overlay Zone or the SDRB may initiate a boundary expansion on their own. All boundary expansions of the Historic District Overlay Zone require the final review and approval by the Smyrna Town Council.

The five-member Historic District Review Board (HDRB) is appointed by the Smyrna Mayor and Town Council, and are required to review and approve/deny all exterior renovations, alteration, additions, demolitions, relocations, and new construction within the defined Historic District Overlay Zone. The HDRB shall review applications to ensure compliance with the Secretary of the Interior Standards for the Rehabilitation of Historic Structures and utilizing a series of criteria outlined in Section 19-5F of the Town Code. Appeals of the decisions of the HDRB are heard and reviewed by the Smyrna Town Council. However, unlike with many other municipal historic preservation commissions, the Town of Smyrna does not have a formal design review manual and/or guidelines for the HDRB to utilize in reviewing projects and applications. Prior to the approval of any Façade Improvement Matching Grant Application and prior to the granting of any Town of Smyrna DDD financial incentives, the Historic Preservation Review Board shall review the application and ensure that they are consistent with the Secretary of the Interior Standards for the Rehabilitation of Historic Structures.

Since 2000, Preservation Delaware, Inc. has administered the Delaware Preservation Fund which offers grants and loans towards the rehabilitation or acquisition of historic properties in Delaware. Since its creation, five (5) projects have obtained \$34,750 in grant funding, four of which have either received DDD grant rebates or in the process of completing their projects to receive DDD funding. Smyrna's DDD Administrator has assisted property owners and developers apply for this funding source to use in conjunction with DDD grant rebate funding and/or historic preservation tax credits.

Delaware Preservation Fund Smyrna Recipients (2016 – Present)

Date of Award	Applicant Name	Project Address	Grant Award
FY2021	Mt Olive Pentecostal Church	139 N. East Street	\$4,000
FY2023	Yarn Maven	62 W. Commerce Street	\$10,000
FY2023	Smyrna Sporting Goods	2/4 S. Main Street	\$10,000
FY2024	Bethel AME Church	229 E. Commerce St	\$5,750
FY2025	Smyrna Museum	11 S. Main Street	\$5,000

Smyrna Main Street Coordinating Board

Prior to the 2016 designation of Smyrna's Downtown Development District, the Smyrna Downtown Renaissance Association (SDRA) served as an Affiliate Main Street organization through the National Trust's National Main Street Center. During the 2000's, the Town of Smyrna paid for the SDRA to hire a full-time manager to manage and coordinate downtown

marketing and revitalization efforts, but this fell into abeyance in the 2010's (although the SDRS continues to exist but not as a Main Street organization).

In February 2021, the Smyrna Town Council appointed a nine-member Main Street Coordinating Board to restart as Smyrna's Affiliate Main Street status to help coordinate downtown marketing and revitalization efforts. As a designated Affiliate Main Street, Town staff and the Main Street Coordinating Board receive technical assistance and grant funding through Delaware on Main, the statewide coordinating program at the Delaware Division of Small Business. From March 2022 to May 2024, the Main Street Coordinating Board received \$16,400 in grant funding as part of the Main Street Navigator Grant Program through the Delaware on Main office. This grant funding was utilized to pay for Arnett Muldrow to update the Town's branding and logo for marketing materials, and for the design and purchase of four downtown street pole banner sets. The Delaware on Main Office has also provided grant funding for downtown events including Smyrna at Night, and for staff to attend the annual National Main Street Conference.

On December 15, 2023, the Smyrna Main Street Coordinating Board was awarded \$29,250 in grant funding through the T-Mobile Hometown Grant Program to contract with a muralist to create and install two downtown murals. Through the Public Arts Subcommittee of the Main Street Coordinating Board, the Town of Smyrna contracted with renowned regional muralist Michael Rosato to create a 10' x 16' mural on the west face of 1 North Main Street commemorating Bombay Hook National Wildlife Refuge (dedicated June 2024) and a 10' x 18' mural on the south face of the Stokesbury House at 111 S. Main Street commemorating Richard Allen, founder of the AME Church (dedicated March 2025).

Downtown Streetscaping Projects

In 2009 (prior to the 2016 DDD designation), the Town of Smyrna obtained \$871,825.29 in Transportation Alternatives Program (TAP) funding from DelDOT for streetscape improvements along South Main Street from the intersection with Commerce Street down to the intersection of South Street. This included the installation of more than 550 linear feet of new curbing, ADA curb ramps, wide brick sidewalks (8' or more in width in various sections), decorative streetlamps, pedestrian seating throughout, and the installation of wide raised marked crosswalks at both intersections.

In 2012, the Town of Smyrna obtained \$136,041.56 in Transportation Enhancement Program funding from DelDOT to construct and install median improvements (including landscaping and lighting) along that portion of U.S. Route 13 between Duck Creek and Lake Como (along the eastern edge of Smyrna's DDD boundary).

In 2018, the Town of Smyrna acquired and constructed a small pocket park with pedestrian seating and lighting on an approximately 900 sq ft area adjacent to 19 W. Commerce Street.

This pocket park was named and dedicated to long-time downtown resident and community leader Quentin Schlieder, Jr.

In 2019-2021, the Town of Smyrna utilized \$5,308,324 in municipal general obligation bond funding to construct approximately 1,700 linear feet of streetscaping improvement along South Main Street from the intersection with South Street to the intersection of U.S. Route 13 at Lake Como. This included the replacement and upgrade of buried water and sewer utilities, the burial of electric utilities, the installation of new curbing, ADA curb ramps, wide brick sidewalks (6' or more in width in various sections), decorative streetlamps, and marked crosswalks throughout.

In early 2022, the Town of Smyrna embarked on the design of streetscape and utility replacements/upgrade along North Main Street from the intersection of Commerce Street to the intersection with Glenwood Avenue. These streetscape and utility improvements will generally mimic those constructed and installed on South Main Street. The design phase of this project was completed in 2024, and the estimated cost of construction is approximately \$5.8 million. The Town has not yet obtained funding for this project, but hopes to begin construction by 2027.

In June 2022, the Town of Smyrna approved for and obtained Transportation Alternatives Program (TAP) funding through DelDOT to complete Concept Master Plan for streetscaping improvements along Commerce Street from the intersection of Smyrna-Clayton Blvd to U.S. Route 13. With the assistance of a third-party consultant and DelDOT staff, public design workshops were held on June 27, 2024 and November 14, 2024 while an online and paper public survey was conducted throughout the summer of 2024. The Commerce Street Streetscaping Master Plan was presented to and approved by the Smyrna Town Council on July 7, 2025. Given the concurrent need to replace and upgrade underground utilities along Commerce Street in the coming years, the Town intends to apply for TAP design and construction funding in future rounds to construct the streetscape improvements outlined in this Concept Master Plan.

In short, the Town of Smyrna recognizes the importance of providing an attractive streetscape and its role in the overall revitalization of the Downtown Development District.

Duck Creek Regional Library & Downtown Parking Lots

Since the mid-19th century, the Smyrna Library (which started as a subscription library) occupied portions of the Smyrna Opera House building. While it was originally staffed solely by volunteers, and governed by an all-volunteer board, the Smyrna Library was taken over by the Town in the 1980's, who in turn hired a full-time librarian to supplement the group of able volunteers. With the rapid population growth in the community, the Town commissioned a needs assessment with the Delaware Division of Libraries to determine the

optimum size and location of new and larger public library to serve the greater Smyrna community. In the years thereafter, the Friends of the Duck Creek Regional Library was formed as a non-profit organization to eventually take over management of a new regional library.

On August 16, 2016, the State of Delaware transferred ownership of the former Smyrna School District Offices at 22 S. Main Street (formally circa 1916 Smyrna Post Office) to the Town of Smyrna for the new location of the Duck Creek Regional Library. The Town of Smyrna subsequently combined and acquired other neighboring parcels into a larger 1.62-acre parcels and signed an MOU for the Friends of the Duck Creek Regional Library to construct said new library. In succeeding years, the Friends contracted with Becker Morgan to devise various design alternatives. So as to comply with the Secretary of the Interior Standards for Rehabilitation of Historic Structures, the design of the new Duck Creek Regional Library incorporated the circa 1916 Post Office building fronting South Main Street so as to preserve the historic façade from the street (while the bulk of the building was to be constructed behind the historic Post Office building).

In the interim phase while fundraising was being completed for the new Duck Creek Regional Library, the Town of Smyrna in 2021 obtained \$1.5 million in CTF and bond bill funding to construct and install an asphalt parking lot behind the former Smyrna School District building at 22 S. Main Street with 171 marked vehicular parking spaces (most spaces on former vacant grass or gravel areas). This area included a former gravel and asphalt parking lot (all unmarked spaces) along W. South Street formally owned by the Smyrna Health & Wellness Center. While portions of this new asphalt parking lot were utilized for the construction of the new Duck Creek Regional Library, 113 marked vehicular parking spaces remain, which constitutes the largest public parking lot in downtown Smyrna. 76 of these 113 vehicular parking spaces are along W. South Street, which provides much needed parking for the adjacent Smyrna & Wellness Building.

In 2022, the Friends of the Duck Creek Regional Library obtained \$7 million in Federal ARPA funding and \$6 million in Delaware State Bond Bill funding which enabled the project to move forward to final design and construction. In November 2023, the Town of Smyrna granted approval for the construction of the 21,151 sq ft Duck Creek Regional Library, and which was opened and dedicated on June 9, 2025. With significant community meeting spaces of varying sizes, individual digital workstations and conference rooms, and public computer stations, the new Duck Creek Public Library provides a whole host of community amenities and functions beyond that of a traditional library.

Smyrna Opera House

The circa 1870 Smyrna Opera House was extensively renovated in 1998 to 2003 by the Smyrna-Clayton Heritage Association. Since its reopening in 2003, the Smyrna Opera House has hosted year-round live performances, concerts, and has served as a venue to countless community gatherings, meetings, weddings, and summer camps and classes. In short, the opera house has served as a community focal point for the arts ranging from community theater to piano lessons.

With the relocation of the Smyrna Library from the 1st floor of the Smyrna Opera House to the nearby Duck Creek Regional Library at 22 S. Main Street, the Smyrna-Clayton Heritage Association has planned a comprehensive multi-phase renovation plan. Phase I includes an estimated \$1.5 million renovation of the 1st floor space to include a new box office, concessions area, new handicapped accessible bathroom, art gallery for local and regional artists to sell/display their work, and a 1st floor stage and viewing/seating area for smaller performances. The Smyrna-Clayton Heritage Association has to date secured more than \$1 million in grant funding, and hopes to commence the Phase I renovations in 2026.

Long-term Phase II improvements include the renovation of the now vacant and adjacent Stokebury House as dressing rooms for performing artists and to house artists in residence, and a large multi-story addition to the rear of the historic 1870 Smyrna Opera House to provide additional classroom and community meeting space.

While the Smyrna Opera House will not utilize DDD grant rebate funding for their pending renovations, the continued growth and expansions of their community spaces and program offers and performances will serve to cement their role as a downtown anchor.

Chapter 4 – Downtown Redevelopment Vision, Goals & Strategies

Overall Vision for Downtown Smyrna: The Town seeks to foster and facilitate the revitalization of the historic downtown commercial district and outlying residential neighborhoods to provide a place where people of all ages, incomes, and backgrounds can work, shop, live, and play.

Goal No. 1 – The Town seeks to attract and retain a variety of retail commercial businesses, restaurants, entertainment, arts and cultural establishments, and professional and medical offices so as to become a destination both for the Smyrna-Clayton community but of the greater State and Mid-Atlantic region as a whole.

Strategy: The Town should consider creating a design manual and standards thereof for new development in the CC – Central Commercial District and/or within the Smyrna Historic District as a whole.

Strategy: The Town should actively encourage new sit-down restaurants, breweries, and distilleries with outdoor seating areas. On-street seating should be encouraged and allowed where practicable.

Strategy: So as to align with Goal 1, the Town should consider amending the Zoning Ordinance to prohibit new tobacco, vape, alcohol, and marijuana and other similar establishments in the central business district.

Strategy: The Town should continue to maintain an active Main Street program to support the activities of new and existing downtown businesses.

Strategy: The Slum Clearance & Redevelopment Authority should continue to offer low-interest loans to new and existing businesses through their revolving loan fund.

Strategy: Town staff will continue to provide technical assistance to local businesses and organizations, especially to assist said entities obtain outside loan and/or grant programs.

Goal No. 2 – The Town seeks to preserve, protect, and rehabilitate the historic structures, historic fabric, and historic resources within the Downtown Development District. New development should complement the historic character of those buildings and building patterns found in the central business district and the outlying residential neighborhoods.

Strategy: Town staff should continue assisting property owners and developers apply for and obtain historic preservation tax credits for the rehabilitation of historic structures.

Strategy: The Town should consider expanding the existing Smyrna National Register Historic District or create a new National Register Historic District in west Smyrna (i.e. Turner's Row, Spruance City, etc.). The boundaries of the Smyrna Historic Overlay District should be revised to conform with the National Register District(s) wherever possible. This will both protect existing contributing historic structures in the western part of the DDD, but also allow said property owners to apply for and obtain Federal and State historic preservation tax credits.

Strategy: The Town should host informational workshops for downtown homeowners, businesses, contractors, and developers on how to utilize available State, County, and municipal redevelopment grants, loans, and other incentives.

Goal No. 3 – The Town seeks to strengthen existing downtown residential neighborhoods to ensure that all residents have access to quality housing opportunities. New development should provide a variety of housing options, types, and sizes to accommodate residents of all incomes and stages of life and circumstances.

Strategy: The Town strongly encourages the rehabilitation of vacant upper stories in downtown mixed-use buildings for new residential apartments.

Strategy: The Town should partner with the Kent County Department of Community Development and the Delaware State Housing Authority to educate Smyrna residents about housing repair/rehabilitation programs and assistance programs available to low income and moderate-income households.

Strategy: The Town encourages the construction of accessory dwelling units (ADUs) within single-family dwellings or within existing accessory structures on said lots.

Strategy: The Town should continue to direct code enforcement staff to monitor the condition of existing housing and structures and enforce the Town's Property Maintenance Code.

Strategy: The Town should explore creating a funding mechanism for the Smyrna Slum Clearance and Redevelopment Authority (or through the Town itself) to purchase, renovate, and re-sell blighted properties and buildings in Smyrna. This could be done and leveraged through the munitions sale process.

Goal No. 4 – The Town seeks to attract and retain a variety of employment opportunities for both downtown residents and for the greater Smyrna-Clayton community. Special emphasis should be placed on attracting professional and medical office tenants to the Smyrna &

Wellness Building, and attracting one or more new warehouse and distribution and light manufacturing businesses to the former Harris Manufacturing facility.

Strategy: The Town should continue to partner with the Kent Economic Partnership and the Delaware Prosperity Partnership to attract new large employers to Smyrna's Downtown Development District.

Goal No. 5 – The Town seeks to foster and promote greater unity and community pride by partnering with local organizations and businesses to host a variety of downtown events and activities throughout the year.

Strategy: The Town should continue to host and market ribbon cuttings for new local merchants, and to market special merchant events through the Town's Thursday Tidbits program.

Goal No. 6 – The Town seeks to provide a safe and attractive streetscape throughout the Downtown Development District (but especially along Main Street and Commerce Street) to provide a welcoming atmosphere for tourists and shoppers, and to promote accessible and multi-modal access for residents of adjacent residential neighborhoods into the central commercial district.

Strategy: The Town should construct streetscaping and utility improvements along North Main Street from the historic four corners to the intersection with Glenwood Avenue within the next two to five years.

Strategy: The Town should construct streetscaping and utility improvements along W. Glenwood Avenue within the next ten years.

Strategy: The Town should embark on a banner replacement program to replace those streetlamp pole banner sets as the existing banner sets age and wear.

Strategy: The Town should utilize Community Transportation Fund (CTP) and Municipal Street Aid (MSA) and other grant sources where practicable to construct new or repair existing sidewalks and curbing within the Downtown Development District.

Strategy: The Town should coordinate with the Dover/Kent MPO and DelDOT to fund the installation of wide sidewalks and streetscaping along the portion of the U.S. Route 13 corridor as traverses through the Downtown Development District.

Strategy: The Town should consider the installation of gateway signage and/or landscaping for the main thoroughfares into the Downtown Development District.

Goal No. 7 – The Town seeks to provide sufficient parking in the central business district for employees, shoppers, tourists, and residents alike.

Strategy: The Town should provide additional public parking in the vicinity of the Smyrna Public & Wellness Building.

