

Brand New Retail | 750 & 770 Levels Road

FOR LEASE

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COMMERCIAL

HIGHLIGHTS

- Introducing the next phase of retail development at Levels Crossing, the premier destination for retail and services located at the Levels Road/Route 301 interchange between Amazon’s 255-acre Middletown campus and STA Pharma’s 187-acre campus. Strategically positioned at the Route 301 Levels Road interchange, Buildings 750 and 770 offer modern construction, strong visibility, signage, and direct access to one of the region’s fastest-growing trade areas.
- Surrounded by a growing tenant mix within Levels Crossing including a Ducklings Daycare and two newly constructed retail strip centers featuring Wingstop, a liquor store, nail salon, Korean BBQ QSR, and smoke shop, creating immediate on-site traffic and daily activity.
- This location is surrounded by major national retailers such as Target, Walmart, and Sprouts Farmers Market, and is supported by a rapidly expanding employment base including Amazon, STA Pharmaceuticals, Datwyler, Clarios, and Breakthru Beverage. Positioned in one of Delaware’s most active growth corridors, the site offers exceptional visibility, strong consumer demand, and long-term upside for retailers, restaurants, and service users.
- Positioned within one of Delaware’s fastest-growing retail corridors
- Surrounded by major national retailers and daily traffic drivers
- Strong visibility and access from Middletown Warwick Road
- Ideal for grocery, fitness, medical, restaurant, and service users
- Designed to accommodate multi-tenant retail or anchor users
- Zoning: 23C-3: (Employment/Regional Retail)



Space	Floor	Size	Lease Rate	Lease Type	Notes
750 Levels Road	1	18,200 SF (65'x280')	\$30.00 PSF (Yearly)	NNN	Brand new retail building
770 Levels Road	1	19,500 SF (65'x300')	\$30.00 PSF (Yearly)	NNN	Brand new retail building

MASTER PLAN

PYLON SIGNAGE →

6

5

3

750 LEVELS ROAD
18,200 SF
(65'x280')

←

7

770 LEVELS ROAD
19,500 SF
(65'x300')

↓

2

1

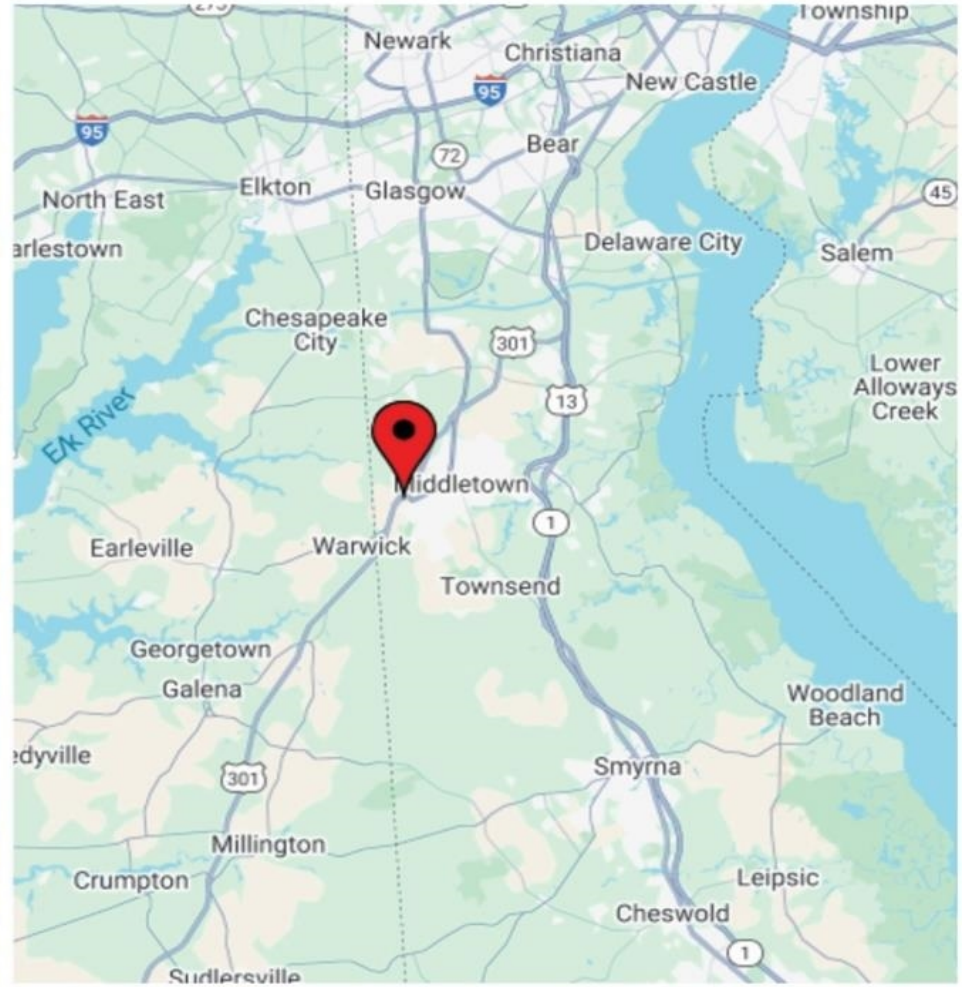


Site Plan Overview – Levels Crossing Retail Development



Surrounding Retail & Major Traffic Generators

Expansive Trade Area as a Result of Tax Free Shopping



Polygon Area: 117,049 Pop. | 39,662 Households | \$91,574 Avg. HH Income | 39 Median Age



