



**PROPERTY DESCRIPTION**

Great opportunity for ground lease/build to suit retail available at the intersection of Summit Bridge Road and Marl Pit Road in the booming Middletown, DE area! The property is in close proximity to the new 301 Interchange making this a very desirable location. Middletown is experiencing tremendous commercial and residential growth offering ample opportunity and promise.

**PROPERTY DETAILS**

- **Lot Size:** 4.03 acres
- **Zoning:** C-3 (Employment/Regional Retail)
- **Lease Rate:** Negotiable
- **Lease Term:** 5 year minimum
- **Traffic Counts:** 27,435 AADT
- **Tax ID#:** 23-075.00-095
- In close proximity to the 301 Interchange
- Adjacent to Wawa

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Population	1,180	37,913	118,132
Total Households	380	12,641	39,923
Average HH Income	\$103,013	\$92,036	\$91,363
Median Age	37.2	35.5	36.1

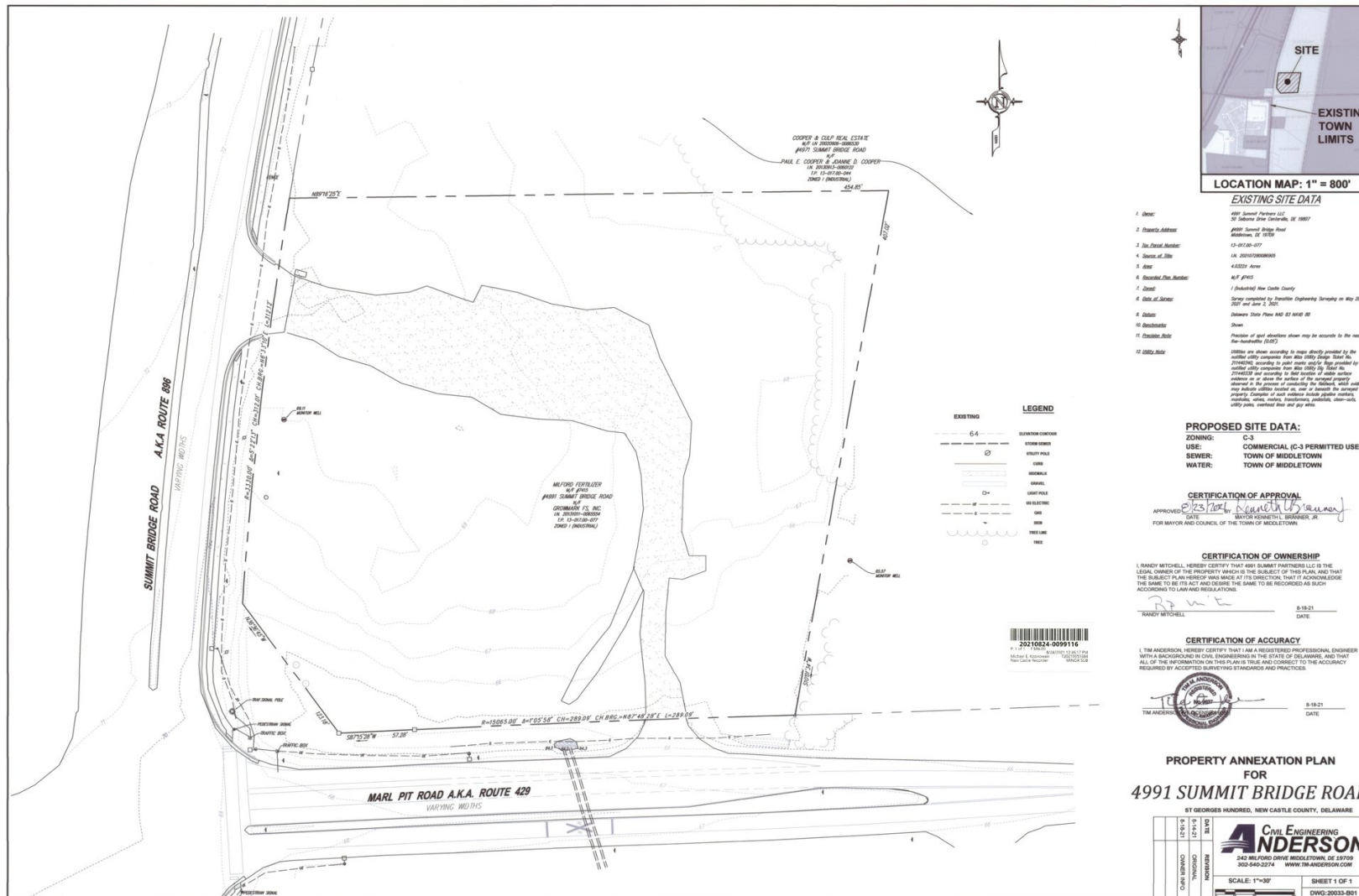


For More Information, Contact:

