

PROPERTY DESCRIPTION

Mid-Sussex Center is an existing +/-110,000 SF neighborhood center located on northbound Dupont Boulevard in the business-friendly town of Millsboro, DE. The center boasts prime visibility on Route 113 with amazing traffic counts that are growing by the day with the influx of residents to the Millsboro area. The Center is undergoing a major redevelopment with Roses (40,015sf) being replaced by Planet Fitness and Furniture & More anchoring the center. The potential of two 4,590sf (contiguous) units for lease as well as two pad sites fronting Route 113. The available pad space to the south of the existing entrance totals 2.05ac and can be demised. The pad area north of the entrance has been leased to a car wash. Unmatched regional location along Route 113, a main thoroughfare running parallel to Coastal Highway and Route 13; over 30,000 vehicles pass the property daily. The ability to enter/exit on Route 113 as well as behind the center (to light and downtown Millsboro) exists as well.

PROPERTY AVAILABILITIES

- **Space 1:** Up to 9,900 SF (divisible to 4,590 SF)
 - > Lease Rate: \$20/SF/NNN
- **Space 2:** 1,200 SF
 - > Lease Rate: \$25/SF/NNN
- **Pad Site:** 2.05 acres (divisible)
 - > Lease Rate: Negotiable

PROPERTY HIGHLIGHTS

- Prime visibility and frontage on Route 113 (800')
- Active and growing Southern Delaware (Sussex County) Market
- Approximately 15 miles from Delaware beaches
- Newly redeveloped with great co-tenancy



For More Information, Contact:

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MID-SUSSEX CENTER

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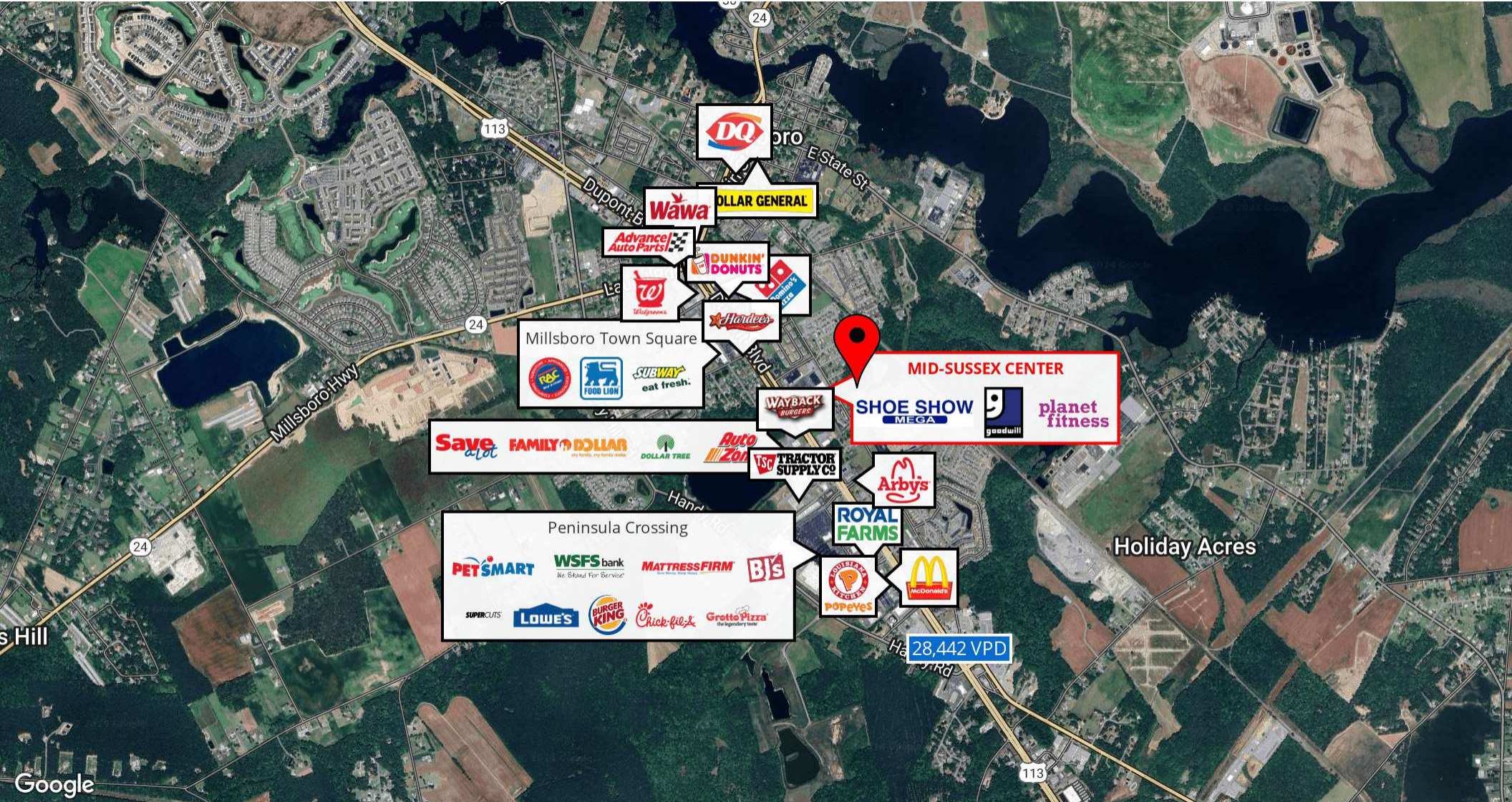
INLINE RETAIL/OFFICE SPACE &
FREESTANDING PADS
FOR LEASE