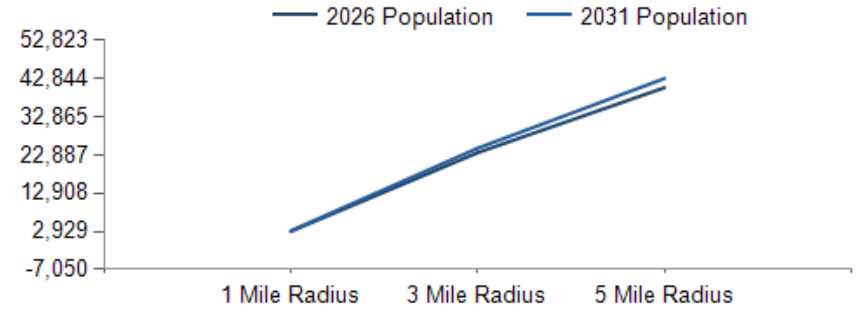
Traffic Count Legend

- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

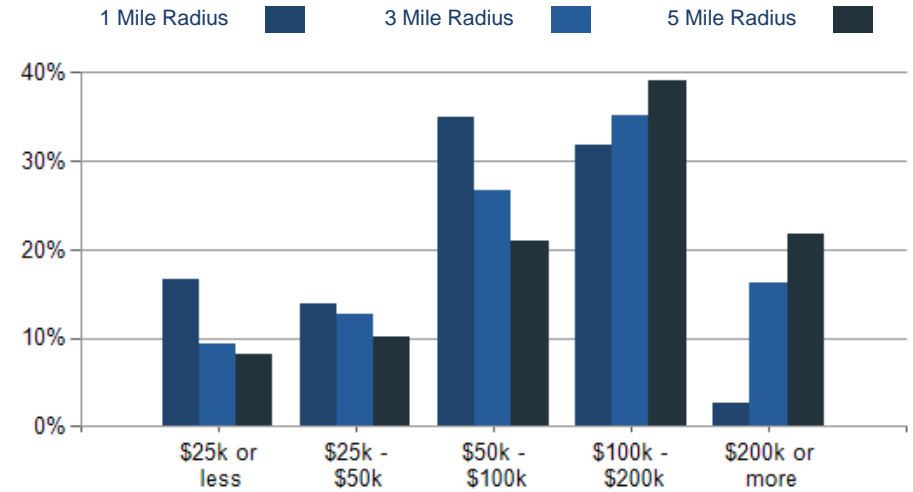
Green (fast):	85—100 percent of free flow speeds
Yellow (moderate):	65 to 85 percent of free flow speeds
Orange (slow):	45 to 65 percent of free flow speeds
Red (stop and go):	0 to 45 percent of free flow speeds

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	247	7,883	13,863
2010 Population	647	17,925	30,038
2026 Population	2,929	23,468	40,434
2031 Population	3,098	24,654	42,844
2026 African American	725	7,023	10,872
2026 American Indian	7	50	85
2026 Asian	115	1,219	2,027
2026 Hispanic	279	2,289	3,441
2026 Other Race	122	1,035	1,416
2026 White	1,695	12,260	22,812
2026 Multiracial	264	1,875	3,212
2026-2031: Population: Growth Rate	5.65%	4.95%	5.80%

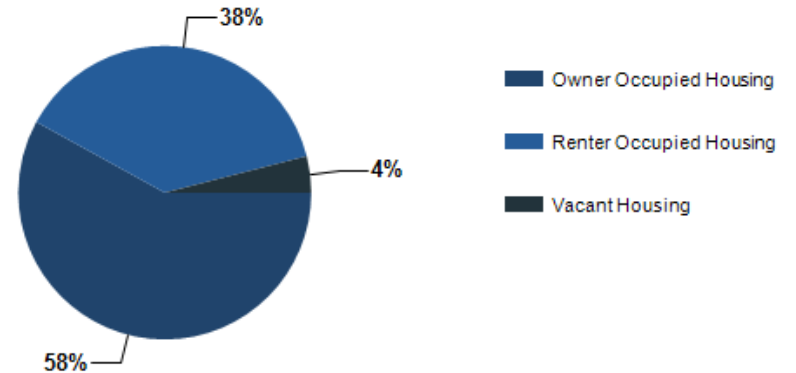
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	71	299	465
\$15,000-\$24,999	134	480	654
\$25,000-\$34,999	82	297	411
\$35,000-\$49,999	89	764	981
\$50,000-\$74,999	276	990	1,304
\$75,000-\$99,999	154	1,221	1,571
\$100,000-\$149,999	295	1,866	3,039
\$150,000-\$199,999	96	1,043	2,336
\$200,000 or greater	33	1,340	2,993
Median HH Income	\$71,481	\$102,206	\$124,483
Average HH Income	\$82,363	\$122,621	\$142,292