Strategy: The Town should coordinate with the owners of off-street private parking lots to reconfigure and/or add more spaces to said parking lots and/or open said parking lots to other users or the general public.

Goal No. 8 – The Town seeks to promote infill development of vacant lots and underutilized spaces throughout the Downtown Development District.

Chapter 5 – Key Priority Projects



655 W. Glenwood Avenue - This former 166,234 sq. ft. manufacturing plant owned by Harris Manufacturing was closed in 2014 and has remained vacant ever since. The oldest section of the building was constructed in 1940 and was added onto numerous times under its ownership by Tyler Refrigeration, Metal Masters, and most recently by Harris Manufacturing. It is the largest vacant building in the Town of Smyrna.



129 N. Union Street – This circa 1938 manufacturing plant was most recently operated by A,G&G metal fabricators until being purchased by Ducts Unlimited, another metal fabrication company, in 2023. They plan to construct a 10,000 sq. ft. addition onto the existing 7,340 sq. ft. manufacturing building in 2026 to enable the company to consolidate their operation under one building.



2-4 S. Main Street – This massive block includes three historic buildings on one parcel at the ‘four corners’ of downtown Smyrna. The three-story corner building was constructed in 1850, while the adjacent three-story brick building was constructed in 1830 and was formally a 1st floor furniture store. The two-story masonry building (also connected) was constructed in 1850 and covered in white vinyl siding in the 1990’s. The entire first floor of all three buildings has been opened up into one large commercial space, and has been occupied by Smyrna Sporting Goods since 1964. The new owners of the building are in the process of completing extensive exterior renovations and a new roof to be completed in 2026. As part of Phase II, the owners intend to construct numerous residential apartments on the vacant upper floors of all three buildings.



6 S. Main Street – This circa 1870 masonry mixed-use building includes approximately 700 sq. ft. of currently vacant 1st floor commercial space and six residential apartments. The owner is exploring renovation options for this building.



1 N. Main Street – This three-story mixed-use building was first constructed in 1830 and extensively renovated in the Colonial Revival architectural style in the 1890's. The exterior of the building and the 1st floor commercial space was renovated in 2015 by the present owner. The 1st floor space has recently been a bakery, sandwich shop, and sit-down restaurant, but is currently vacant. The upper floors have been gutted in preparation of constructing multiple residential apartments.



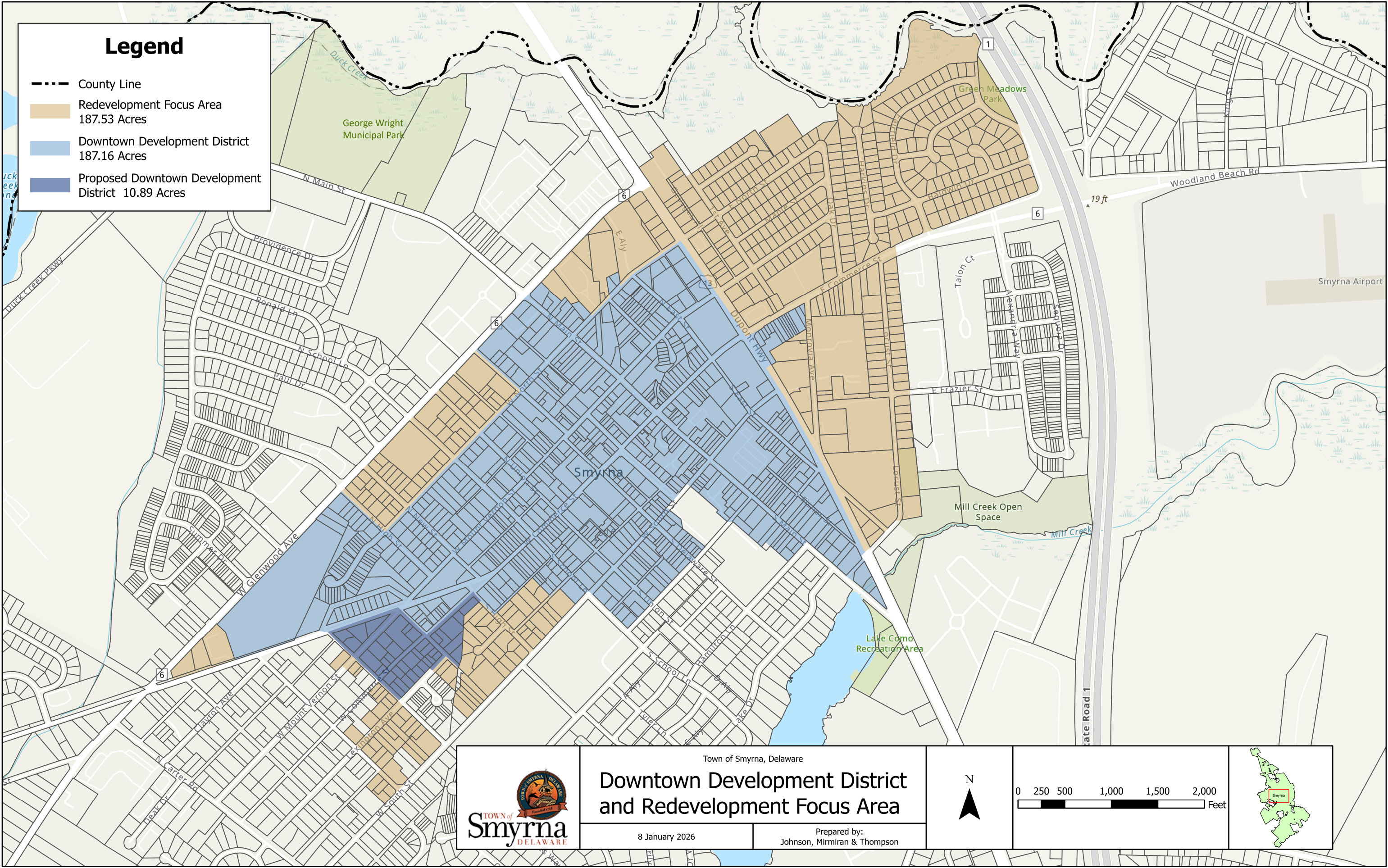
15 N. Main Street – This circa 1868 two-story mixed-use building includes approximately 1,900 sq. ft. of 1st floor commercial space. The 2nd floor space is currently vacant, while the 1st floor space is utilized as storage for an amusement machine repair business. The Town would like to see this building sold, renovated with 2nd floor apartments, and with an active commercial/retail business on the 1st floor.



19 W. Commerce Street – Circa 1890 three-story commercial building most recently utilized as a sit-down restaurant on the 1st floor. The current owner partially renovated the building in 2017 and utilized DDD grant rebate funds. Upper floors have been vacant for many years while 1st floor restaurant space has been vacant since 2023.



10 N. Delaware Street – Circa 1860 former carriage house for the former Clement's Mansion at 56 W. Commerce Street which was converted to three residential apartments in the mid-20th century. The building has remained vacant for a number of years, and was recently purchased by a local contractor who plans on renovating the building to construct modern apartment units.



Legend

- County Line
- Redevelopment Focus Area
187.53 Acres
- Downtown Development District
187.16 Acres
- Proposed Downtown Development
District 10.89 Acres



Downtown Development District and Redevelopment Focus Area

8 January 2026

Prepared by:
Johnson, Mirmiran & Thompson



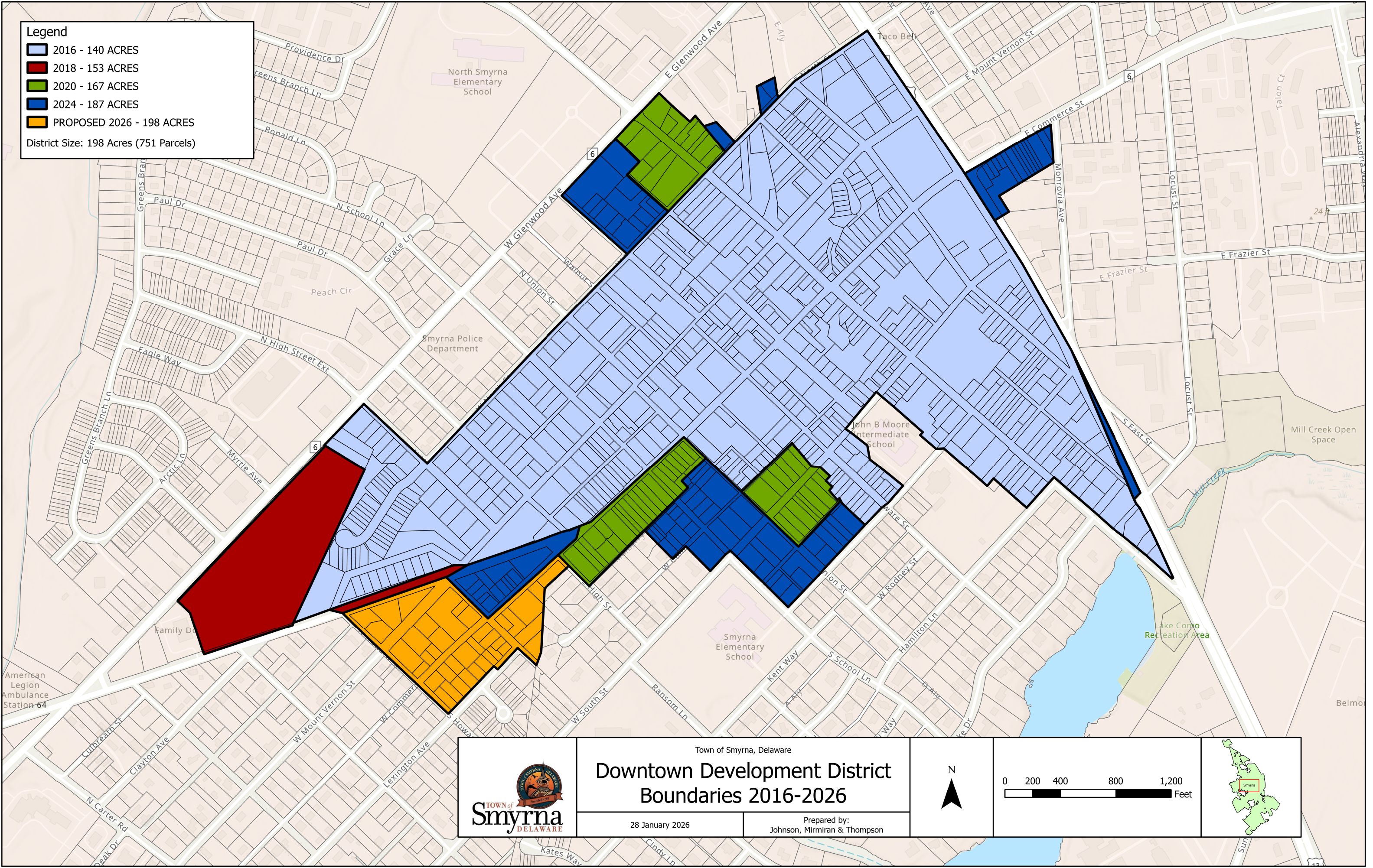
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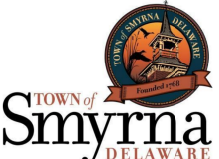
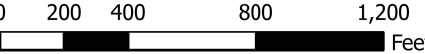


Legend

- 2016 - 140 ACRES
- 2018 - 153 ACRES
- 2020 - 167 ACRES
- 2024 - 187 ACRES
- PROPOSED 2026 - 198 ACRES

District Size: 198 Acres (751 Parcels)



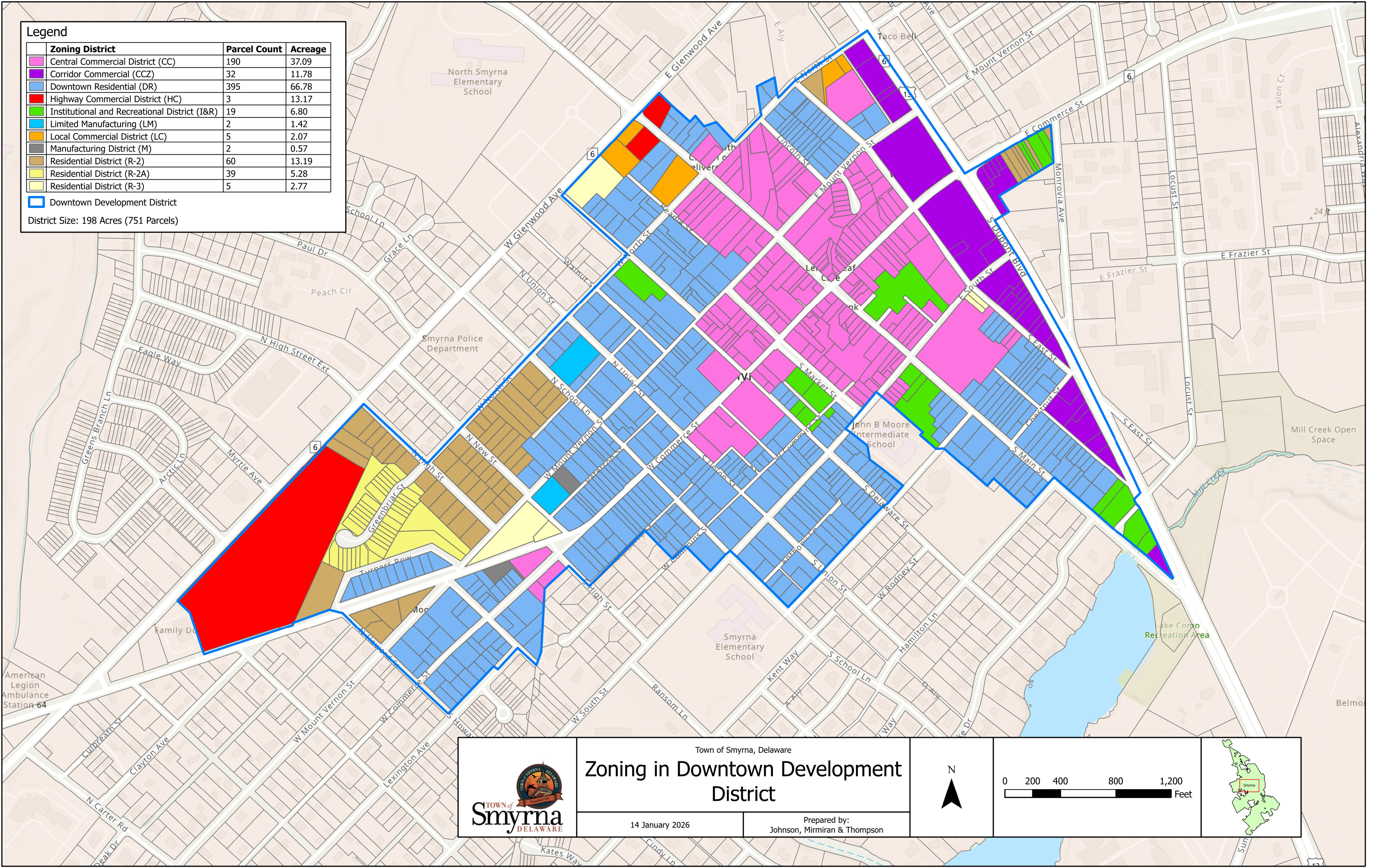
	Town of Smyrna, Delaware				
	Downtown Development District Boundaries 2016-2026				
	28 January 2026	Prepared by: Johnson, Mirmiran & Thompson			

Legend

	Zoning District	Parcel Count	Acreage
	Central Commercial District (CC)	190	37.09
	Corridor Commercial (CCZ)	32	11.78
	Downtown Residential (DR)	395	66.78
	Highway Commercial District (HC)	3	13.17
	Institutional and Recreational District (I&R)	19	6.80
	Limited Manufacturing (LM)	2	1.42
	Local Commercial District (LC)	5	2.07
	Manufacturing District (M)	2	0.57
	Residential District (R-2)	60	13.19
	Residential District (R-2A)	39	5.28
	Residential District (R-3)	5	2.77

Downtown Development District

District Size: 198 Acres (751 Parcels)



