FOR LEASE

Middletown Square Shopping Center

RETAIL | 701-881 N. BROAD STREET | MIDDLETOWN, DE 19709



OFFERING SUMMARY

Available SF:	382 - 5,980 SF
Lease Rate:	Negotiable
Lot Size:	23.55 Acres
Building Size:	213,035 SF
Zoning:	23C-3

PROPERTY OVERVIEW

This 213,055 SF community shopping center has upper level office and inline retail space opportunities. There are also build-to-suit pads available from 3,300 - 5,700 SF. Tenants include Dollar Tree, Goodwill, Mid-County Lanes, Planet Fitness, and Dutch County Farmer's Market.

LOCATION OVERVIEW

Located in rapidly growing Middletown, DE. This property is right near interstate 301 with easy access to northern and southern, DE and surrounded by significant retail and residential development.



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234 North James Street
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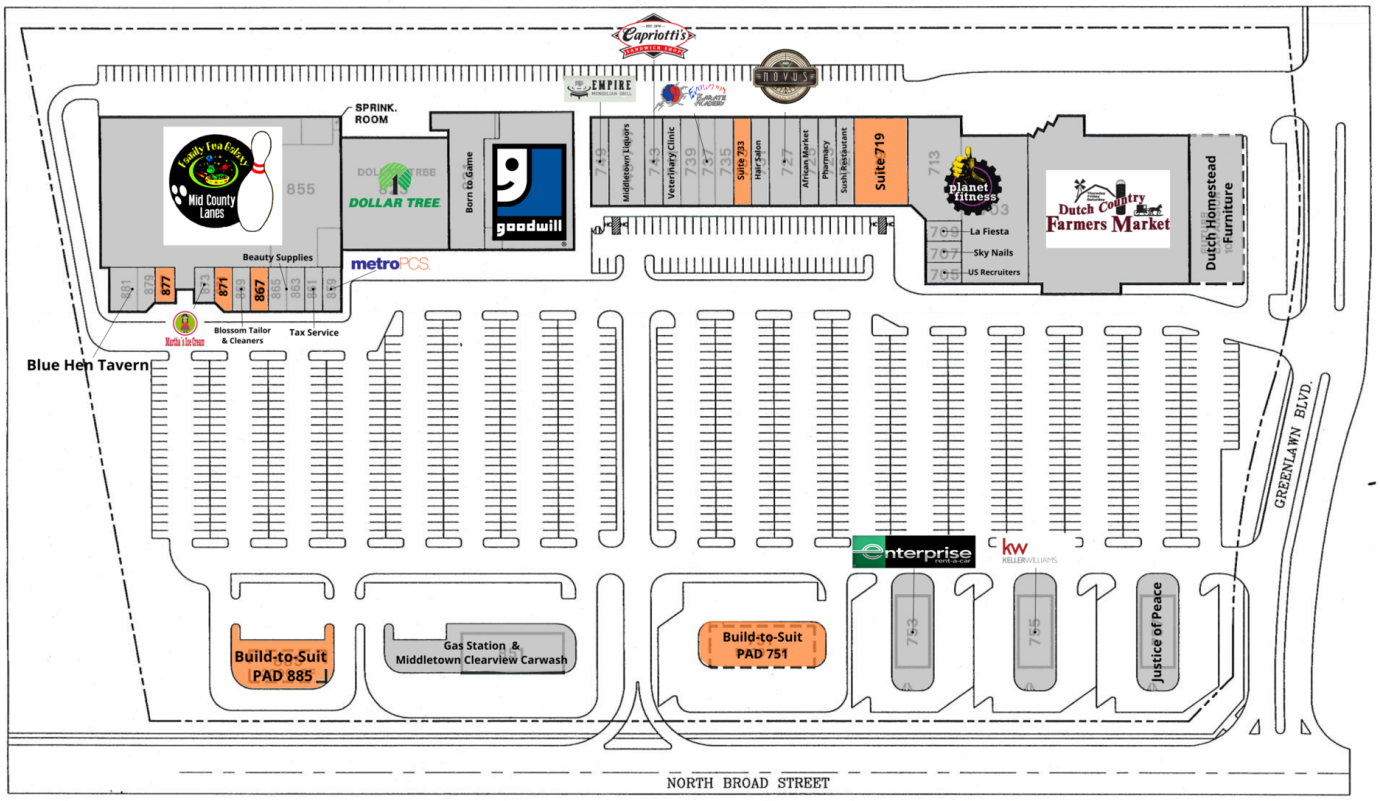
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LEASE TYPE	|	MG; NNN
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LEASE RATE	|	NEGOTIABLE

