

FOR LEASE

# Middletown Square Office And Build To Suit Land

OFFICE | 651 N BROAD STREET | MIDDLETOWN, DE 19709



## OFFERING SUMMARY

Office Space For Lease:	
651 N Broad St (Existing)	1,249 SF to 31,713 SF
691 N Broad St (Approved)	Up to 67,790 SF
Lease Rate:	Negotiable
Lot Size:	10.58 Acres
Year Built:	651 N Broad St - 2006
Building Size:	651 N 67,799 SF
Parking:	Free On-Site Parking!
Building Signage	Available for Tenants
	Leasing over 30K SF!

## PROPERTY OVERVIEW

**Middletown Square Business Park** is comprised of one existing office building located at 651 N Broad Street, which has suites available from 1,200 SF **to over 31,713 SF** (including the entire 4th floor which is 17,295 SF). The park also has a pad site available with approvals for an **additional 67,790 SF office building** located at **691 N Broad Street**.

## LOCATION OVERVIEW

Located on N Broad Street in the rapidly expanding town of Middletown, DE this office property is within a short walk to restaurants, shopping, fitness centers, and hotels.

## PROPERTY HIGHLIGHTS

- Over 30,000 SF of contiguous available space available Immediately with expansion options!
- Located in the heart of growing Middletown, Delaware
- 17 Minute Drive to Bear/Glasgow
- 30 minute drive to Wilmington, Newark, + Dover!
- Free on-site surface parking
- Build to suit opportunity up to 67,790 SF available

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## CORPORATE OFFICES

234 North James Street  
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## OFFICE INQUIRIES

Robert Stenta, VP  
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**LEASE TYPE** | MG

**TOTAL SPACE** | 1,249 - 67,790 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
202	Available	2,164 SF	Modified Gross	Negotiable
302	Available	1,889 - 31,713 SF	Modified Gross	Negotiable
303-304	Available	4,575 - 31,713 SF	Modified Gross	Negotiable
305	Available	1,752 - 31,713 SF	Modified Gross	Negotiable
306	Available	4,036 - 31,713 SF	Modified Gross	Negotiable
307	Available	2,162 - 31,713 SF	Modified Gross	Negotiable
4th Floor	Available	17,295 - 31,713 SF	Modified Gross	Negotiable



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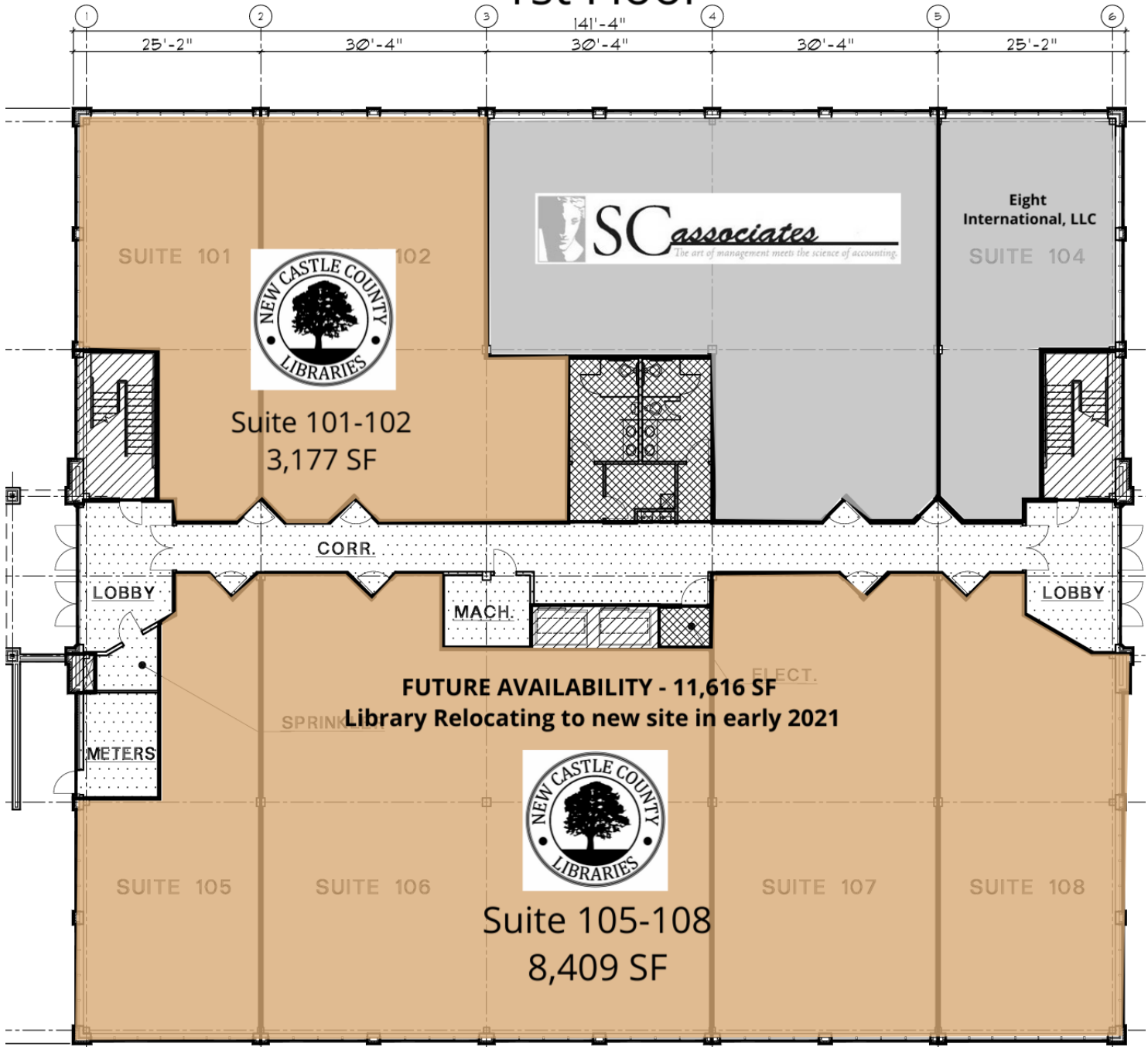
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## 1st Floor