Town of Smyrna, Delaware

Zoning in Downtown Development District

14 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

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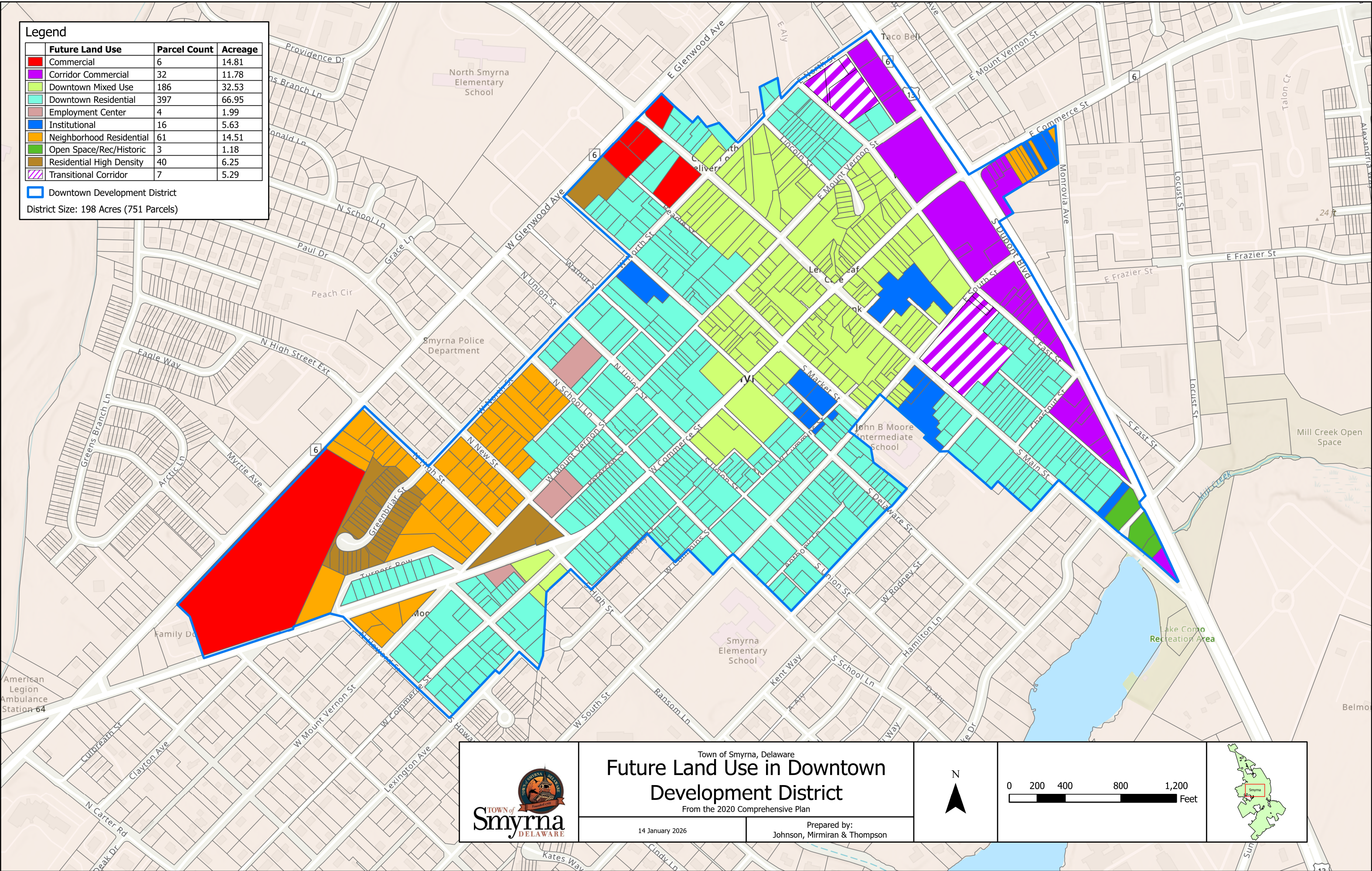
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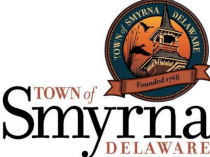
Legend

	Future Land Use	Parcel Count	Acreage
	Commercial	6	14.81
	Corridor Commercial	32	11.78
	Downtown Mixed Use	186	32.53
	Downtown Residential	397	66.95
	Employment Center	4	1.99
	Institutional	16	5.63
	Neighborhood Residential	61	14.51
	Open Space/Rec/Historic	3	1.18
	Residential High Density	40	6.25
	Transitional Corridor	7	5.29

 Downtown Development District

District Size: 198 Acres (751 Parcels)





Town of Smyrna, Delaware

Future Land Use in Downtown Development District

From the 2020 Comprehensive Plan

14 January 2026

Prepared by:
Johnson, Mirmiran & Thompson



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LEGEND

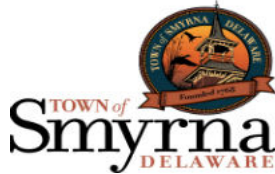
 BLOCK GROUPS

 DOWNTOWN DEVELOPMENT DISTRICT

Census Tract
402.01, Block
Group 2

Census Tract
402.04, Block
Group 1

Census Tract
402.03, Block
Group 3



Town of Smyrna, Delaware
**Block Groups in Downtown
Development District**

30 September 2025

Prepared by:
Ivy Lu



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New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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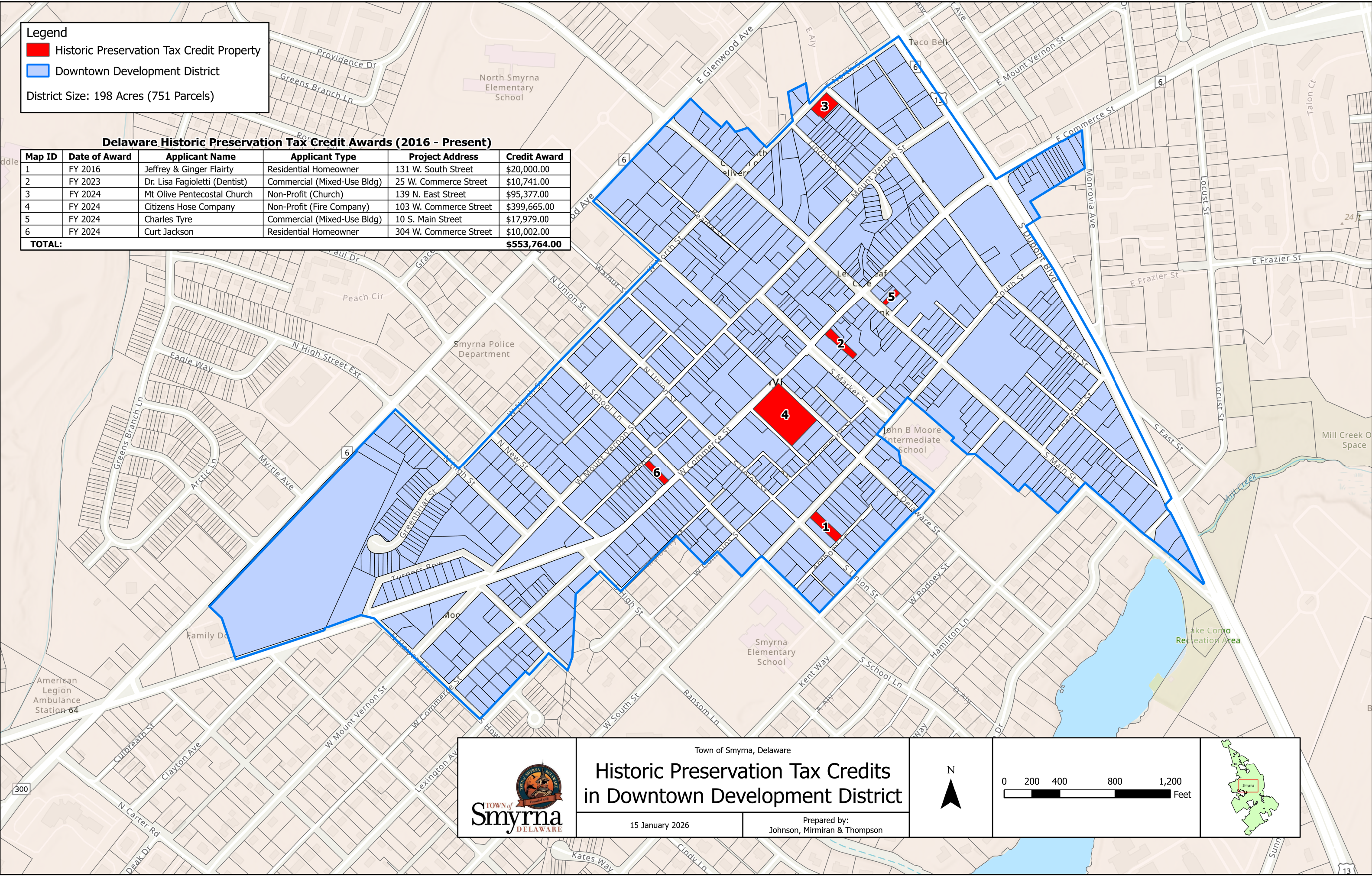
Historic Preservation Tax Credit Property

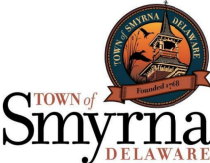
Downtown Development District

District Size: 198 Acres (751 Parcels)

Delaware Historic Preservation Tax Credit Awards (2016 - Present)

Map ID	Date of Award	Applicant Name	Applicant Type	Project Address	Credit Award
1	FY 2016	Jeffrey & Ginger Flairty	Residential Homeowner	131 W. South Street	\$20,000.00
2	FY 2023	Dr. Lisa Fagioletti (Dentist)	Commercial (Mixed-Use Bldg)	25 W. Commerce Street	\$10,741.00
3	FY 2024	Mt Olive Pentecostal Church	Non-Profit (Church)	139 N. East Street	\$95,377.00
4	FY 2024	Citizens Hose Company	Non-Profit (Fire Company)	103 W. Commerce Street	\$399,665.00
5	FY 2024	Charles Tyre	Commercial (Mixed-Use Bldg)	10 S. Main Street	\$17,979.00
6	FY 2024	Curt Jackson	Residential Homeowner	304 W. Commerce Street	\$10,002.00
TOTAL:					\$553,764.00





Town of Smyrna, Delaware

Historic Preservation Tax Credits
in Downtown Development District

15 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

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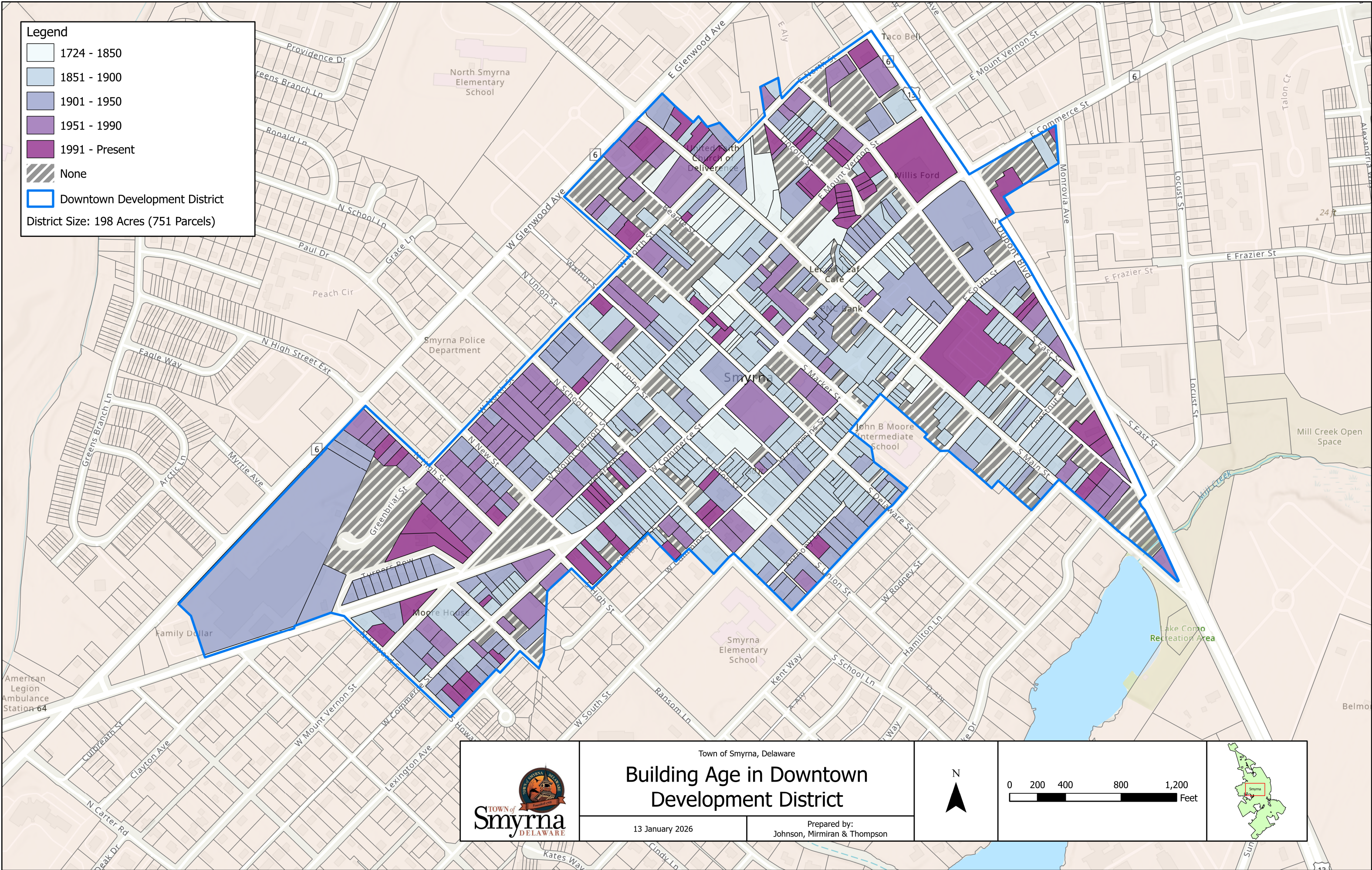
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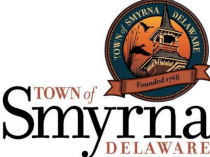
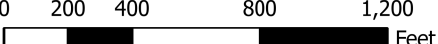


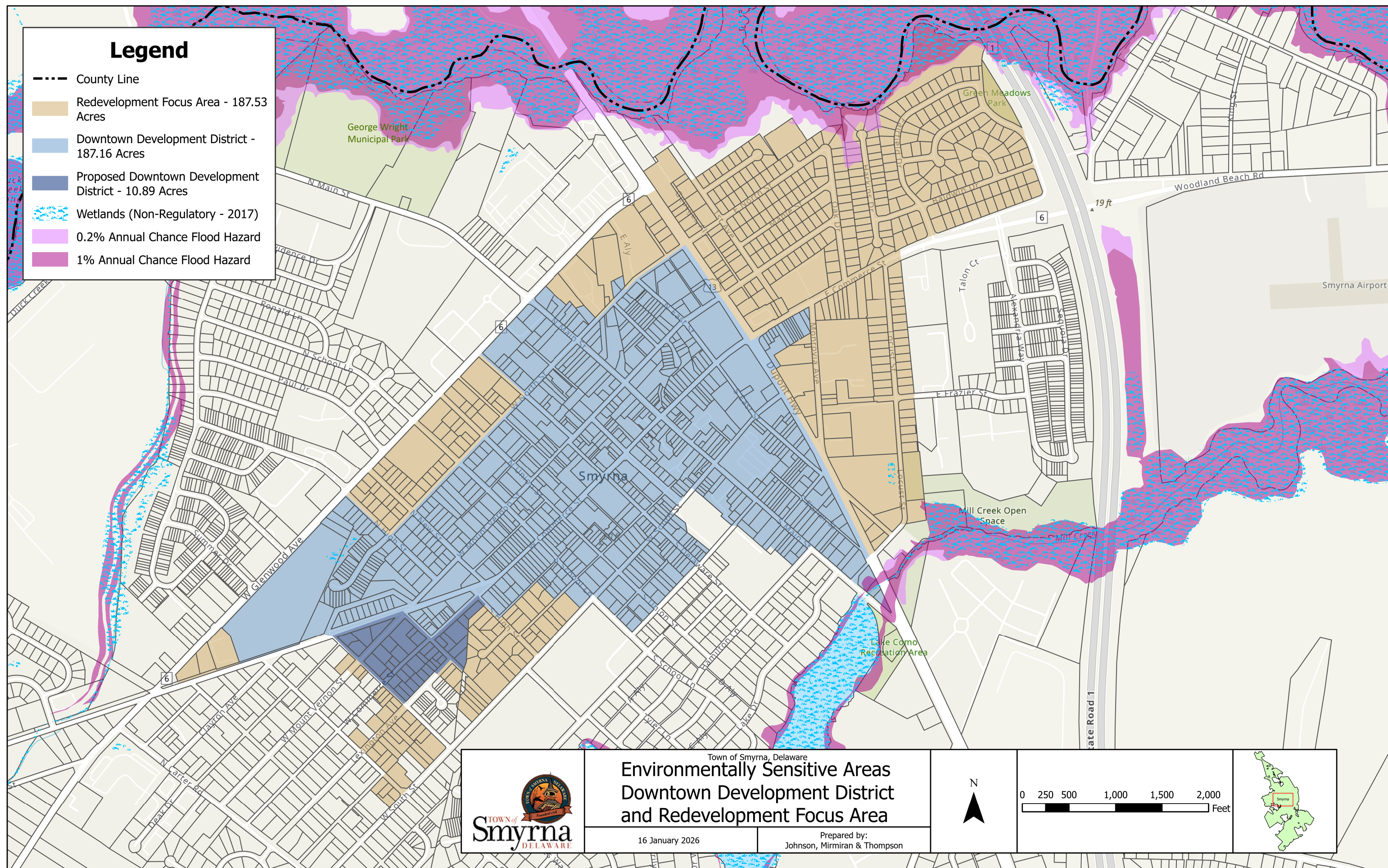
Legend

- 1724 - 1850
- 1851 - 1900
- 1901 - 1950
- 1951 - 1990
- 1991 - Present
- None
- Downtown Development District