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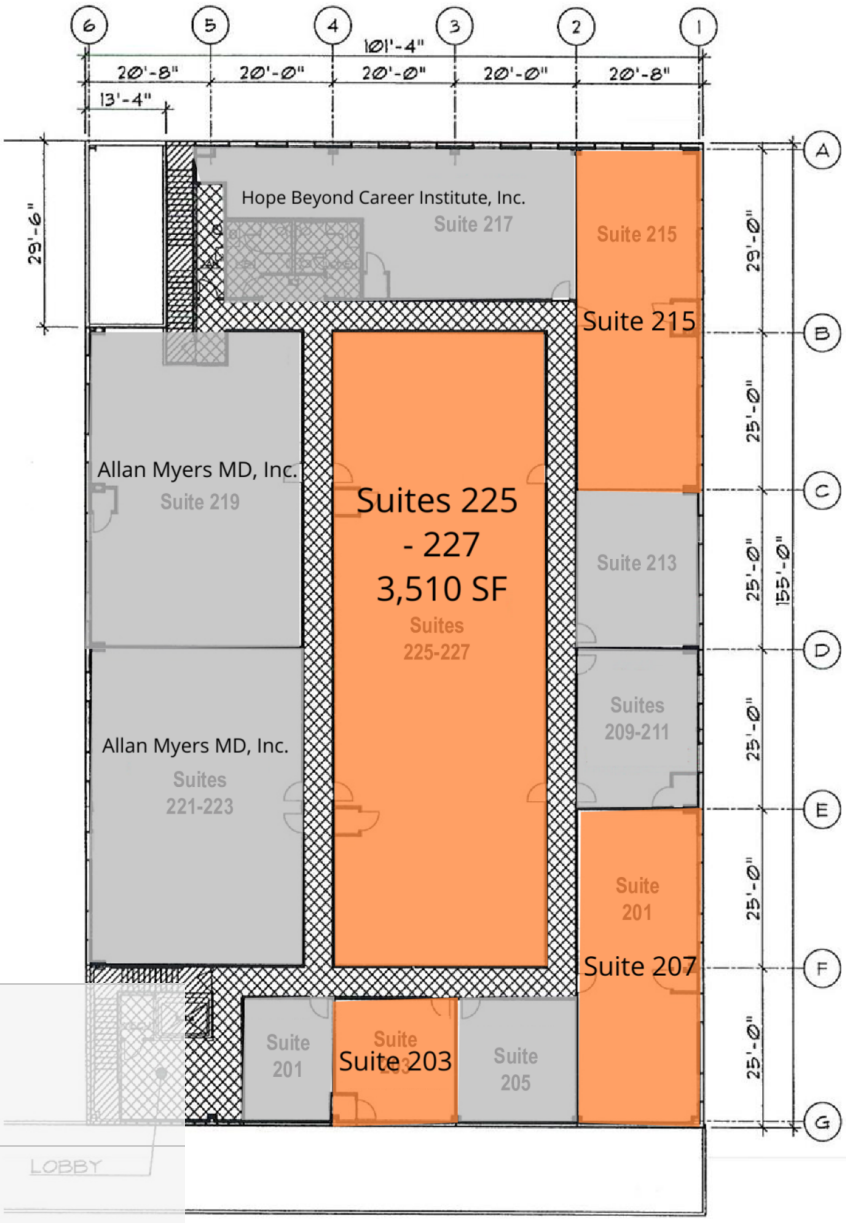
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2ND FLOOR SUITES