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### Second Floor



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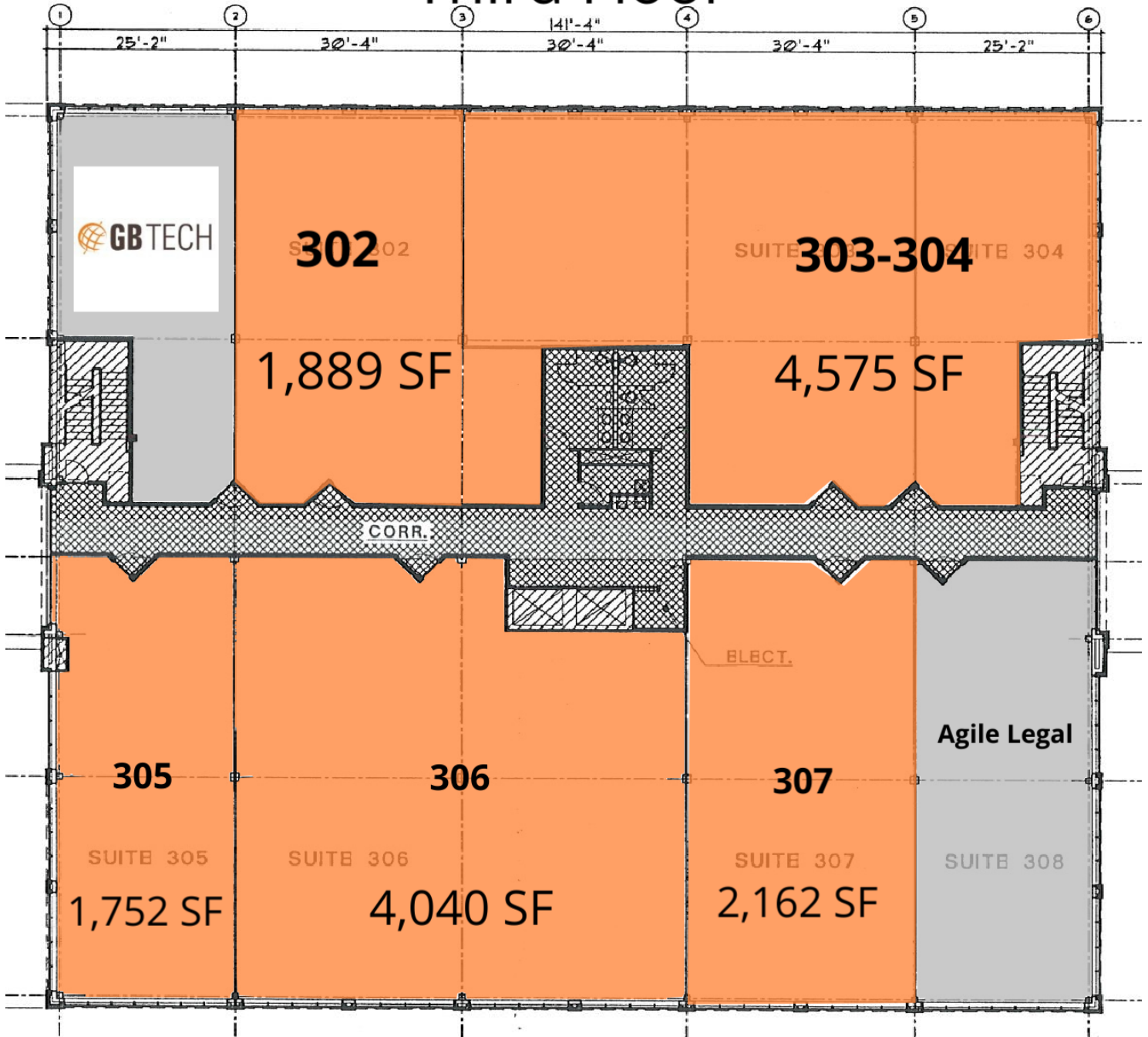
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### Third Floor