District Size: 198 Acres (751 Parcels)



	Town of Smyrna, Delaware				
	Building Age in Downtown Development District				
	13 January 2026	Prepared by: Johnson, Mirmiran & Thompson			



Legend

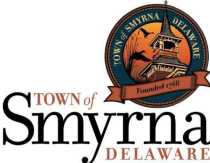
Small Project

Large Project

Downtown Development District

District Size: 198 Acres (751 Parcels)

ID	Project Type	Project Applicant	DDD Grant Award
1	Small - New Duplex	PSMP LLC	\$50,000
2	Small - Commercial Renovation	David Dettra	\$28,600
3	Small - New Commercial Bldg	Blue Hen Dental	\$47,059
4	Small - Commercial Renovation	Barrel Holdings LLC	\$38,284
5	Small - Church Renovation	Center Point Church of Delaware	\$27,556
6	Small - Commercial Renovation	Tim Connelly& Lindsay Connely	\$23,795
7	Small - Duplex Renovaton	Eric Waterman	\$9,309
8	Small - SFD Renovaton	Kenneth Kost	\$5,199
9	Small - SFD Renovaton	Bigg Jimms Homes	\$15,697
10	Small - SFD Renovaton	Bigg Jimms Homes	\$20,095
11	Small - SFD Renovaton	Bigg Jimms Homes	\$19,636
12	Small - SFD Renovaton	KJ3 Prperty Investments	\$39,622
13	Small - SFD Renovaton	Commerce Holding LLC	\$13,814
14	Small - SFD Renovaton	Bigg Jimms Homes	\$17,550
15	Small - SFD Renovaton	Reliable Property Solutions	\$15,337
16	Small - Commercial Renovation	605 South Bay Rd. LLC	\$16,908
17	Small - SFD Renovaton	Sharon B. Collins	\$5,598
18	Small - Commercial Renovation	Timblin Properties LLC	\$27,300
19	Small - Commercial Renovation	Celtic Crossings, Inc	\$5,194
20	Small - Church Renovation	The Apostolic Church International	\$42,411
21	Small - New SFD	English Refurbishing	\$32,432
22	Small - Duplex Renovation	Joseph Walls	\$6,000
23	Small - New SFD	Bright Investments	\$28,046
24	Small - SFD Renovaton	Drywall Masters LLC	\$17,858
25	Small - Church Renovation	Centerpointe Church of Delaware	\$25,221
26	Small - Commercial Renovation	Contemporary Dental Concepts	\$10,741
27	Small - SFD Renovaton	Robin Williams-Bruner	\$11,718
28	Small - Mixed Use Bldg Renovation	Rishlok LLC	\$28,465
29	Small - Commercial Renovation	Baybird Orthodontics	\$41,907
30	Small - New SFD	Joseph M. Price	\$36,200
31	Small - Church Renovation	Mt. Olive Pentecostal Church	\$28,040
32	Small - SFD Renovaton	Curt Wayne Jackson	\$9,374
33	Small - Mixed Use Bldg Renovation	C & T De Properties	\$14,574
34	Small - Church Renovation	Asbury Methodist Church	\$36,173
35	Small - New Duplex	Osman Sammander	\$70,000
36	Small - New Duplex	Nasi Baqi	\$43,515
37	Small - New Duplex	Maria Sammander	\$70,000
38	Small - New SFD	HD Miller LLC	\$32,373
39	Small - SFD Renovation	Safwat Nasr	\$17,830
40	Small - Mixed Use Bldg Renovation	Yarn Maven	\$20,615
41	Small - New Duplex	Cabazza Realty Group, LLC	\$37,579
42	Large - New Mixed Use Bldg	ATM Properties LLC	\$196,344
43	Large - Renovated Mixed Use Bldg	Blessings Real Estate LLC	\$142,082
TOTAL			\$1,426,051



Town of Smyrna, Delaware

Projects in Downtown Development District

15 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

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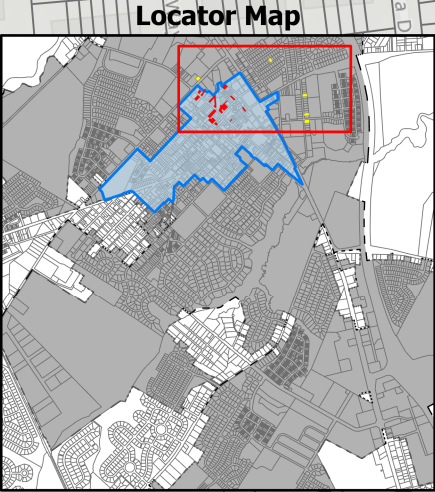
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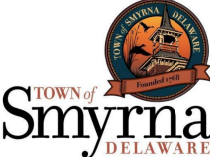
Downtown Development District

Facade Grants inside the Downtown Development District

Facade Grants outside the Downtown Development District

Map ID	Application Number	Applicant	Grant Amount	Property Type
5	2017-05	Wolfe, James M. & Susan M.	\$2,500.00	SFD
11	2018-03	Heath, Curtis J.	\$1,393.75	SFD
12	2018-04	Heath, Gordon T.	\$2,500.00	SFD
19	2018-11	Whayland, W. Matthew & Pamela	\$2,212.50	SFD
21	2018-13	Bower, Ruth	\$2,500.00	SFD
32	2019-07	Randolph Harris, Tina	\$2,388.75	SFD
39	2019-14	Wilson, William A.	\$2,500.00	SFD
48	2020-06	Wilson, William A.	\$1,244.72	SFD
54	2021-04	Sammander, Osman	\$2,500.00	SFD
56	2021-06	Hinkle, Gail (Flowers in Smyrna)	\$2,500.00	Commercial
57	2021-07	Rasmussen, Janessa	\$1,503.55	SFD
59	2021-09	Merrill, Pat	\$2,500.00	SFD
61	2022-02	The Apostolic Church International	\$2,500.00	Institutional
64	2022-05	Hart, William	\$6,810.07	Mixed Use
72	2023-02	Mt Olive Pentecostal Church	\$10,000.00	Institutional
74	2023-04 (VOID)	Keeler, Donna	\$0.00	SFD
78	2024-02	Fleischer, Steve	\$814.50	SFD
79	2024-03	Labate, Christian	\$2,370.00	SFD
81	2025-01	Asbury United Methodist Church	\$2,500.00	Institutional
82	2025-02	Centennial United Methodist Church	\$2,500.00	Institutional
85	2025-05	Sammander, Osman	\$2,300.00	SFD





Town of Smyrna, Delaware

Facade Grants (2017-Present)

Map #1

19 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

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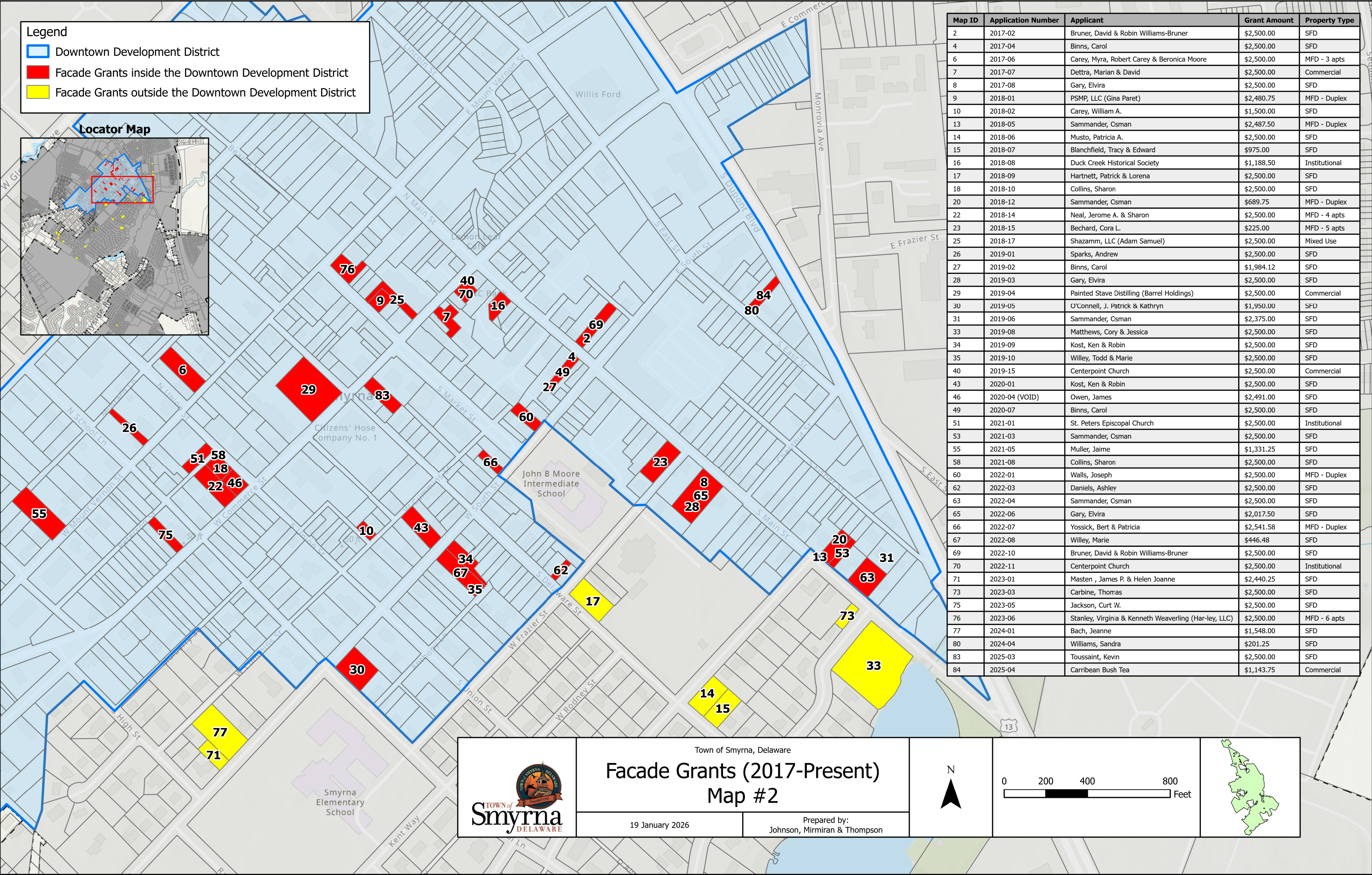
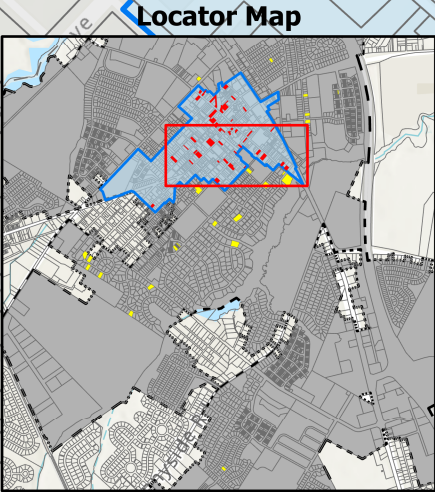


Legend

Downtown Development District

Facade Grants inside the Downtown Development District

Facade Grants outside the Downtown Development District



Map ID	Application Number	Applicant	Grant Amount	Property Type
2	2017-02	Bruner, David & Robin Williams-Bruner	\$2,500.00	SFD
4	2017-04	Binns, Carol	\$2,500.00	SFD
6	2017-06	Carey, Myra, Robert Carey & Beronica Moore	\$2,500.00	MFD - 3 apts
7	2017-07	Dettra, Marian & David	\$2,500.00	Commercial
8	2017-08	Gary, Elvira	\$2,500.00	SFD
9	2018-01	PSMP, LLC (Gina Paret)	\$2,480.75	MFD - Duplex
10	2018-02	Carey, William A.	\$1,500.00	SFD
13	2018-05	Sammander, Csman	\$2,487.50	MFD - Duplex
14	2018-06	Musto, Patricia A.	\$2,500.00	SFD
15	2018-07	Blanchfield, Tracy & Edward	\$975.00	SFD
16	2018-08	Duck Creek Historical Society	\$1,188.50	Institutional
17	2018-09	Hartnett, Patrick & Lorena	\$2,500.00	SFD
18	2018-10	Collins, Sharon	\$2,500.00	SFD
20	2018-12	Sammander, Csman	\$689.75	MFD - Duplex
22	2018-14	Neal, Jerome A. & Sharon	\$2,500.00	MFD - 4 apts
23	2018-15	Bechard, Cora L.	\$225.00	MFD - 5 apts
25	2018-17	Shazamm, LLC (Adam Samuel)	\$2,500.00	Mixed Use
26	2019-01	Sparks, Andrew	\$2,500.00	SFD
27	2019-02	Binns, Carol	\$1,984.12	SFD
28	2019-03	Gary, Elvira	\$2,500.00	SFD
29	2019-04	Painted Stave Distilling (Barrel Holdings)	\$2,500.00	Commercial
30	2019-05	O'Connell, J. Patrick & Kathryn	\$1,950.00	SFD
31	2019-06	Sammander, Csman	\$2,375.00	SFD
33	2019-08	Matthews, Cory & Jessica	\$2,500.00	SFD
34	2019-09	Kost, Ken & Robin	\$2,500.00	SFD
35	2019-10	Willey, Todd & Marie	\$2,500.00	SFD
40	2019-15	Centerpoint Church	\$2,500.00	Commercial
43	2020-01	Kost, Ken & Robin	\$2,500.00	SFD
46	2020-04 (VOID)	Owen, James	\$2,491.00	SFD
49	2020-07	Binns, Carol	\$2,500.00	SFD
51	2021-01	St. Peters Episcopal Church	\$2,500.00	Institutional
53	2021-03	Sammander, Csman	\$2,500.00	SFD
55	2021-05	Muller, Jaime	\$1,331.25	SFD
58	2021-08	Collins, Sharon	\$2,500.00	SFD
60	2022-01	Walls, Joseph	\$2,500.00	MFD - Duplex
62	2022-03	Daniels, Ashley	\$2,500.00	SFD
63	2022-04	Sammander, Csman	\$2,500.00	SFD
65	2022-06	Gary, Elvira	\$2,017.50	SFD
66	2022-07	Yossick, Bert & Patricia	\$2,541.58	MFD - Duplex
67	2022-08	Willey, Marie	\$446.48	SFD
69	2022-10	Bruner, David & Robin Williams-Bruner	\$2,500.00	SFD
70	2022-11	Centerpoint Church	\$2,500.00	Institutional
71	2023-01	Masten , James P. & Helen Joanne	\$2,440.25	SFD
73	2023-03	Carbine, Thomas	\$2,500.00	SFD
75	2023-05	Jackson, Curt W.	\$2,500.00	SFD
76	2023-06	Stanley, Virginia & Kenneth Weaverling (Har-ley, LLC)	\$2,500.00	MFD - 6 apts
77	2024-01	Bach, Jeanne	\$1,548.00	SFD
80	2024-04	Williams, Sandra	\$201.25	SFD
83	2025-03	Toussaint, Kevin	\$2,500.00	SFD
84	2025-04	Carribean Bush Tea	\$1,143.75	Commercial