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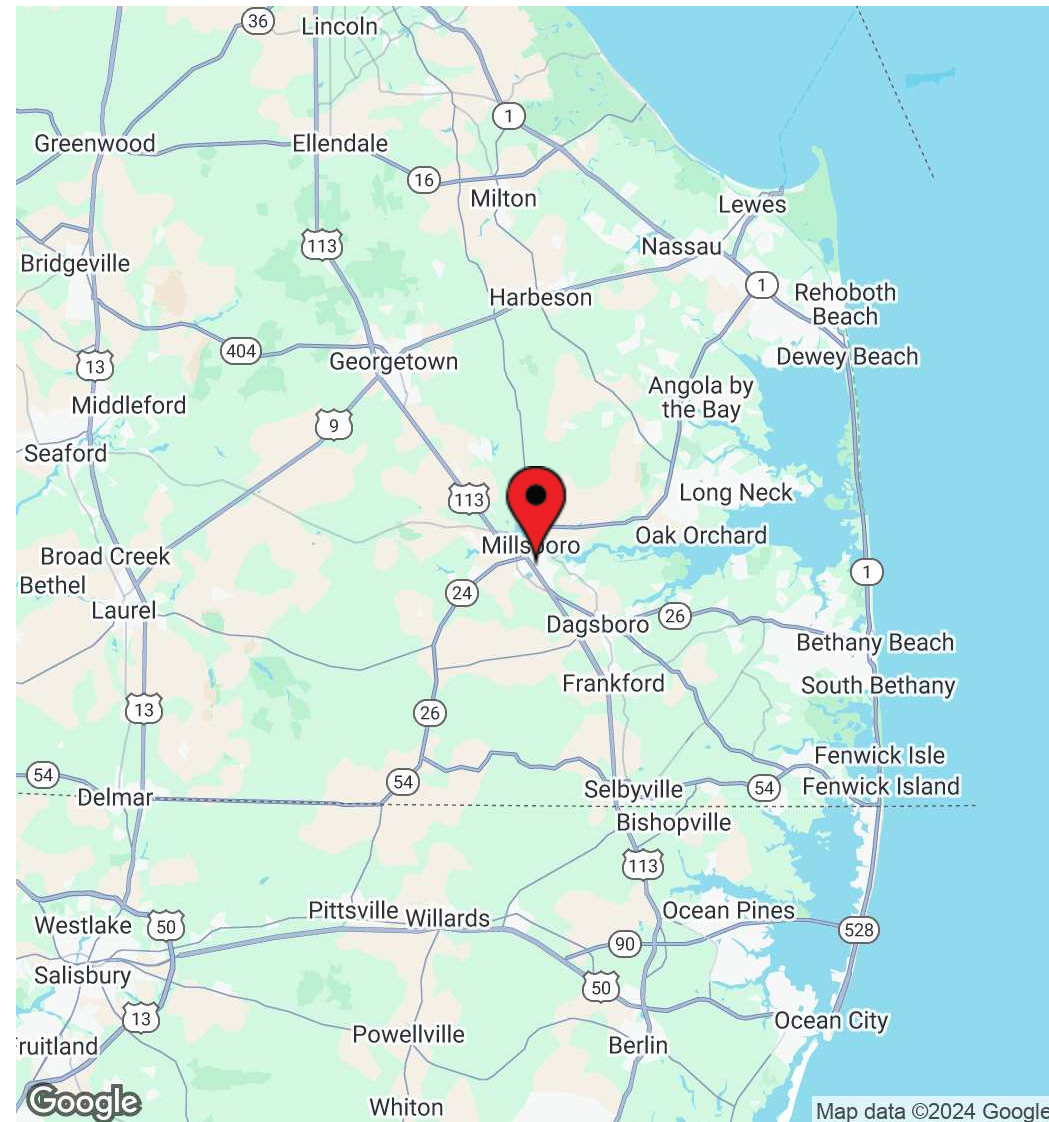
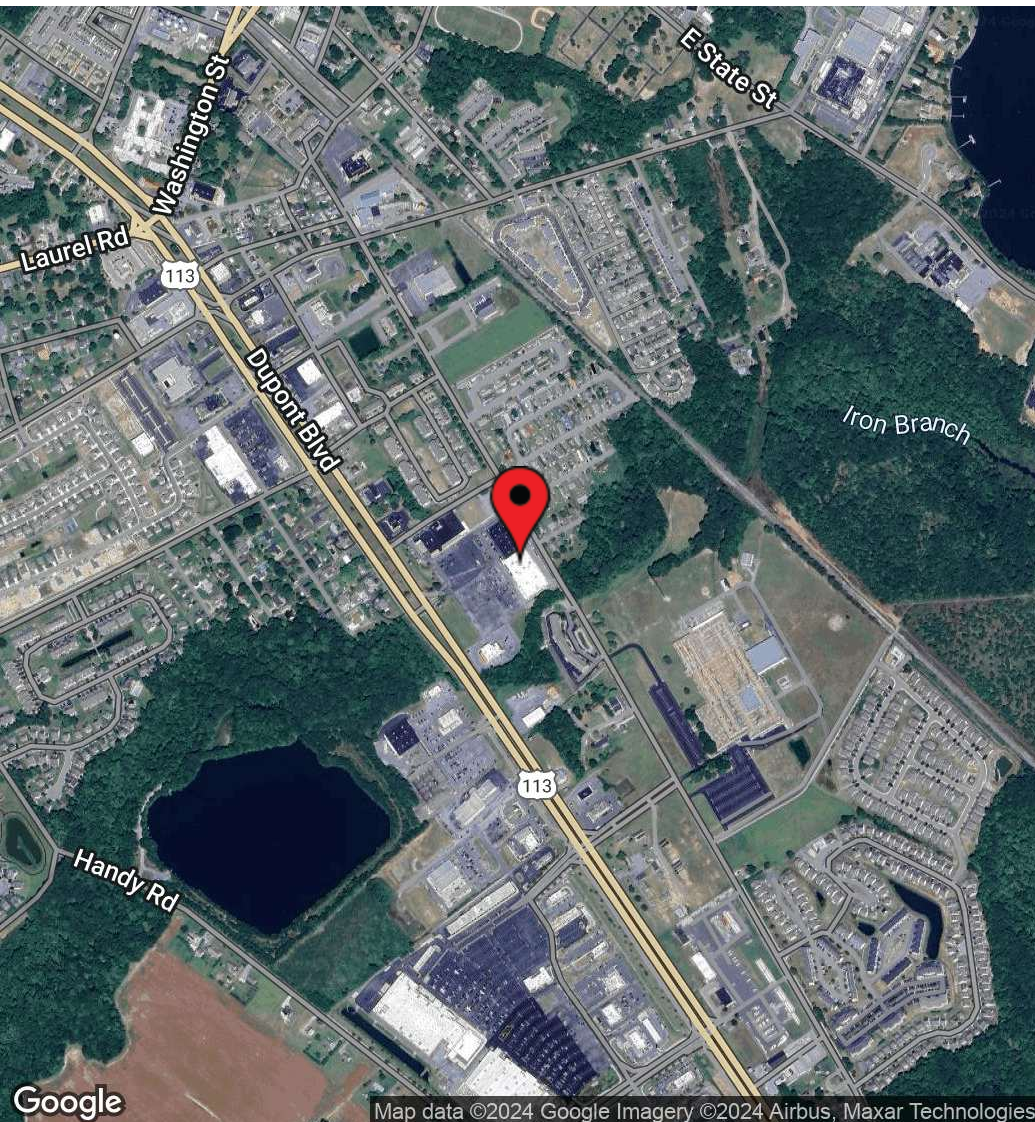
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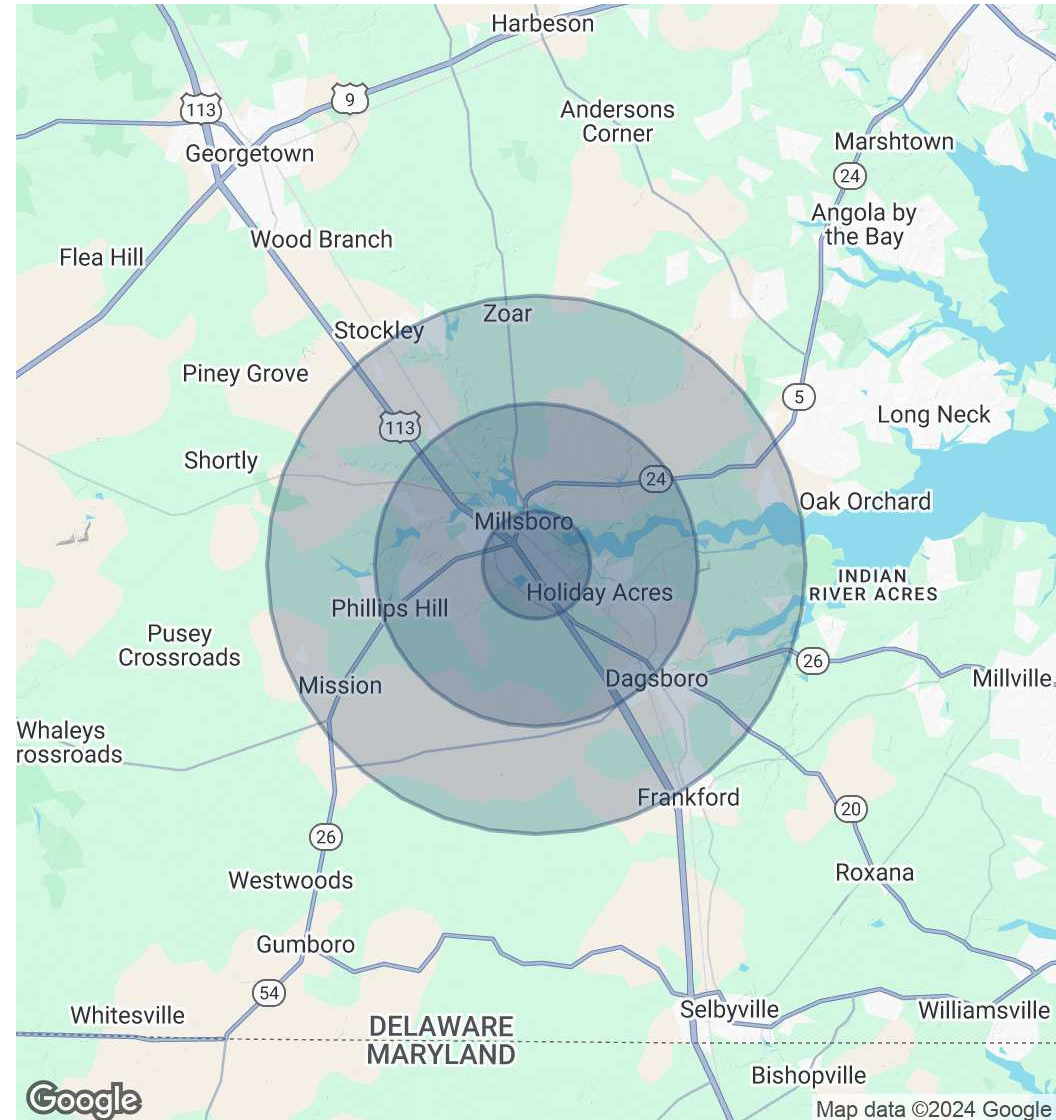


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,841	13,163	21,963
Average Age	43	44	45
Average Age (Male)	41	43	43
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,997	5,292	8,741
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$80,081	\$92,176	\$94,651
Average House Value	\$303,765	\$340,820	\$360,112

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,035	9,162	15,309
Total Population - Black	819	1,707	2,585
Total Population - Asian	132	293	385
Total Population - Hawaiian	1	3	11
Total Population - American Indian	49	124	271
Total Population - Other	366	744	1,476

Demographics data derived from AlphaMap



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