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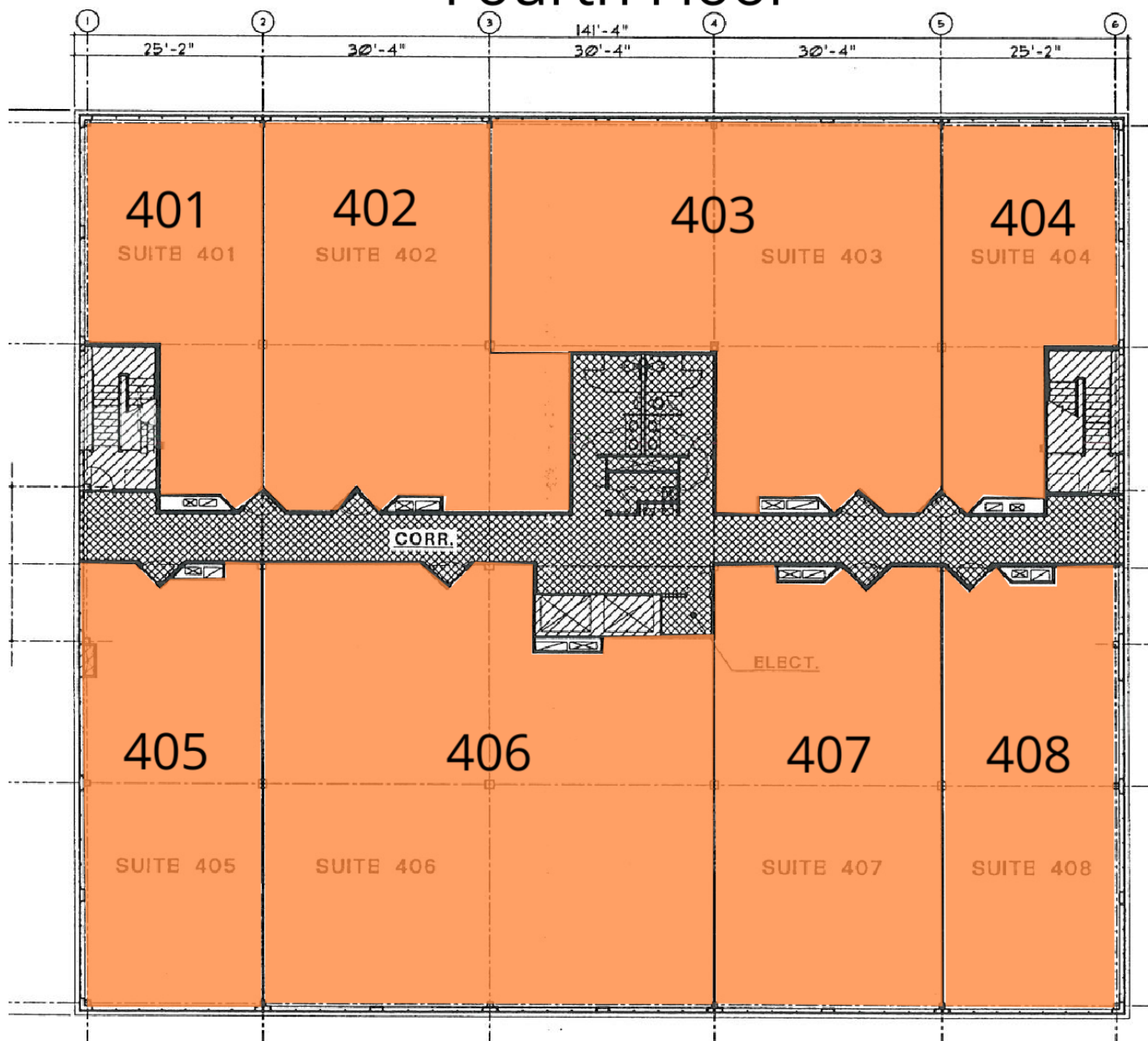