Town of Smyrna, Delaware

Facade Grants (2017-Present)

Map #2

19 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

N

0200400800

Feet

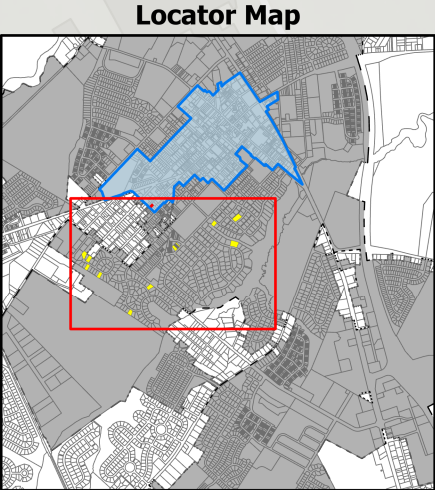
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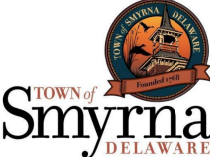
Downtown Development District

Facade Grants inside the Downtown Development District

Facade Grants outside the Downtown Development District

Map ID	Application Number	Applicant	Grant Amount	Property Type
1	2017-01	Collins, Daniel B. & Laura A.	\$2,500.00	SFD
3	2017-03	Holding, Matthew B.	\$2,500.00	SFD
24	2018-16	Christensen, Sarah	\$1,225.00	SFD
36	2019-11	Adams, Deborah	\$204.06	SFD
37	2019-12	Crossland, Kelly & Kevin	\$2,500.00	SFD
38	2019-13	Vuong, Lee	\$2,450.00	SFD
41	2019-16	Vallin, Mercedes	\$2,500.00	SFD
42	2019-17	Reece, William J.	\$2,500.00	SFD
44	2020-02	Shaner, Robert E. & Deborah	\$2,500.00	SFD
45	2020-03	Anderson, Richard	\$2,001.37	SFD
47	2020-05	Rossiter, William	\$2,500.00	SFD
50	2020-08 (WITHDRAWN)	Catalino, Lawrence A.	\$2,500.00	SFD
68	2022-09	Sammander, Osman	\$2,500.00	SFD





Town of Smyrna, Delaware

Facade Grants (2017-Present)

Map #3

19 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

N

01252505007501,000

Feet



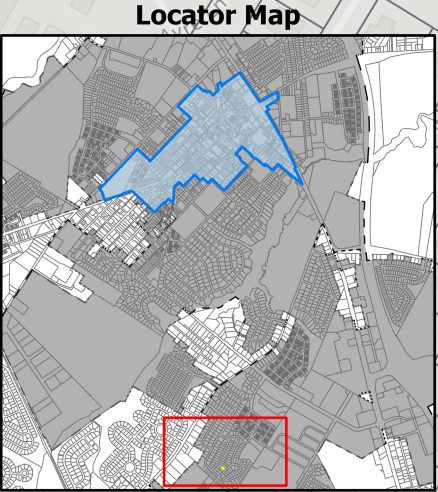
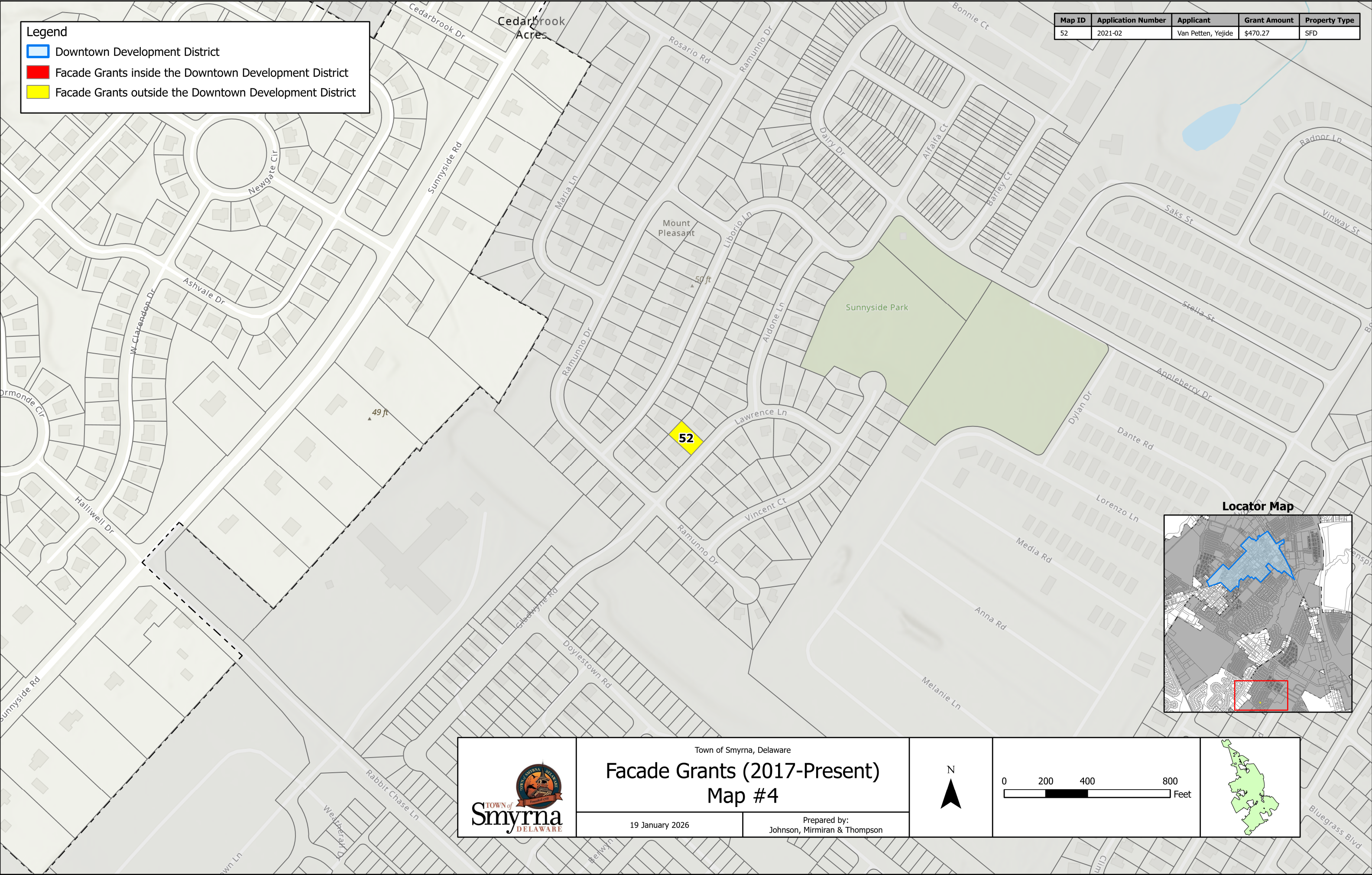
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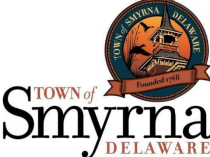
Downtown Development District

Facade Grants inside the Downtown Development District

Facade Grants outside the Downtown Development District

Map ID	Application Number	Applicant	Grant Amount	Property Type
52	2021-02	Van Petten, Yejide	\$470.27	SFD





Town of Smyrna, Delaware

Facade Grants (2017-Present)

Map #4

19 January 2026

Prepared by:
Johnson, Mirmiran & Thompson

N



0200400800

Feet



LEGEND

-  SMYRNA HISTORIC DISTRICT
-  NATIONAL REGISTER HISTORIC DISTRICTS
-  DOWNTOWN DEVELOPMENT DISTRICT

DISTRICT SIZE: 187 ACRES
719 PARCELS



ID	Parking Lot	Type	Occupied Spaces	Total	Percent Occupied
A	Presbyterian Church	Private	3	52	6%
B	Citizens Hose Company	Private	3	47	6%
C	Painted Stave	Private	10	14	71%
D	Yarn Maven	Private	1	5	20%
E	Town Hall	Public	25	42	60%
F	Records/Gebhart Agency	Private	2	3	67%
G	25 W Commerce St/16 S Market St	Private	6	17	35%
H	213 N Main St	Private	7	49	14%
I	Delaware Pharmacists Society	Public	8	40	20%
J	Centerpointe Church	Private	14	17	82%
K	PNC Bank	Private	15	24	62%
L	Smyrna Opera House	Public	42	60	70%
M	Smyrna Opera House	Public	4	9	44%
N	Apostolic Church	Private	0	50	0%
O	Lincoln Place	Private	12	17	71%
P	Duck Creek Regional Library	Public	62	113	55%
Q	Smyrna Health & Wellness Building	Private	141	150	94%

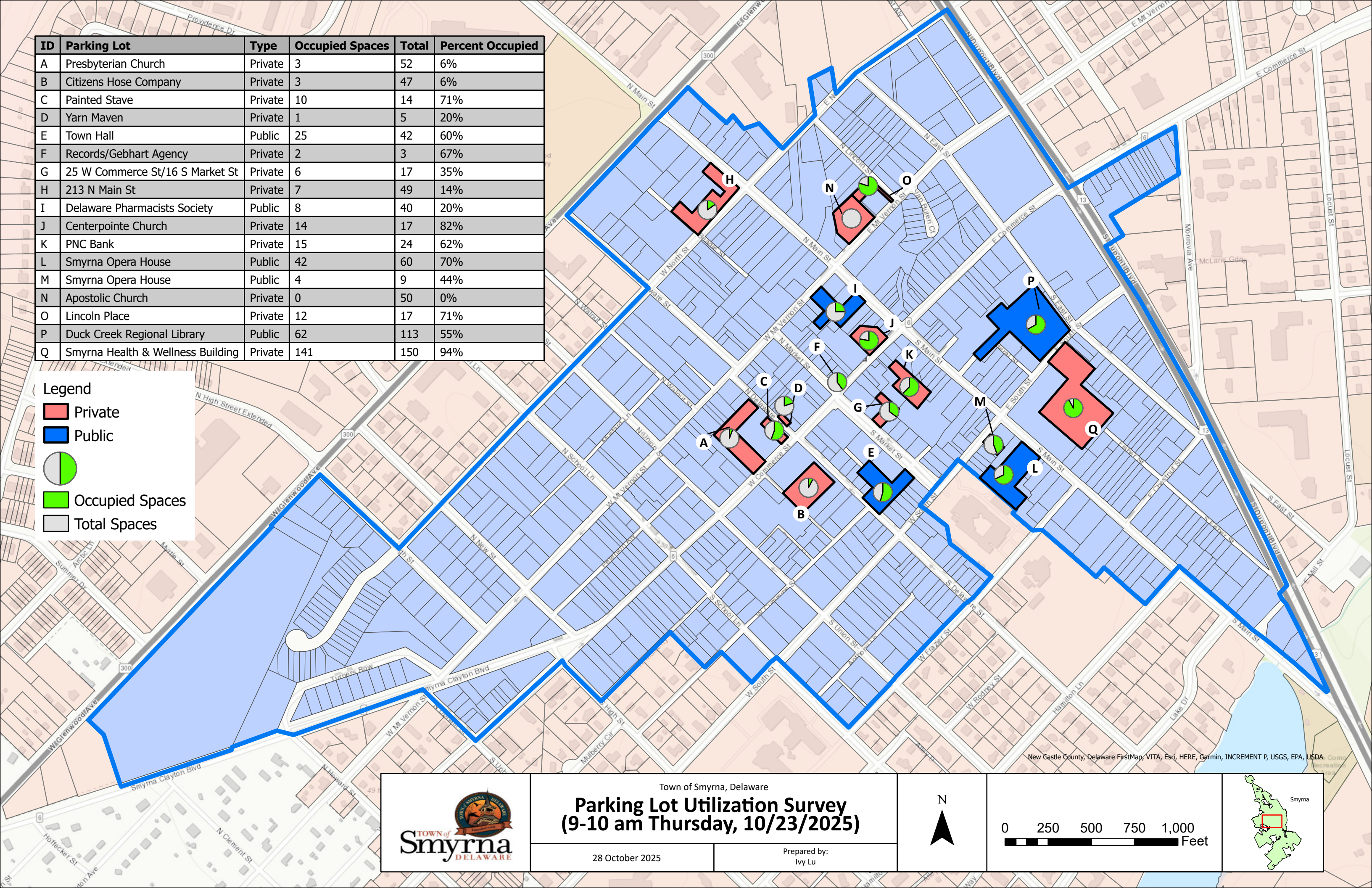
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Private

Public

Occupied Spaces

Total Spaces



ID	Parking Lot	Type	Occupied Spaces	Total	Percent Occupied
A	Presbyterian Church	Private	2	52	4%
B	Citizens Hose Company	Private	10	47	21%
C	Painted Stave	Private	6	14	43%
D	Yarn Maven	Private	1	5	20%
E	Town Hall	Public	21	42	50%
F	Records/Gebhart Agency	Private	0	3	0%
G	25 W Commerce St/16 S Market St	Private	6	17	35%
H	213 N Main St	Private	10	49	20%
I	Delaware Pharmacists Society	Public	16	40	40%
J	Centerpointe Church	Private	13	17	76%
K	PNC Bank	Private	15	24	62%
L	Smyrna Opera House	Public	40	60	67%
M	Smyrna Opera House	Public	4	9	44%
N	Apostolic Church	Private	0	50	0%
O	Lincoln Place	Private	14	17	82%
P	Duck Creek Regional Library	Public	58	113	51%
Q	Smyrna Health & Wellness Building	Private	133	150	89%

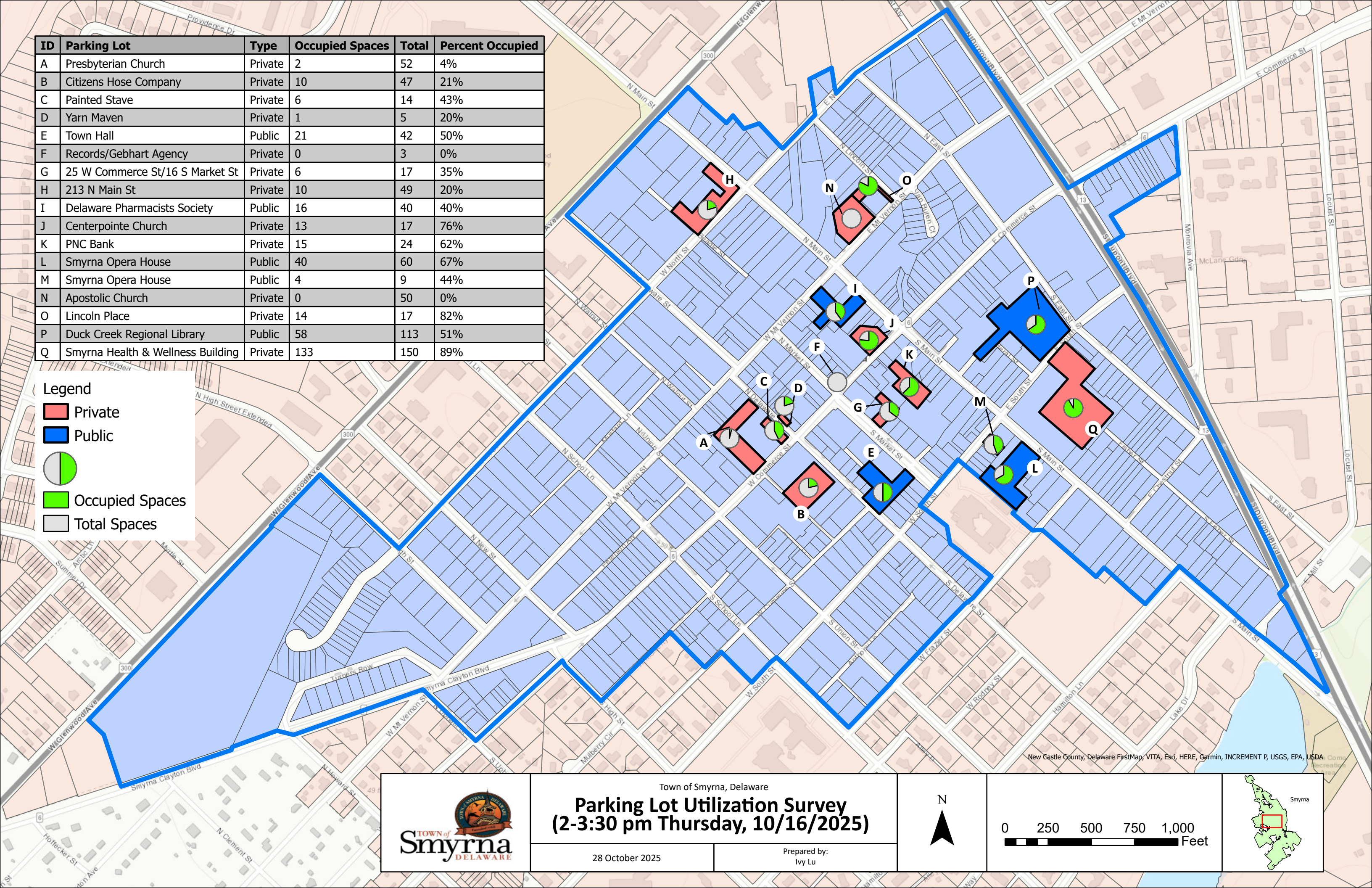
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Private

