



## NEARBY RETAILERS

**FOOD LION**

Panera  
BREAD

McDonald's

THE  
HOME  
DEPOT

LOWE'S

TACO BELL

target

## RETAIL FOR LEASE

- 2,460 SF on 1.1 Acres
- Free standing former restaurant with drive-thru.
- High visibility at the corner of Sandhill Drive and Middletown Warwick Road.
- Close proximity to Lowes, Home Depot, and Target.

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**COOPER HENRY**

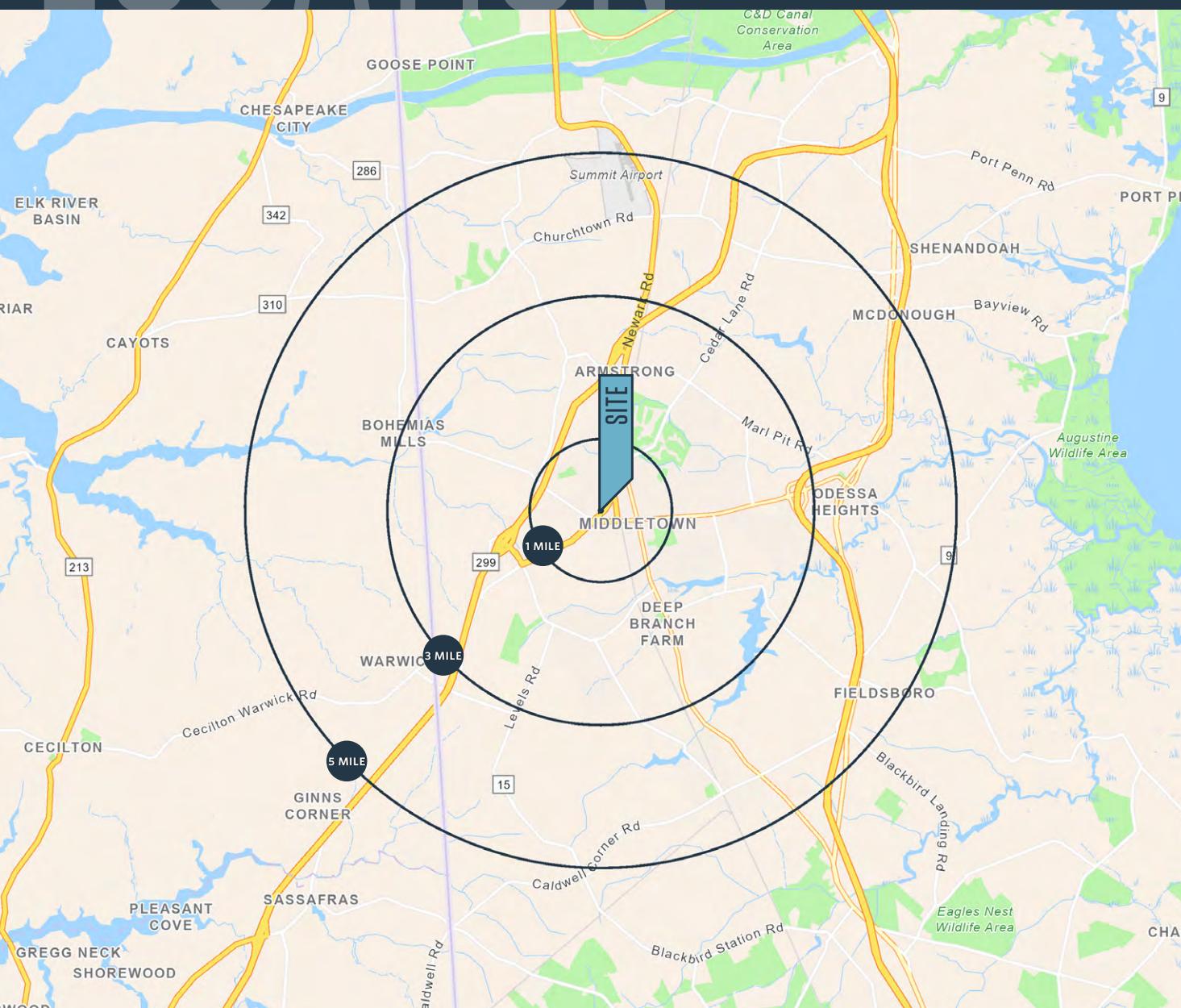
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# LOCATION

