



## Cricklewood Grove

5350 Summit Bridge Rd.  
Middletown, DE 19709

# Retail & Office Space FOR LEASE

### Property Overview

Cricklewood Grove Center with its superior architectural design offers competitively priced, high quality retail and office (general and/or medical) suites in a suburban setting with ample parking. The center has very good tenant mix within city limits of the Town of Middletown. Strategically located on Route 71, within minutes to Route 299/301. Within close proximity to Route 1, Townsend, Odessa, & Smyrna.

### Second Floor Availabilities

Second floor, elevator served.

One side total is +/-5,050 square feet are available for general office, medical office, or any appropriate usage for this space. There are a total of 3 units (unit 203 is approximately 1,685 sf), (unit 205 is approximately 1,700 sf), and (unit 207 is approximately 1,665 sf). All contiguous and can be subdivided. The price is for a "as is" gray shell. Owners will consider finishing the units for a well qualified tenant and must make business sense for all parties involved. Asking \$14.50/sf "As Is"

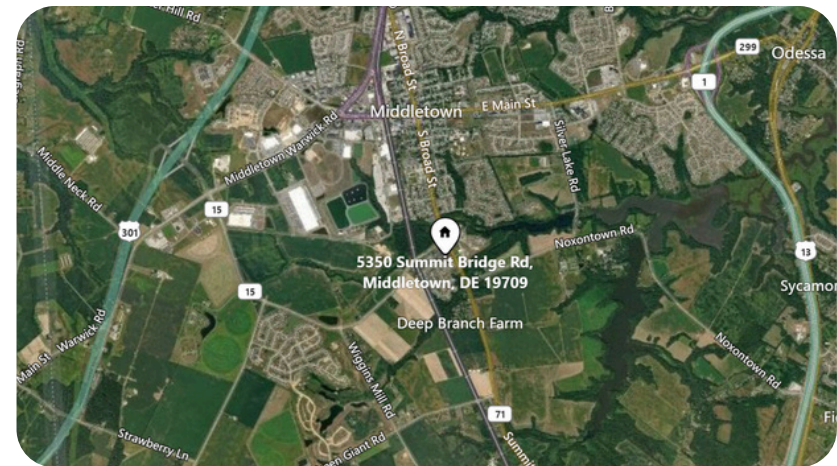
This space is in Greysell condition and is offered at \$14.50/sq Gross Lease (\$2.50/sf). If Tenant wants the owner to finish the space and deliver it in a Vanilla Box condition, then the base rent is \$19.50/sf Gross Lease (\$2.50/sf).

The second side consists of 4 suites totalling +/- 6,820 square feet available in vanilla shell and ready to move to start Tenant fit outs.

Unit 202 is +/- 1,680 sf. Unit 204 is +/- 1,690 sf. Unit 206 is +/- 1,665 sf. Unit 208 is 1,785 sf.

Asking \$18.50 per square foot plus \$2.50 flat rate towards the NNN expenses.

Please contact listing broker for additional information or to schedule a walk through.



The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's/Owner's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

For More Information Please Contact:

Mitri Habash, CCIM, MICP  
302-218-3025  
Habash@HabashCommercial.com



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Sales | Leasing | Property Management | Business Brokerage

**Habash Commercial Realty**

205 Philadelphia Pike  
Wilmington, DE 19809  
(302) 544-9144

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## First Floor Availabilities

Suite 6 +/- 1,700 square feet. \$19.50/square feet plus a flat fee of \$2.50/sf toward the NNN expenses.

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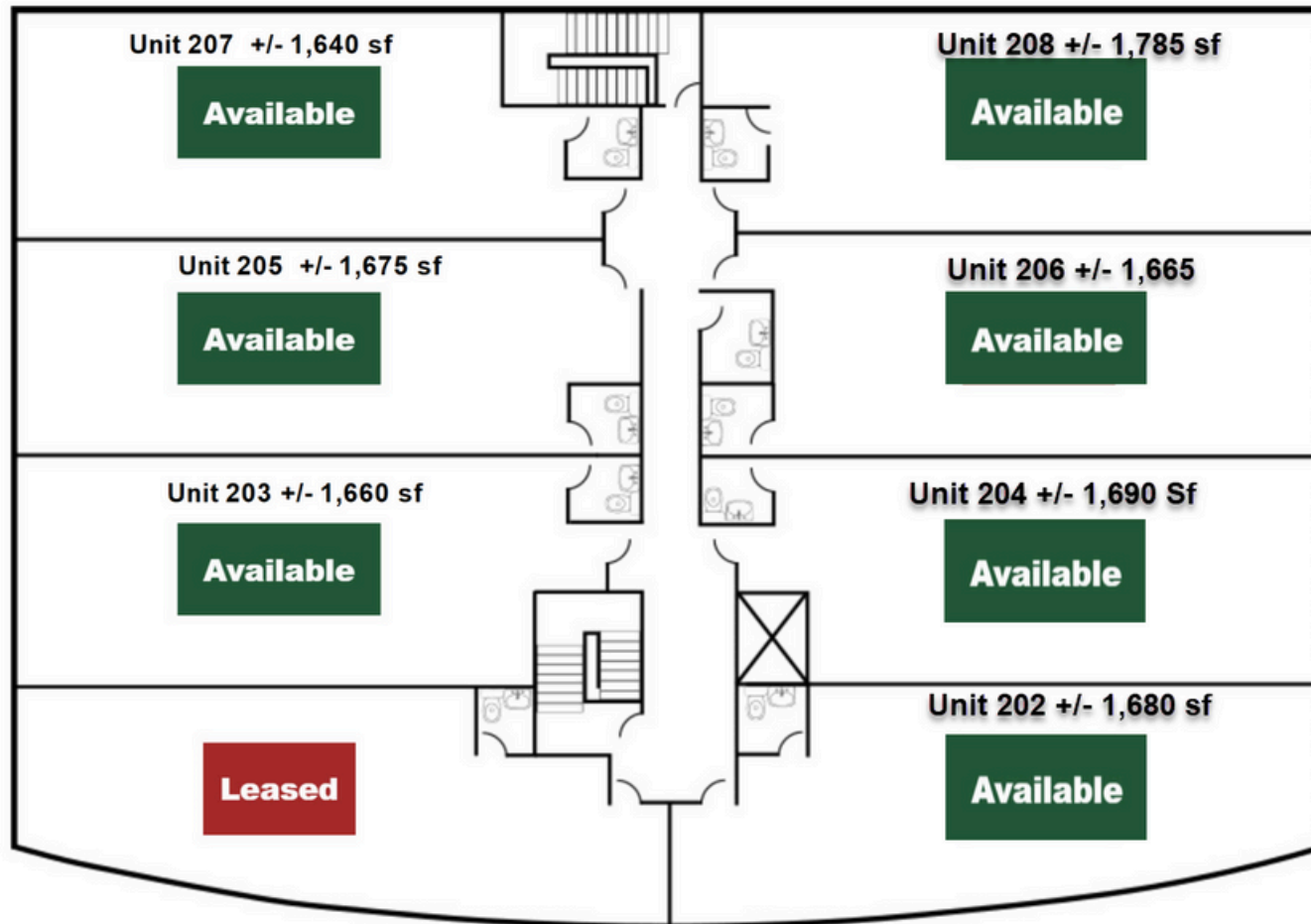
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## 2nd Floor Layout



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