Public

Occupied Spaces

Total Spaces



ID	Parking Lot	Type	Occupied Spaces	Total	Percent Occupied
A	Presbyterian Church	Private	6	52	12%
B	Citizens Hose Company	Private	9	47	19%
C	Painted Stave	Private	12	14	86%
D	Yarn Maven	Private	0	5	0%
E	Town Hall	Public	7	42	17%
F	Records/Gebhart Agency	Private	0	3	0%
G	25 W Commerce St/16 S Market St	Private	0	17	0%
H	213 N Main St	Private	3	49	6%
I	Delaware Pharmacists Society	Public	9	40	22%
J	Centerpointe Church	Private	10	17	59%
K	PNC Bank	Private	3	24	12%
L	Smyrna Opera House	Public	19	60	32%
M	Smyrna Opera House	Public	5	9	56%
N	Apostolic Church	Private	1	50	2%
O	Lincoln Place	Private	15	17	88%
P	Duck Creek Regional Library	Public	20	113	18%
Q	Smyrna Health & Wellness Building	Private	26	150	17%

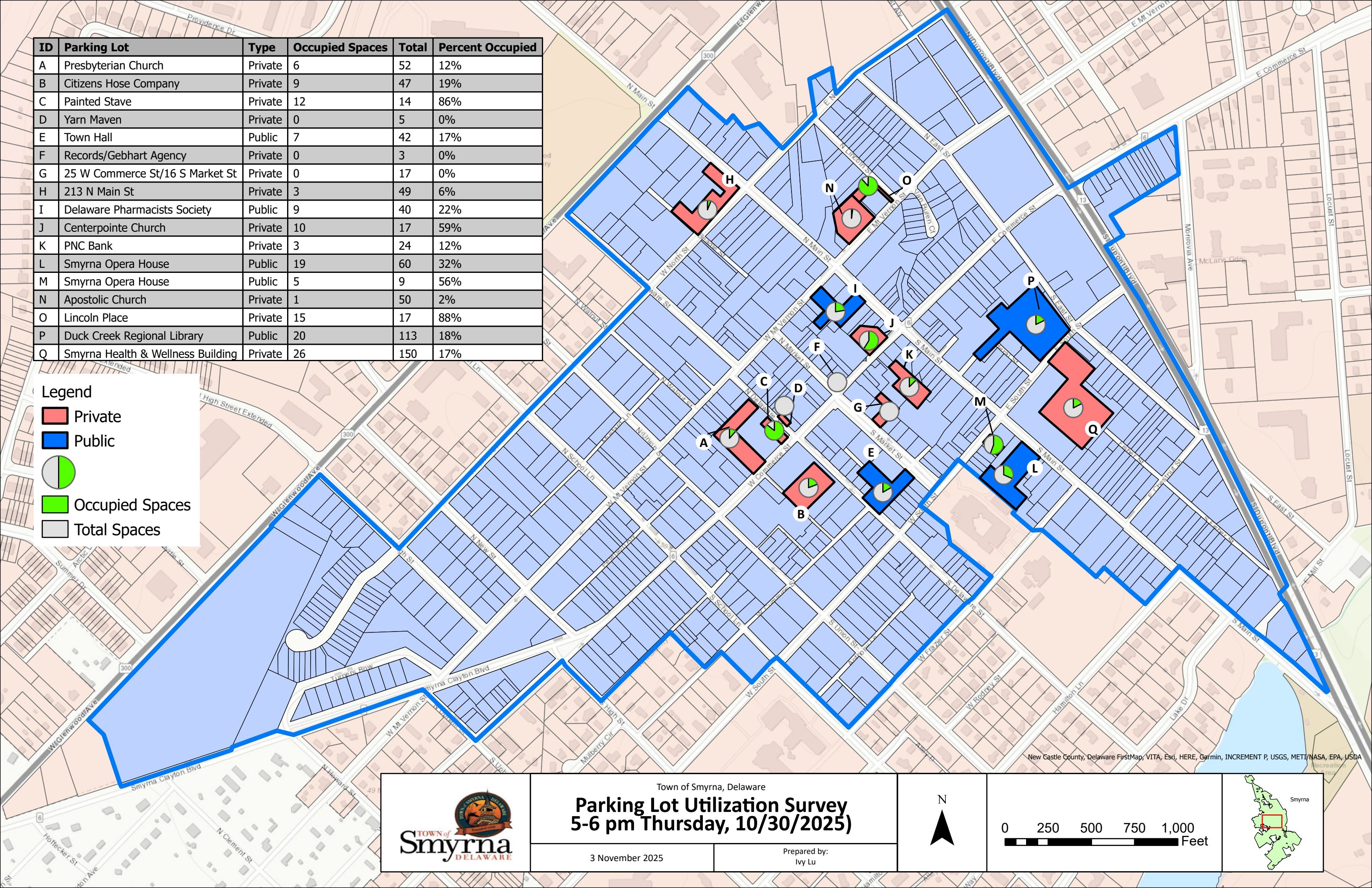
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Private

Public

Occupied Spaces

Total Spaces



ID	Road Segment	Occupied Spaces	Total	Percent Occupied
A	West Commerce Street	2	6	33%
B	North Delaware Street	4	6	67%
C	West Commerce Street	2	4	50%
D	North Market Street	8	25	32%
E	South Market Street	46	60	77%
F	West Mt Vernon Street	2	7	29%
G	West Commerce Street	6	13	46%
H	North Main Street	1	4	25%
I	North Main Street	7	20	35%
J	North Main Street	1	14	7%
K	South Main Street	4	12	33%
L	South Main Street	8	12	67%
M	South Main Street	10	11	91%
N	West South Street	2	7	29%
O	East Mt Vernon Street	3	6	50%
P	East Commerce Street	19	35	54%
Q	East South Street	7	8	88%

Legend

Occupied Spaces

Total Spaces

Town of Smyrna, Delaware

On Street Parking Utilization Survey
(9-10 am Thursday, 10/23/2025)

28 October 2025

Prepared by:
Ivy Lu

N

02505007501,000

Feet

ID	Road Segment	Occupied Spaces	Total	Percent Occupied
A	West Commerce Street	0	6	0%
B	North Delaware Street	2	6	33%
C	West Commerce Street	2	4	50%
D	North Market Street	6	25	24%
E	South Market Street	30	60	50%
F	West Mt Vernon Street	3	7	43%
G	West Commerce Street	3	13	23%
H	North Main Street	0	4	0%
I	North Main Street	12	20	60%
J	North Main Street	3	14	21%
K	South Main Street	7	12	58%
L	South Main Street	4	12	33%
M	South Main Street	9	11	82%
N	West South Street	2	7	29%
O	East Mt Vernon Street	4	6	67%
P	East Commerce Street	27	35	77%
Q	East South Street	5	8	62%

Legend

Occupied Spaces

Total Spaces

Town of Smyrna, Delaware

On Street Parking Utilization Survey
(2-3:30 pm Thursday, 10/16/2025)

28 October 2025

Prepared by:
Ivy Lu

N

02505007501,000

Feet

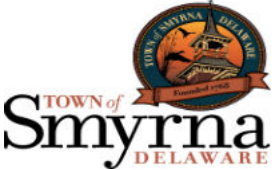
Smyrna

ID	Road Segment	Occupied Spaces	Total	Percent Occupied
A	West Commerce Street	0	6	0%
B	North Delaware Street	1	6	17%
C	West Commerce Street	2	4	50%
D	North Market Street	11	25	44%
E	South Market Street	11	60	18%
F	West Mt Vernon Street	2	7	29%
G	West Commerce Street	3	13	23%
H	North Main Street	4	4	100%
I	North Main Street	7	20	35%
J	North Main Street	2	14	14%
K	South Main Street	1	12	8%
L	South Main Street	2	12	17%
M	South Main Street	5	11	45%
N	West South Street	6	7	86%
O	East Mt Vernon Street	2	6	33%
P	East Commerce Street	20	35	57%
Q	East South Street	3	8	38%

Legend

Occupied Spaces

Total Spaces



Town of Smyrna, Delaware

On Street Parking Utilization Survey

5-6 pm Thursday, 10/30/2025)

3 November 2025

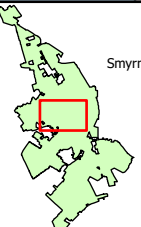
Prepared by:
Ivy Lu

N



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Feet



Smyrna

LEGEND

Downtown Development District

Sidewalk Condition

Good

Fair

Poor

Nonexistent

Sidewalk Width

2-4 feet

4-6 feet

6+ feet

Town of Smyrna, Delaware

Sidewalk Width and Condition in Downtown Development District

10 November 2025

Prepared by: Ivy Lu

N

0

250

500

750

1,000

Feet

Esri, New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USF, NOAA

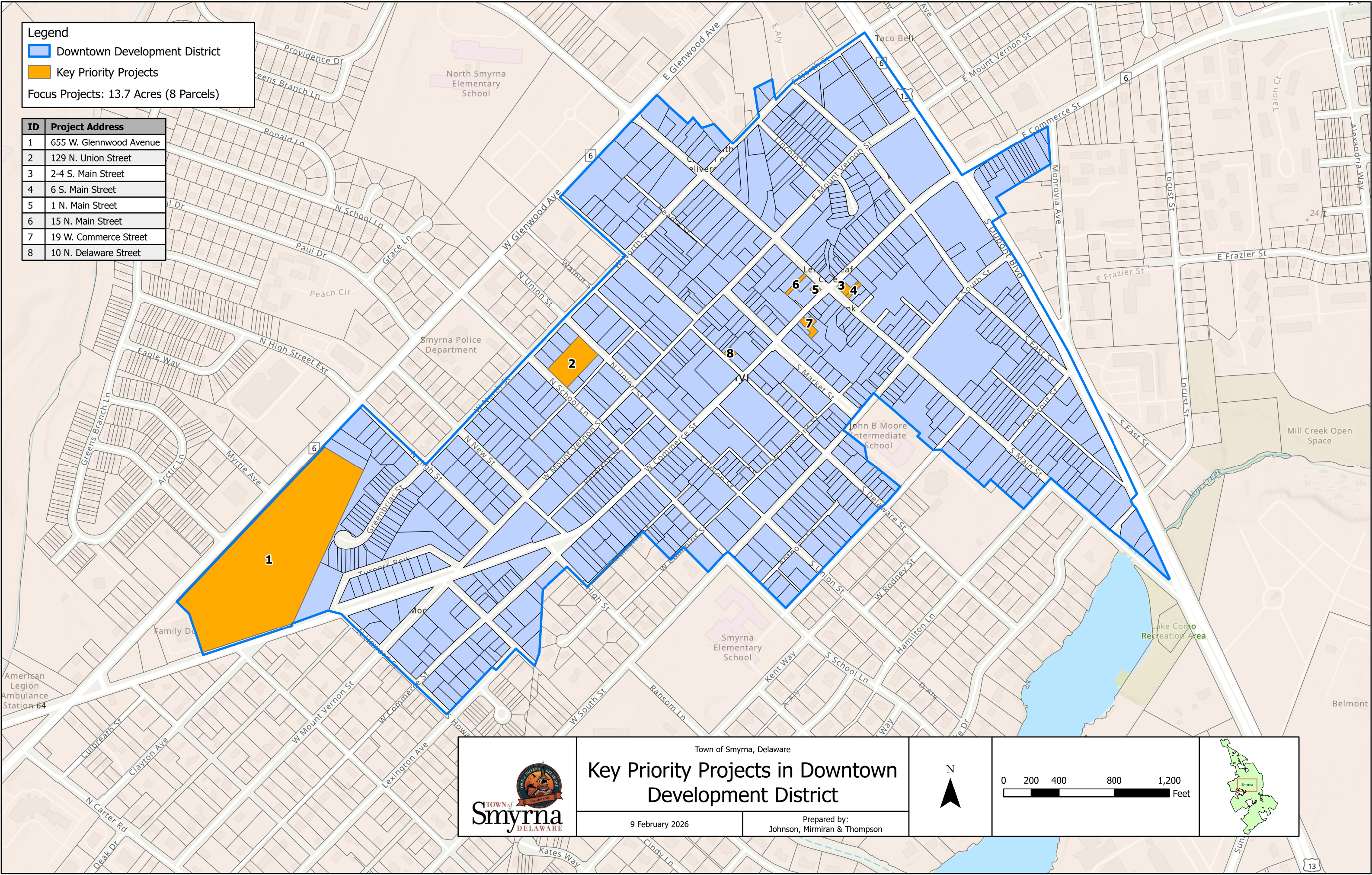
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Downtown Development District

Key Priority Projects

Focus Projects: 13.7 Acres (8 Parcels)

ID	Project Address
1	655 W. Glenwood Avenue
2	129 N. Union Street
3	2-4 S. Main Street
4	6 S. Main Street
5	1 N. Main Street
6	15 N. Main Street
7	19 W. Commerce Street
8	10 N. Delaware Street



Appendix B – Downtown Employment Survey

Business Name	Address	Business Type	FT Employees	PT Employees	Total Employees
Ducts Unlimited	339 W Mt Vernon St	Metal Fabricator	33	2	35
Matthews-Bryson Funeral Home	123 W Commerce St	Funeral Home	1	5	6
First Presbyterian Church	118 W Commerce St	Church	1	5	6
Painted Stave Distillery	106 W Commerce St	Distillery	4	12	16
Taco Jardin	106 W Commerce St	Food Truck	3	5	8
i3a Associates	106 W Commerce St	Engineering/Construction Management	5	2	7
Yarn Maven	62 W Commerce St	Yarn Retail Store	1	2	3
Kelly's Scissors	52 W Commerce St	Hair Salon	0	3	3
Sheridan's Irish Pub	42 W Commerce St	Full-Service Restaurant	7	6	13
Records Gebhart Insurance	2 N Market Street	Insurance Agency	4	0	4
King Market & Smoke Shop	29 W Commerce St	General Retail	3	0	3
Lisa Fagioletti, DD	25 W Commerce St	Dental Office	6	0	6
The Spot With a Blend of Culture	23 W Commerce St	Take Out Restaurant	2	3	5
Verizon	26 W Commerce St	Telecommunications			
Lifehouse Smyrna	11 W Commerce St	Church	2	2	4
Centerpoint Church	5 W Commerce St	Church	1	0	1
Social at Main	1 W Commerce St	Event Space	2	0	2
Blush Salon	10 E Commerce St	Hair Salon	1	6	7
Elizabeth Esther Café	47 E Commerce St	Full-Service Restaurant	2	7	9
House of Wright Mortuary	48 E Commerce St	Funeral Home	3	0	3
Glenwood Dental Associates	17 W Glenwood Ave	Dental Office	7	0	7
Citizens Bank	7 W Glenwood Ave	Bank	4	1	5
Napa Auto Parts	5 E Glenwood Ave	Auto Parts Store	3	3	6
Kent Pulmonary Associates	207 N Main St	Medical Office			
For Looks Studios	101 N Main St	Hair Salon	2	0	2
Lorcy's Massage & Body Works	103 N Main St	Massage Parlor	1	0	1
Smile Place	17 N Main St	Dental Office	22	7	29
Howard's Amusements	15 N Main St	Amusement Machine Repair	1	0	1
Red Mill Tackle	12 N Main St	Tackle Shop	1	0	1
Dixie's Down Home Cooking	2 N Main St	Full-Service Restaurant	5	1	6
Smyrna Sporting Goods	4 S Main St	Sporting Goods Store	1	1	2
PNC Bank	7 S Main St	Bank	6	1	7
Royal Treatments	14 S Main St	Custom Curtains	2	0	2
Sayers Jewelers & Gemologists	19 S Main St	Jewelry Store	6	4	10
Duck Creek Regional Library	22 S Main St	Public Library	3	7	10
Faries Funeral Home	29 S Main St	Funeral Home	2	6	8
Primrose Rags & Lace	30 S Main St	Boutique Store	1	1	2
Christiana Care Health Services	100 S Main St	Medical Office	90	0	90
LabCorp	100 S Main St	Medical Office	7	0	7
Cardiology Physicians	100 S Main St	Medical Office	26	0	26
Bayhealth Sleep Center	100 S Main St	Medical Office	5	0	5
Kirk Family Practice	100 S Main St	Medical Office	12	0	12
Zweiacher Chiropractic	100 S Main St	Medical Office	3	0	3
Delaware Eye Care	100 S Main St	Medical Office	11	0	11
Baybird Orthodontics	100 S Main St	Medical Office	6	0	6
Premier PT/First State Ortho	100 S Main St	Medical Office	21	0	21
Smyrna Opera House	101 S Main St	Opera House	1	3	4
Main Street Market	140 S Main St	Take Out Restaurant	1	23	24
Bob Johnson Computer Stuff	133 N Dupont Blvd	Computer Repair	7	0	7
Marmy's Creamery	133 N Dupont Blvd	Ice Cream Store	2	11	13
Finest Vape Shop	119 N Dupont Blvd	Vape Shop			
Pizza Hut	119 N Dupont Blvd	Take Out Restaurant	3	6	9
China Delight	119 N Dupont Blvd	Full-Service Restaurant	3	1	4
Meraki Salon & Spa	119 N Dupont Blvd	Hair Salon	3	0	3
Willis Ford	15 N Dupont Blvd	Car Dealership	29	15	44
IG Burton Chrysler Jeep Dodge	19 S Dupont Blvd	Car Dealership	23	0	23
Atlantic Apothecary	103 S Dupont Blvd	Pharmacy	12	5	17
Solloway's Sales & Service	103 S Dupont Blvd	Automotive Repair	5	0	5
Caribbean Bush Tea	119 S Dupont Blvd	Retail Tea/Herb Store	1	3	4
Universal Transport Company	223 S Dupont Blvd	Taxi Service	15	0	15
Blue Hen Dental	231 S Dupont Blvd	Dental Office	8	4	12
T-Mobile	245 S Dupont Blvd	Cell Phone Store	3	4	7
Car Mart	244 S Main St	Used Car Dealership	3	0	3
Smyrna Post Office	13 S Market St	Post Office	25	10	35
Town of Smyrna	27 S Market St	Municipal Government	19	1	20
Asbury United Methodist Church	20 W Mt Vernon St	Church	1	7	8