# 101 SANDHILL DRIVE

MIDDLETOWN, DE 19709, NEW CASTLE COUNTY



## PROPERTY HIGHLIGHTS:

2,460 SF on 1.1 Acres

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population	27,517	46,187
8,496	27,430	40,026
Daytime Population	12,633	9,461
Households	3,421	15,597
Average HH Income	\$132,800	\$147,367
\$85,372		

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Middletown Warwick Rd 21,889 ADT

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# MARKET

# 101 SANDHILL DRIVE

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# CLOSE-UP

# 101 SANDHILL DRIVE

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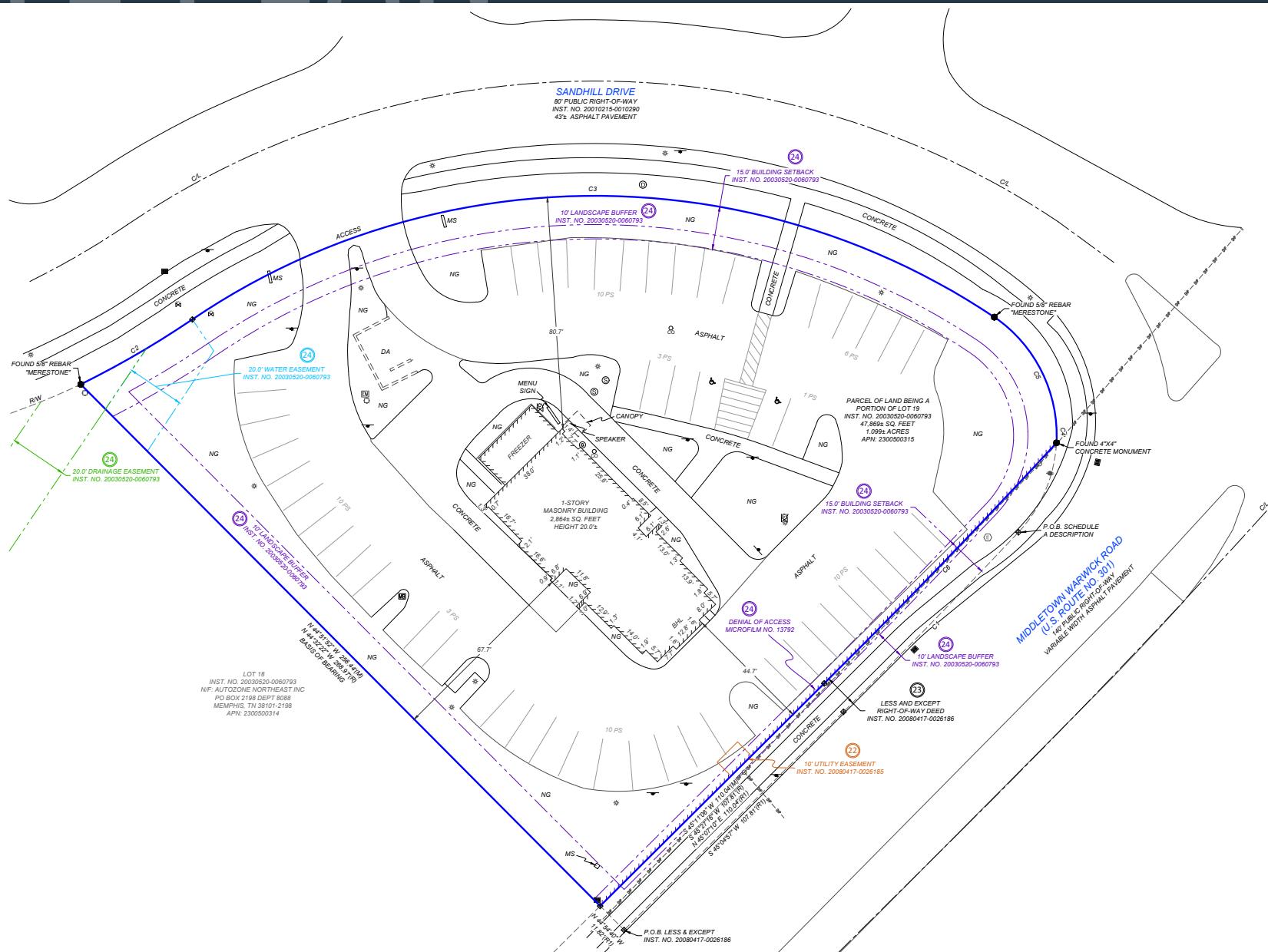
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# SITE PLAN