2026 Household Income



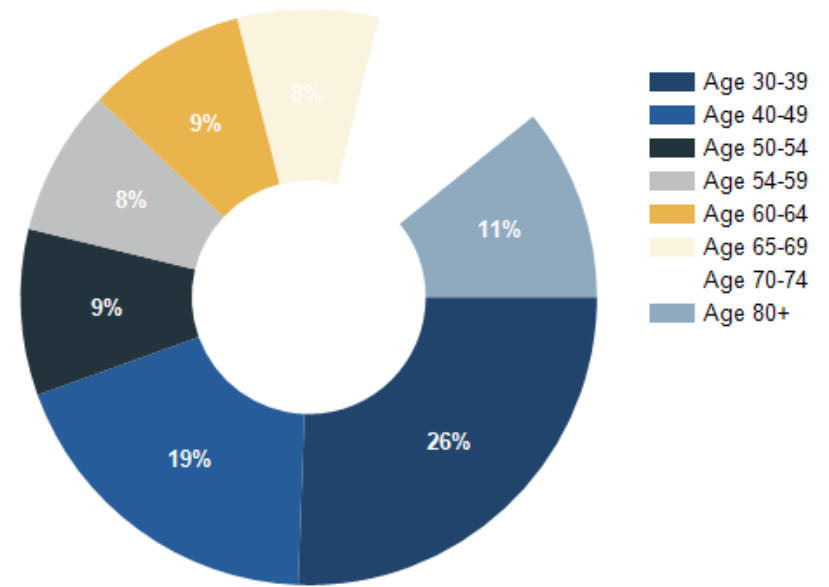
2026 Own vs. Rent - 1 Mile Radius



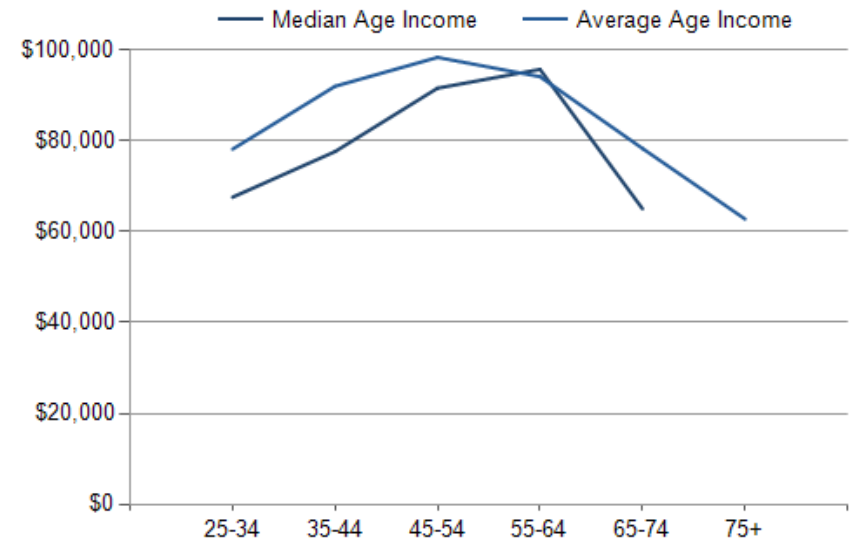
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	217	1,460	2,352
2026 Population Age 35-39	219	1,477	2,500
2026 Population Age 40-44	169	1,516	2,667
2026 Population Age 45-49	153	1,589	2,781
2026 Population Age 50-54	159	1,648	2,943
2026 Population Age 55-59	140	1,447	2,601
2026 Population Age 60-64	153	1,329	2,428
2026 Population Age 65-69	135	1,031	1,869
2026 Population Age 70-74	175	860	1,473
2026 Population Age 75-79	184	787	1,289
2026 Population Age 80-84	146	576	868
2026 Population Age 85+	91	391	562
2026 Population Age 18+	2,385	18,223	31,313
2026 Median Age	41	38	39
2031 Median Age	43	39	39

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,610	\$91,413	\$108,637
Average Household Income 25-34	\$78,184	\$110,426	\$130,540
Median Household Income 35-44	\$77,665	\$112,637	\$138,011
Average Household Income 35-44	\$92,041	\$134,832	\$157,493
Median Household Income 45-54	\$91,629	\$123,076	\$151,927
Average Household Income 45-54	\$98,401	\$145,702	\$168,492
Median Household Income 55-64	\$95,769	\$115,064	\$139,587
Average Household Income 55-64	\$94,152	\$136,997	\$158,165
Median Household Income 65-74	\$65,065	\$89,171	\$100,797
Average Household Income 65-74	\$78,352	\$109,168	\$121,709
Average Household Income 75+	\$62,817	\$79,483	\$83,561



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