Apostolic Church International	16 E Mt Vernon St	Church	1	0	0
Folds Laundry	28 E Mt Vernon St	Laundromat	0	2	2
Essential Beginnings	28 E Mt Vernon St	Daycare/Early Learning	6	8	14
Centennial UMC	44 E Mt Vernon St	Church	1	0	1
Delaware Back Pain	29 N East St	Medical Office	5	0	5
Christian Mart Bookstore	155 S East St	Bookstore			
St Peter's Episcopal Church	12 N Union St	Church	0	3	3
TOTAL:			506	198	704

Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 10 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Totals			
Total retail trade including food and drink (NAICS 44, 45 and 722)	799,621,089	492,263,558	307,357,531
Total retail trade (NAICS 44 and 45)	695,129,732	435,253,399	259,876,333
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers (NAICS 441)	159,973,521	149,959,664	10,013,857
Automobile dealers (NAICS 4411)	138,162,669	130,907,701	7,254,968
New car dealers (NAICS 44111)	123,970,502	113,352,734	10,617,769
Used car dealers (NAICS 44112)	14,192,166	17,554,967	-3,362,800
Other motor vehicle dealers (NAICS 4412)	8,359,493	7,178,924	1,180,569
Recreational vehicle dealers (NAICS 44121)	3,008,912	6,771,703	-3,762,791
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	5,350,581	407,222	4,943,360
Boat dealers (NAICS 441222)	1,794,591	0	1,794,591
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	3,555,990	407,222	3,148,768
Automotive parts, accessories, and tire stores (NAICS 4413)	13,451,359	11,873,039	1,578,320
Automotive parts and accessories stores (NAICS 44131)	8,501,933	9,446,923	-944,991
Tire dealers (NAICS 44132)	4,949,426	2,426,115	2,523,311
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores (NAICS 442)	12,499,256	213,853	12,285,403
Furniture stores (NAICS 4421)	6,941,697	213,853	6,727,845
Home furnishings stores (NAICS 4422)	5,557,558	0	5,557,558
Floor covering stores (NAICS 44221)	2,173,728	0	2,173,728
Other home furnishings stores (NAICS 44229)	3,383,831	0	3,383,831
Window treatment stores (NAICS 442291)	154,992	0	154,992
All other home furnishings stores (NAICS 442299)	3,228,838	0	3,228,838
Electronics and Appliance Stores			
Electronics and appliance stores (NAICS 443)	8,369,385	276,632	8,092,753
Household appliance stores (NAICS 443141)	2,085,911	0	2,085,911
Electronics stores (NAICS 443142)	6,283,474	276,632	6,006,842
Building Material and Garden Equipment and Supplies Dealers			
Building material and garden equipment and supplies dealers (NAICS 444)	46,763,967	15,585,251	31,178,715
Building material and supplies dealers (NAICS 4441)	40,972,000	8,889,082	32,082,918
Home centers (NAICS 44411)	21,957,122	534,086	21,423,036
Paint and wallpaper stores (NAICS 44412)	1,790,466	4,227,939	-2,437,473
Hardware stores (NAICS 44413)	4,071,952	0	4,071,952
Other building material dealers (NAICS 44419)	13,152,460	4,127,057	9,025,403
Lawn and garden equipment and supplies stores (NAICS 4442)	5,791,967	6,696,170	-904,203
Outdoor power equipment stores (NAICS 44421)	1,223,050	0	1,223,050
Nursery, garden center, and farm supply stores (NAICS 44422)	4,568,917	6,696,170	-2,127,253
Food and Beverage Stores			
Food and beverage stores (NAICS 445)	89,284,884	88,888,821	396,063
Grocery stores (NAICS 4451)	80,428,412	62,415,766	18,012,645
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	76,712,272	57,992,368	18,719,903
Convenience stores (NAICS 44512)	3,716,140	4,423,398	-707,258
Specialty food stores (NAICS 4452)	2,514,500	412,985	2,101,515
Meat markets (NAICS 44521)	759,259	0	759,259
Fish and seafood markets (NAICS 44522)	298,686	328,173	-29,488
Fruit and vegetable markets (NAICS 44523)	523,297	55,882	467,415
Other specialty food stores (NAICS 44529)	933,258	28,930	904,328
All other specialty food stores (NAICS 445299)	437,437	28,930	408,507
Beer, wine, and liquor stores (NAICS 4453)	6,341,972	26,060,070	-19,718,097
Health and Personal Care Stores			
Health and personal care stores (NAICS 446)	39,969,928	43,184,674	-3,214,746
Pharmacies and drug stores (NAICS 44611)	33,671,958	41,589,816	-7,917,858
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	2,823,709	43,440	2,780,269
Optical goods stores (NAICS 44613)	1,245,416	649,662	595,755
Other health and personal care stores (NAICS 44619)	2,228,845	901,756	1,327,089
Food (health) supplement stores (NAICS 446191)	786,709	878,959	-92,250
All other health and personal care stores (NAICS 446199)	1,442,136	22,797	1,419,339
Gasoline Stations			
Gasoline stations (NAICS 447)	64,687,348	20,162,632	44,524,715

Benchmark: USA

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Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 10 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores (NAICS 448)	29,175,250	5,688,257	23,486,992
Clothing stores (NAICS 4481)	21,116,253	3,369,241	17,747,012
Men's clothing stores (NAICS 44811)	738,328	0	738,328
Women's clothing stores (NAICS 44812)	3,588,251	1,369,826	2,218,425
Children's and infants' clothing stores (NAICS 44813)	942,949	0	942,949
Family clothing stores (NAICS 44814)	12,764,635	1,904,368	10,860,267
Clothing accessories stores (NAICS 44815)	1,182,209	0	1,182,209
Other clothing stores (NAICS 44819)	1,899,880	95,047	1,804,833
Shoe stores (NAICS 4482)	3,150,920	0	3,150,920
Jewelry, luggage, and leather goods stores (NAICS 4483)	4,908,077	2,319,017	2,589,060
Jewelry stores (NAICS 44831)	2,820,372	2,319,017	501,355
Luggage and leather goods stores (NAICS 44832)	2,087,705	0	2,087,705
Sporting Goods, Hobby, Musical Instrument, and Book Stores			
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	8,789,092	2,437,985	6,351,107
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	7,645,732	2,437,985	5,207,747
Sporting goods stores (NAICS 45111)	5,147,964	985,697	4,162,267
Hobby, toy, and game stores (NAICS 45112)	1,890,522	1,267,695	622,827
Sewing, needlework, and piece goods stores (NAICS 45113)	250,716	184,593	66,122
Musical instrument and supplies stores (NAICS 45114)	356,530	0	356,530
Book stores and news dealers (NAICS 4512)	1,143,361	0	1,143,361
Book stores (NAICS 451211)	1,087,031	0	1,087,031
News dealers and newsstands (NAICS 451212)	56,329	0	56,329
General Merchandise Stores			
General merchandise stores (NAICS 452)	84,012,740	11,408,413	72,604,327
Department stores (NAICS 4522)	5,242,832	1,220,510	4,022,323
Other general merchandise stores (NAICS 4523)	78,769,908	10,187,903	68,582,005
Warehouse clubs and supercenters (NAICS 452311)	72,270,476	0	72,270,476
All other general merchandise stores (NAICS 452319)	6,499,432	10,187,903	-3,688,471
Miscellaneous Store Retailers			
Miscellaneous store retailers (NAICS 453)	15,459,840	22,782,557	-7,322,717
Florists (NAICS 4531)	798,086	262,687	535,399
Office supplies, stationery, and gift stores (NAICS 4532)	2,401,716	46,337	2,355,379
Office supplies and stationery stores (NAICS 45321)	674,738	0	674,738
Gift, novelty, and souvenir stores (NAICS 45322)	1,726,978	46,337	1,680,641
Used merchandise stores (NAICS 4533)	2,385,727	1,775,860	609,866
Other miscellaneous store retailers (NAICS 4539)	9,874,312	20,697,672	-10,823,361
Pet and pet supplies stores (NAICS 45391)	2,709,333	1,310,919	1,398,414
Art dealers (NAICS 45392)	1,564,287	0	1,564,287
Manufactured (mobile) home dealers (NAICS 45393)	861,763	3,431,096	-2,569,333
All other miscellaneous store retailers (NAICS 45399)	4,738,929	15,955,658	-11,216,730
Tobacco stores (NAICS 453991)	1,574,917	13,058,562	-11,483,645
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	3,164,012	2,897,096	266,916
Non-store Retailers			
Non-store retailers (NAICS 454)	136,144,522	74,664,660	61,479,862
Electronic shopping and mail-order houses (NAICS 4541)	130,183,550	56,753,826	73,429,724
Vending machine operators (NAICS 4542)	813,731	776,442	37,288
Direct selling establishments (NAICS 4543)	5,147,242	17,134,392	-11,987,150
Fuel dealers (NAICS 45431)	2,651,368	11,834,899	-9,183,532
Other direct selling establishments (NAICS 45439)	2,495,874	5,299,493	-2,803,618
Food Services and Drinking Places			
Food services and drinking places (NAICS 722)	104,491,357	57,010,159	47,481,197
Special food services (NAICS 7223)	7,017,908	822,004	6,195,904
Food service contractors (NAICS 72231)	5,525,391	0	5,525,391
Caterers (NAICS 72232)	1,347,180	467,027	880,153
Mobile food services (NAICS 72233)	145,336	354,977	-209,641
Drinking places (alcoholic beverages) (NAICS 7224)	3,464,635	69,102	3,395,533
Restaurants and other eating places (NAICS 7225)	94,008,814	56,119,053	37,889,761
Full-service restaurants (NAICS 722511)	47,091,515	24,672,346	22,419,168
Limited-service restaurants (NAICS 722513)	39,804,307	24,937,080	14,867,227
Cafeterias, grill buffets, and buffets (NAICS 722514)	1,014,581	1,019,550	-4,969
Snack and non-alcoholic beverage bars (NAICS 722515)	6,098,412	5,490,078	608,335

Benchmark: USA

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Trade Area: 1 N Main St - 10 min



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Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 20 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Totals			
Total retail trade including food and drink (NAICS 44, 45 and 722)	3,191,216,214	3,771,593,790	-580,377,576
Total retail trade (NAICS 44 and 45)	2,776,124,065	3,194,619,960	-418,495,894
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers (NAICS 441)	648,229,405	758,962,282	-110,732,876
Automobile dealers (NAICS 4411)	561,562,300	659,959,330	-98,397,030
New car dealers (NAICS 44111)	503,755,175	619,666,234	-115,911,059
Used car dealers (NAICS 44112)	57,807,125	40,293,096	17,514,029
Other motor vehicle dealers (NAICS 4412)	33,303,626	26,993,537	6,310,088
Recreational vehicle dealers (NAICS 44121)	11,886,425	15,212,982	-3,326,556
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	21,417,200	11,780,556	9,636,645
Boat dealers (NAICS 441222)	7,088,646	1,637,291	5,451,354
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	14,328,555	10,143,264	4,185,290
Automotive parts, accessories, and tire stores (NAICS 4413)	53,363,480	72,009,415	-18,645,935
Automotive parts and accessories stores (NAICS 44131)	33,723,549	41,875,539	-8,151,990
Tire dealers (NAICS 44132)	19,639,930	30,133,876	-10,493,946
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores (NAICS 442)	49,339,629	36,339,380	13,000,249
Furniture stores (NAICS 4421)	27,350,079	7,725,268	19,624,811
Home furnishings stores (NAICS 4422)	21,989,549	28,614,112	-6,624,562
Floor covering stores (NAICS 44221)	8,629,315	12,043,031	-3,413,715
Other home furnishings stores (NAICS 44229)	13,360,234	16,571,081	-3,210,847
Window treatment stores (NAICS 442291)	616,264	454,060	162,204
All other home furnishings stores (NAICS 442299)	12,743,970	16,117,021	-3,373,051
Electronics and Appliance Stores			
Electronics and appliance stores (NAICS 443)	33,176,970	39,949,811	-6,772,841
Household appliance stores (NAICS 443141)	8,257,352	5,036,520	3,220,832
Electronics stores (NAICS 443142)	24,919,618	34,913,291	-9,993,673
Building Material and Garden Equipment and Supplies Dealers			
Building material and garden equipment and supplies dealers (NAICS 444)	184,124,020	266,835,381	-82,711,361
Building material and supplies dealers (NAICS 4441)	161,325,912	209,332,407	-48,006,495
Home centers (NAICS 44411)	86,449,773	116,228,345	-29,778,572
Paint and wallpaper stores (NAICS 44412)	7,130,613	12,141,349	-5,010,736
Hardware stores (NAICS 44413)	16,021,454	17,620,470	-1,599,017
Other building material dealers (NAICS 44419)	51,724,073	63,342,243	-11,618,170
Lawn and garden equipment and supplies stores (NAICS 4442)	22,798,107	57,502,974	-34,704,866
Outdoor power equipment stores (NAICS 44421)	4,804,357	23,212,166	-18,407,809
Nursery, garden center, and farm supply stores (NAICS 44422)	17,993,750	34,290,808	-16,297,057
Food and Beverage Stores			
Food and beverage stores (NAICS 445)	356,926,606	298,074,650	58,851,956
Grocery stores (NAICS 4451)	321,515,491	205,845,114	115,670,377
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	306,553,350	188,153,103	118,400,247
Convenience stores (NAICS 44512)	14,962,142	17,692,011	-2,729,870
Specialty food stores (NAICS 4452)	10,052,363	18,448,310	-8,395,947
Meat markets (NAICS 44521)	3,033,697	77,136	2,956,562
Fish and seafood markets (NAICS 44522)	1,193,605	1,944,891	-751,286
Fruit and vegetable markets (NAICS 44523)	2,092,987	15,852,721	-13,759,734
Other specialty food stores (NAICS 44529)	3,732,074	573,562	3,158,511
All other specialty food stores (NAICS 445299)	1,747,410	270,778	1,476,632
Beer, wine, and liquor stores (NAICS 4453)	25,358,752	73,781,226	-48,422,474
Health and Personal Care Stores			
Health and personal care stores (NAICS 446)	158,397,511	217,220,940	-58,823,430
Pharmacies and drug stores (NAICS 44611)	133,488,608	189,934,152	-56,445,545
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	11,181,043	15,213,782	-4,032,739
Optical goods stores (NAICS 44613)	4,901,792	5,382,646	-480,854
Other health and personal care stores (NAICS 44619)	8,826,069	6,690,360	2,135,708
Food (health) supplement stores (NAICS 446191)	3,116,482	3,224,972	-108,490
All other health and personal care stores (NAICS 446199)	5,709,587	3,465,388	2,244,198
Gasoline Stations			
Gasoline stations (NAICS 447)	259,107,774	235,206,762	23,901,012