# 101 SANDHILL DRIVE

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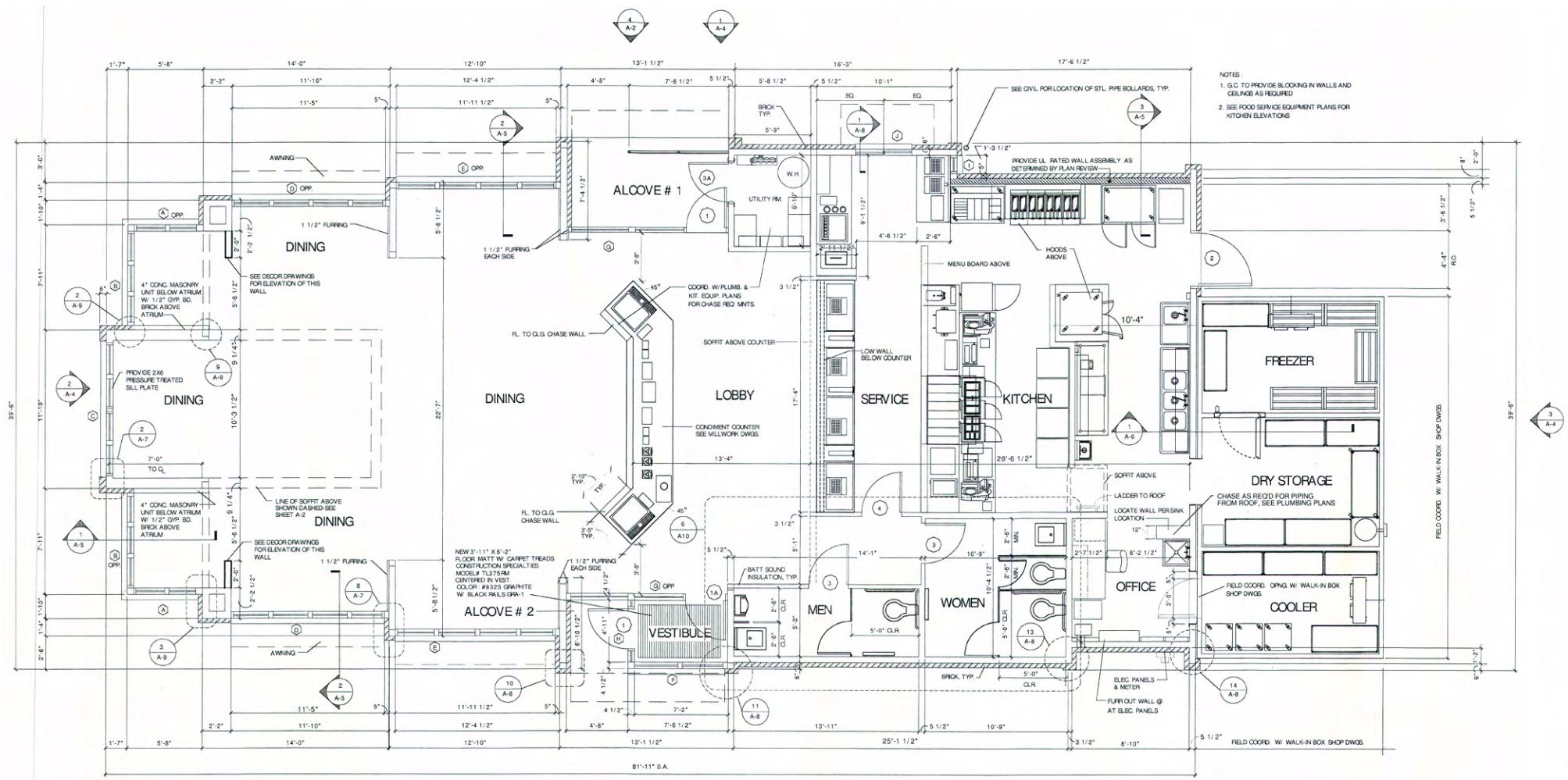
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# FLOOR PLAN

# 101 SANDHILL DRIVE

MIDDLETON, DE 19709, NEW CASTLE COUNTY



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