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**DSM Commercial**  
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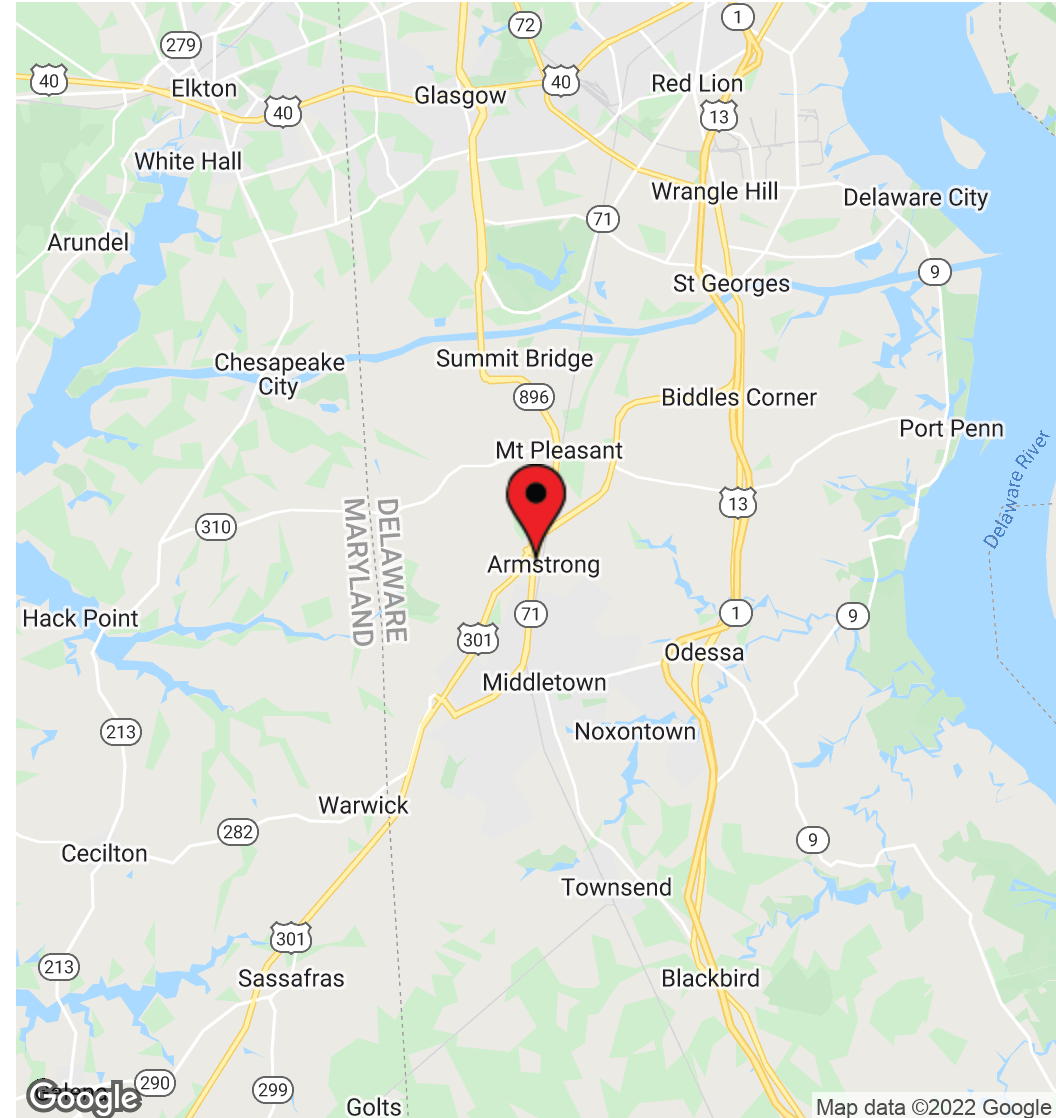
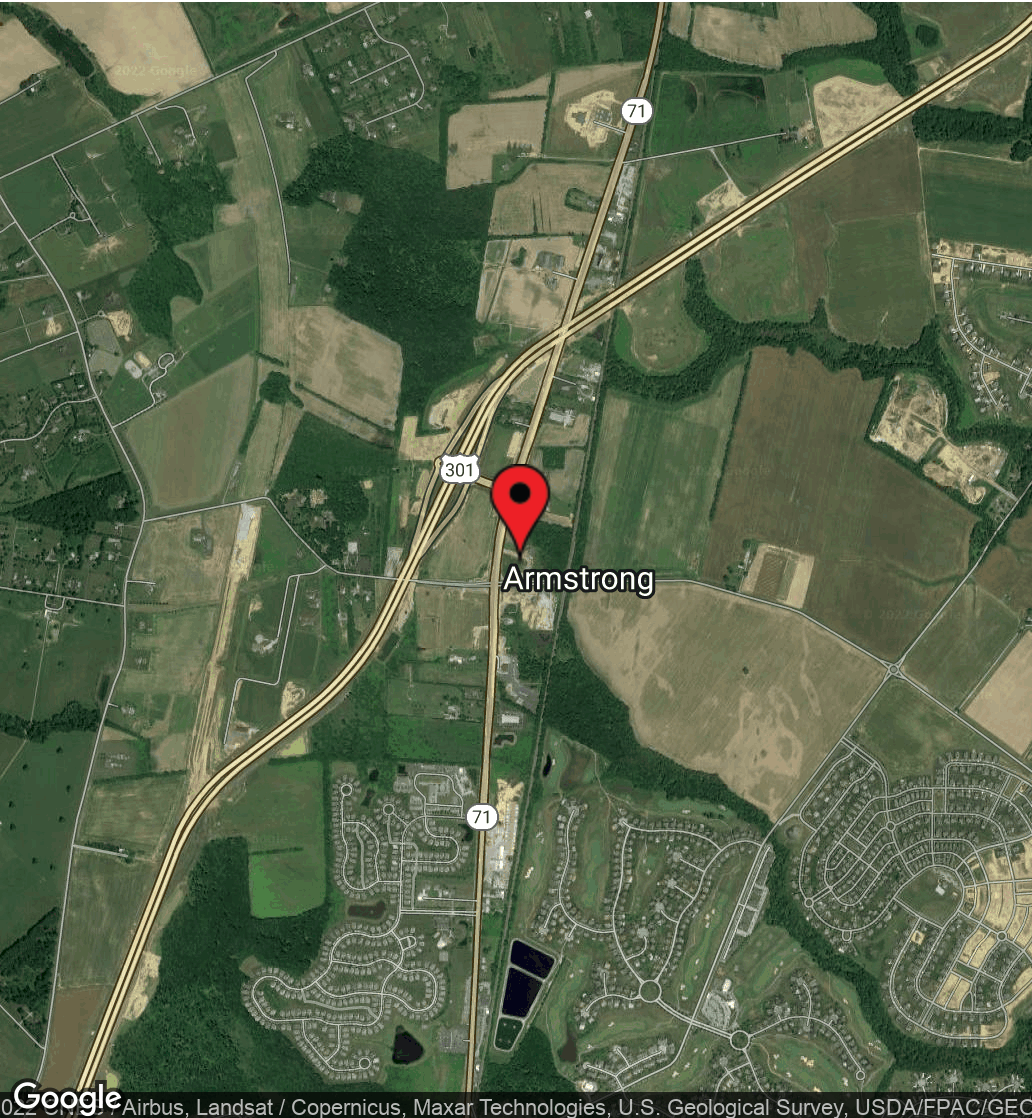


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