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### Fourth Floor



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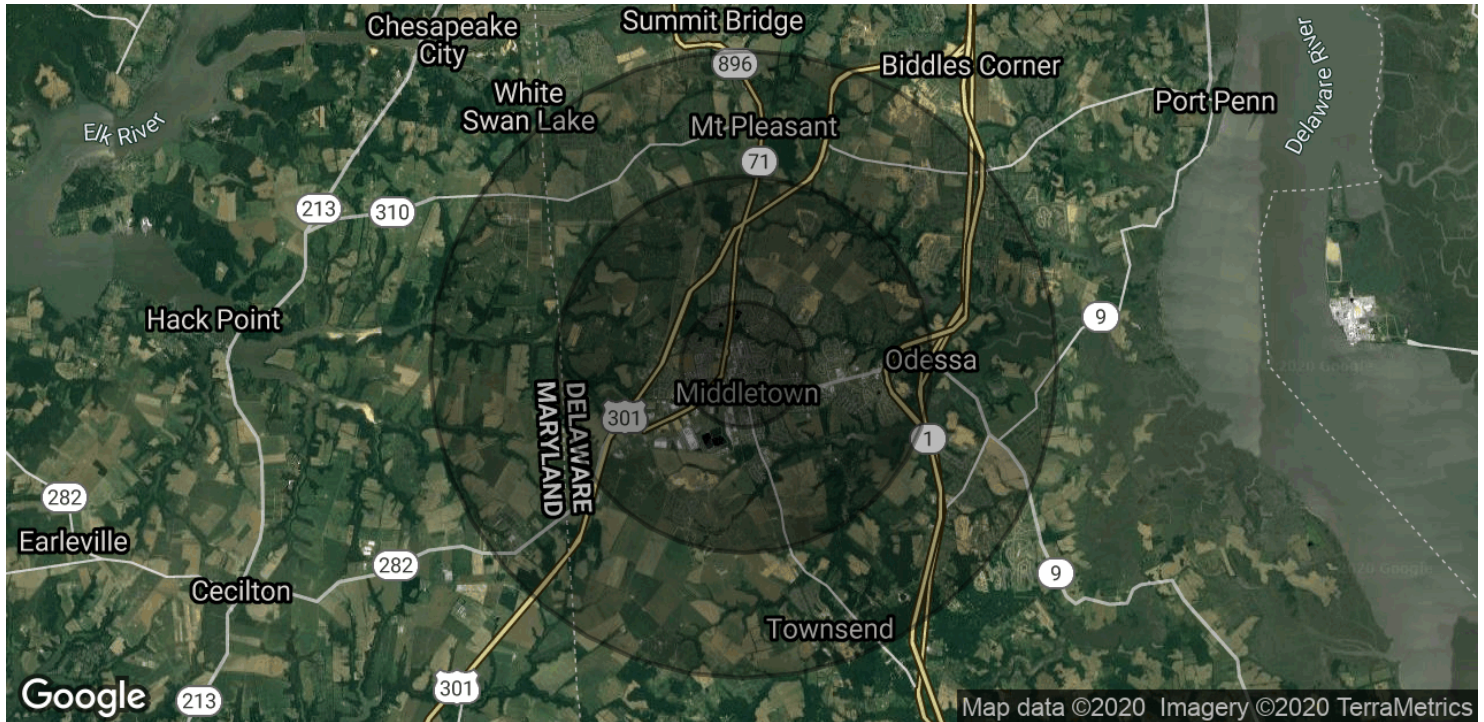
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,905	16,185	33,964
Median age	33.3	34.5	35.3
Median age (Male)	30.2	32.3	33.6
Median age (Female)	35.8	36.3	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	999	5,474	11,402
# of persons per HH	2.9	3.0	3.0
Average HH income	\$81,595	\$87,624	\$90,570
Average house value	\$269,327	\$277,886	\$290,727

\* Demographic data derived from 2010 US Census



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