Suites 203, 207, 215, and 217 are office spaces located above Goodwill. Located in the heart of growing Middletown. We have flexible lease terms available. *Please see the following page for floor plans.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 203	NEGOTIABLE	382 SF
Suite 207	NEGOTIABLE	1,038 SF
Suite 215	NEGOTIABLE	1,136 SF
Suite 225	NEGOTIABLE	1,755 - 3,510 SF
Suite 227	NEGOTIABLE	1,755 - 3,510 SF
Suite 719	NEGOTIABLE	5,980 SF
Suite 733	NEGOTIABLE	2,000 SF
Build-to-suit PAD 751	NEGOTIABLE	5,700 SF
Suite 867	NEGOTIABLE	1,001 SF
Suite 871	NEGOTIABLE	944 SF
Suite 877	NEGOTIABLE	892 SF
Build-to-suit PAD 885	NEGOTIABLE	3,300 SF

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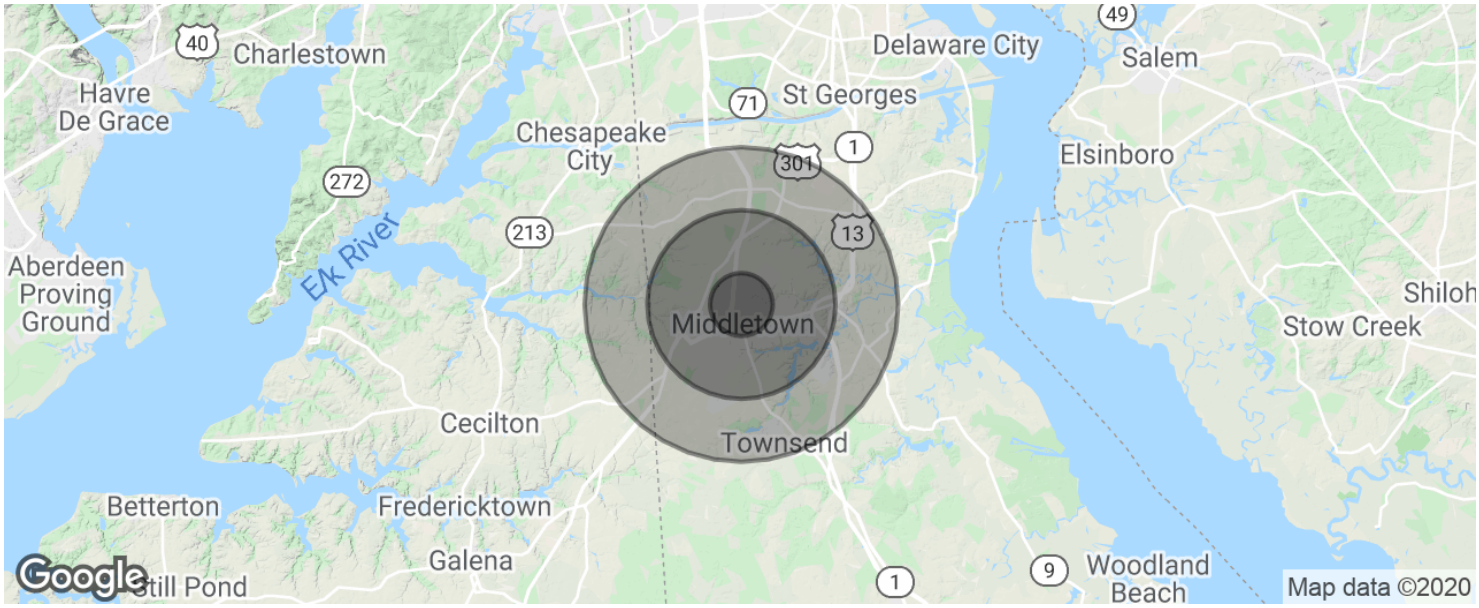
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,835	16,273	34,349
Median age	33.4	34.6	35.3
Median age (Male)	30.3	32.4	33.7
Median age (Female)	35.8	36.3	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	975	5,498	11,523
# of persons per HH	2.9	3.0	3.0
Average HH income	$81,831	$87,892	$90,735
Average house value	$269,171	$276,913	$290,033

** Demographic data derived from 2010 US Census*

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