Benchmark: USA

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Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 20 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores (NAICS 448)	116,526,271	97,574,986	18,951,285
Clothing stores (NAICS 4481)	84,309,975	67,870,461	16,439,515
Men's clothing stores (NAICS 44811)	3,021,854	4,083,033	-1,061,179
Women's clothing stores (NAICS 44812)	14,412,677	8,107,877	6,304,799
Children's and infants' clothing stores (NAICS 44813)	3,496,346	1,641,076	1,855,271
Family clothing stores (NAICS 44814)	50,939,907	45,564,970	5,374,936
Clothing accessories stores (NAICS 44815)	4,789,875	3,707,406	1,082,470
Other clothing stores (NAICS 44819)	7,649,317	4,766,099	2,883,218
Shoe stores (NAICS 4482)	12,559,114	7,280,472	5,278,642
Jewelry, luggage, and leather goods stores (NAICS 4483)	19,657,182	22,424,053	-2,766,872
Jewelry stores (NAICS 44831)	11,217,331	11,537,516	-320,185
Luggage and leather goods stores (NAICS 44832)	8,439,850	10,886,537	-2,446,687
Sporting Goods, Hobby, Musical Instrument, and Book Stores			
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	34,623,754	37,140,565	-2,516,811
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	30,109,771	27,524,511	2,585,260
Sporting goods stores (NAICS 45111)	20,289,990	11,704,249	8,585,741
Hobby, toy, and game stores (NAICS 45112)	7,406,355	13,386,609	-5,980,254
Sewing, needlework, and piece goods stores (NAICS 45113)	994,908	1,602,393	-607,485
Musical instrument and supplies stores (NAICS 45114)	1,418,518	831,260	587,258
Book stores and news dealers (NAICS 4512)	4,513,983	9,616,054	-5,102,071
Book stores (NAICS 451211)	4,290,847	9,410,861	-5,120,014
News dealers and newsstands (NAICS 451212)	223,136	205,193	17,943
General Merchandise Stores			
General merchandise stores (NAICS 452)	334,195,136	609,282,155	-275,087,019
Department stores (NAICS 4522)	20,927,087	30,639,739	-9,712,652
Other general merchandise stores (NAICS 4523)	313,268,049	578,642,416	-265,374,367
Warehouse clubs and supercenters (NAICS 452311)	287,413,923	531,969,597	-244,555,674
All other general merchandise stores (NAICS 452319)	25,854,126	46,672,819	-20,818,692
Miscellaneous Store Retailers			
Miscellaneous store retailers (NAICS 453)	61,594,032	161,428,369	-99,834,337
Florists (NAICS 4531)	3,135,403	2,560,300	575,103
Office supplies, stationery, and gift stores (NAICS 4532)	9,503,314	8,746,830	756,484
Office supplies and stationery stores (NAICS 45321)	2,669,942	2,812,075	-142,133
Gift, novelty, and souvenir stores (NAICS 45322)	6,833,373	5,934,756	898,617
Used merchandise stores (NAICS 4533)	9,463,979	8,533,218	930,761
Other miscellaneous store retailers (NAICS 4539)	39,491,335	141,588,021	-102,096,686
Pet and pet supplies stores (NAICS 45391)	10,807,069	18,350,136	-7,543,067
Art dealers (NAICS 45392)	6,206,295	50,371,799	-44,165,504
Manufactured (mobile) home dealers (NAICS 45393)	3,403,457	4,932,024	-1,528,567
All other miscellaneous store retailers (NAICS 45399)	19,074,514	67,934,061	-48,859,547
Tobacco stores (NAICS 453991)	6,540,792	36,262,416	-29,721,624
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	12,533,722	31,671,645	-19,137,923
Non-store Retailers			
Non-store retailers (NAICS 454)	539,882,956	436,604,678	103,278,279
Electronic shopping and mail-order houses (NAICS 4541)	516,300,139	373,193,403	143,106,735
Vending machine operators (NAICS 4542)	3,255,864	5,547,614	-2,291,749
Direct selling establishments (NAICS 4543)	20,326,953	57,863,660	-37,536,707
Fuel dealers (NAICS 45431)	10,435,041	40,323,627	-29,888,586
Other direct selling establishments (NAICS 45439)	9,891,913	17,540,034	-7,648,121
Food Services and Drinking Places			
Food services and drinking places (NAICS 722)	415,092,149	576,973,831	-161,881,682
Special food services (NAICS 7223)	27,835,835	9,183,393	18,652,443
Food service contractors (NAICS 72231)	21,901,768	4,332,294	17,569,474
Caterers (NAICS 72232)	5,356,121	2,614,490	2,741,631
Mobile food services (NAICS 72233)	577,946	2,236,609	-1,658,663
Drinking places (alcoholic beverages) (NAICS 7224)	13,694,912	928,424	12,766,488
Restaurants and other eating places (NAICS 7225)	373,561,401	566,862,014	-193,300,613
Full-service restaurants (NAICS 722511)	187,002,103	187,384,083	-381,980
Limited-service restaurants (NAICS 722513)	158,270,865	344,098,617	-185,827,753
Cafeterias, grill buffets, and buffets (NAICS 722514)	4,034,186	6,236,383	-2,202,196
Snack and non-alcoholic beverage bars (NAICS 722515)	24,254,248	29,142,931	-4,888,683

Benchmark: USA

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Trade Area: 1 N Main St - 20 min



Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 30 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Totals			
Total retail trade including food and drink (NAICS 44, 45 and 722)	7,159,705,273	5,892,637,993	1,267,067,280
Total retail trade (NAICS 44 and 45)	6,227,400,306	5,113,173,707	1,114,226,598
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers (NAICS 441)	1,470,281,233	1,142,875,049	327,406,184
Automobile dealers (NAICS 4411)	1,274,269,218	962,365,328	311,903,890
New car dealers (NAICS 44111)	1,143,027,871	859,689,262	283,338,609
Used car dealers (NAICS 44112)	131,241,347	102,676,067	28,565,281
Other motor vehicle dealers (NAICS 4412)	75,646,189	79,671,063	-4,024,874
Recreational vehicle dealers (NAICS 44121)	27,017,746	22,049,956	4,967,790
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	48,628,443	57,621,107	-8,992,664
Boat dealers (NAICS 441222)	16,108,872	32,530,516	-16,421,644
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	32,519,570	25,090,591	7,428,980
Automotive parts, accessories, and tire stores (NAICS 4413)	120,365,826	100,838,658	19,527,168
Automotive parts and accessories stores (NAICS 44131)	76,061,996	60,332,781	15,729,215
Tire dealers (NAICS 44132)	44,303,830	40,505,876	3,797,954
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores (NAICS 442)	109,762,950	77,506,371	32,256,579
Furniture stores (NAICS 4421)	60,562,495	31,454,432	29,108,063
Home furnishings stores (NAICS 4422)	49,200,455	46,051,940	3,148,515
Floor covering stores (NAICS 44221)	19,507,934	16,144,681	3,363,253
Other home furnishings stores (NAICS 44229)	29,692,521	29,907,259	-214,738
Window treatment stores (NAICS 442291)	1,384,516	594,084	790,432
All other home furnishings stores (NAICS 442299)	28,308,005	29,313,175	-1,005,170
Electronics and Appliance Stores			
Electronics and appliance stores (NAICS 443)	74,173,737	50,074,716	24,099,020
Household appliance stores (NAICS 443141)	18,442,648	6,488,124	11,954,524
Electronics stores (NAICS 443142)	55,731,088	43,586,592	12,144,496
Building Material and Garden Equipment and Supplies Dealers			
Building material and garden equipment and supplies dealers (NAICS 444)	413,757,929	515,155,559	-101,397,630
Building material and supplies dealers (NAICS 4441)	362,719,131	366,266,237	-3,547,106
Home centers (NAICS 44411)	194,205,083	241,708,307	-47,503,224
Paint and wallpaper stores (NAICS 44412)	16,165,067	14,689,300	1,475,767
Hardware stores (NAICS 44413)	35,997,128	25,557,050	10,440,079
Other building material dealers (NAICS 44419)	116,351,853	84,311,580	32,040,272
Lawn and garden equipment and supplies stores (NAICS 4442)	51,038,797	148,889,322	-97,850,525
Outdoor power equipment stores (NAICS 44421)	10,726,861	52,654,278	-41,927,416
Nursery, garden center, and farm supply stores (NAICS 44422)	40,311,936	96,235,044	-55,923,108
Food and Beverage Stores			
Food and beverage stores (NAICS 445)	796,050,829	600,307,023	195,743,806
Grocery stores (NAICS 4451)	716,822,426	465,278,274	251,544,153
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	683,405,520	433,863,437	249,542,082
Convenience stores (NAICS 44512)	33,416,907	31,414,836	2,002,071
Specialty food stores (NAICS 4452)	22,402,100	24,802,511	-2,400,411
Meat markets (NAICS 44521)	6,768,524	2,296,001	4,472,523
Fish and seafood markets (NAICS 44522)	2,662,059	2,456,087	205,972
Fruit and vegetable markets (NAICS 44523)	4,657,124	18,214,810	-13,557,686
Other specialty food stores (NAICS 44529)	8,314,393	1,835,613	6,478,780
All other specialty food stores (NAICS 445299)	3,898,294	571,423	3,326,871
Beer, wine, and liquor stores (NAICS 4453)	56,826,302	110,226,238	-53,399,936
Health and Personal Care Stores			
Health and personal care stores (NAICS 446)	354,364,639	391,867,316	-37,502,677
Pharmacies and drug stores (NAICS 44611)	298,677,771	354,447,473	-55,769,702
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	25,010,343	19,428,975	5,581,369
Optical goods stores (NAICS 44613)	10,926,975	6,717,544	4,209,431
Other health and personal care stores (NAICS 44619)	19,749,551	11,273,325	8,476,226
Food (health) supplement stores (NAICS 446191)	6,972,374	4,430,460	2,541,914
All other health and personal care stores (NAICS 446199)	12,777,177	6,842,865	5,934,312
Gasoline Stations			
Gasoline stations (NAICS 447)	580,936,566	363,130,934	217,805,632

Benchmark: USA

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Retail Market Power® | Opportunity Gap by Retail Store Types



Trade Area: 1 N Main St - 30 min

	2025 Demand (\$)	2025 Supply (\$)	Opportunity Gap/Surplus (\$)
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores (NAICS 448)	259,722,008	115,826,888	143,895,120
Clothing stores (NAICS 4481)	187,982,921	77,619,748	110,363,173
Men's clothing stores (NAICS 44811)	6,772,978	5,329,346	1,443,632
Women's clothing stores (NAICS 44812)	32,187,979	9,693,986	22,493,993
Children's and infants' clothing stores (NAICS 44813)	7,662,967	1,641,076	6,021,891
Family clothing stores (NAICS 44814)	113,551,556	51,107,965	62,443,591
Clothing accessories stores (NAICS 44815)	10,713,749	4,426,374	6,287,375
Other clothing stores (NAICS 44819)	17,093,692	5,421,001	11,672,691
Shoe stores (NAICS 4482)	27,875,157	10,548,636	17,326,521
Jewelry, luggage, and leather goods stores (NAICS 4483)	43,863,931	27,658,504	16,205,427
Jewelry stores (NAICS 44831)	25,007,796	16,771,967	8,235,829
Luggage and leather goods stores (NAICS 44832)	18,856,135	10,886,537	7,969,597
Sporting Goods, Hobby, Musical Instrument, and Book Stores			
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	77,464,734	59,121,825	18,342,909
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	67,399,877	47,513,104	19,886,773
Sporting goods stores (NAICS 45111)	45,530,938	21,788,926	23,742,012
Hobby, toy, and game stores (NAICS 45112)	16,471,135	19,543,974	-3,072,839
Sewing, needlework, and piece goods stores (NAICS 45113)	2,224,734	2,478,178	-253,445
Musical instrument and supplies stores (NAICS 45114)	3,173,070	3,702,026	-528,956
Book stores and news dealers (NAICS 4512)	10,064,857	11,608,721	-1,543,864
Book stores (NAICS 451211)	9,567,461	11,374,816	-1,807,356
News dealers and newsstands (NAICS 451212)	497,397	233,905	263,492
General Merchandise Stores			
General merchandise stores (NAICS 452)	746,117,472	668,172,415	77,945,058
Department stores (NAICS 4522)	46,696,549	63,932,589	-17,236,041
Other general merchandise stores (NAICS 4523)	699,420,924	604,239,826	95,181,098
Warehouse clubs and supercenters (NAICS 452311)	641,697,922	538,088,584	103,609,338
All other general merchandise stores (NAICS 452319)	57,723,002	66,151,242	-8,428,240
Miscellaneous Store Retailers			
Miscellaneous store retailers (NAICS 453)	137,808,374	197,473,674	-59,665,301
Florists (NAICS 4531)	6,998,190	3,521,982	3,476,208
Office supplies, stationery, and gift stores (NAICS 4532)	21,224,455	9,883,511	11,340,944
Office supplies and stationery stores (NAICS 45321)	5,947,281	2,873,034	3,074,247
Gift, novelty, and souvenir stores (NAICS 45322)	15,277,174	7,010,477	8,266,697
Used merchandise stores (NAICS 4533)	21,106,285	12,360,586	8,745,699
Other miscellaneous store retailers (NAICS 4539)	88,479,443	171,707,595	-83,228,152
Pet and pet supplies stores (NAICS 45391)	24,248,092	26,053,170	-1,805,078
Art dealers (NAICS 45392)	13,841,489	52,012,399	-38,170,910
Manufactured (mobile) home dealers (NAICS 45393)	7,736,417	5,576,435	2,159,982
All other miscellaneous store retailers (NAICS 45399)	42,653,446	88,065,591	-45,412,146
Tobacco stores (NAICS 453991)	14,639,526	48,361,234	-33,721,708
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	28,013,920	39,704,357	-11,690,438
Non-store Retailers			
Non-store retailers (NAICS 454)	1,206,959,835	931,661,936	275,297,899
Electronic shopping and mail-order houses (NAICS 4541)	1,154,236,123	834,954,948	319,281,175
Vending machine operators (NAICS 4542)	7,250,890	6,961,816	289,075
Direct selling establishments (NAICS 4543)	45,472,822	89,745,173	-44,272,351
Fuel dealers (NAICS 45431)	23,345,379	63,920,271	-40,574,892
Other direct selling establishments (NAICS 45439)	22,127,443	25,824,902	-3,697,459
Food Services and Drinking Places			
Food services and drinking places (NAICS 722)	932,304,968	779,464,286	152,840,681
Special food services (NAICS 7223)	62,514,214	21,503,707	41,010,507
Food service contractors (NAICS 72231)	49,193,215	10,709,469	38,483,746
Caterers (NAICS 72232)	12,023,788	8,035,001	3,988,787
Mobile food services (NAICS 72233)	1,297,211	2,759,237	-1,462,026
Drinking places (alcoholic beverages) (NAICS 7224)	30,881,066	3,879,343	27,001,723
Restaurants and other eating places (NAICS 7225)	838,909,688	754,081,237	84,828,451
Full-service restaurants (NAICS 722511)	420,152,862	316,749,591	103,403,271
Limited-service restaurants (NAICS 722513)	355,274,379	382,209,344	-26,934,965
Cafeterias, grill buffets, and buffets (NAICS 722514)	9,055,740	8,242,494	813,247
Snack and non-alcoholic beverage bars (NAICS 722515)	54,426,707	46,879,808	7,546,898

Benchmark: USA

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(<https://claritas.easpotlight.com/Spotlight/About/3/2025>)

Trade Area: 1 N Main St - 30 min



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Report Details

Name: Retail Market Power® Opportunity Gap by Retail Store Types 2025
Date / Time: 11/18/2025 2:11:25 PM
Workspace Vintage: 2025

Trade Area

Name	Level	Geographies
1 N Main St - 10 min		N/A
1 N Main St - 20 min		N/A
1 N Main St - 30 min		N/A

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

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