

**Dan Wham**

302.283.1800  
dwham@dsmre.com

**Dann Gladnick**

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dgladnick@dsmre.com

# WHITEHALL RETAIL

801 MAPLETON AVENUE, MIDDLETOWN, DE 19709

**BRAND NEW RETAIL FOR LEASE**



3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM



### PROPERTY INTRODUCTION

With a population of over 20,000 within a few miles, Whitehall makes an ideal retail location. Retail traffic generators adjacent to Lot 5 include the 800-student school across the street and the 20,000 square foot Whitehall Wellness Center next door. Combined with high demand for convenience retail and food & beverage, the Whitehall layout lends itself to brands that can flourish in a small town. Big box and national chains need not apply. Whitehall is focused upon local vendors and proven enterprises.

Conveniently situated in the center of the Town of Whitehall, directly opposite Lorewood Grove Elementary School and just across the street from Christiana Care.

### QUICK FACTS

- **Available:** Up to 8,000 SF
- **Minimum Divisible:** 2,000 SF
- **Lease Rate:** Upon request

### AMENITIES

- Travel time to Route 1: ~6 minutes
- Manageable sized suites for small business opportunities

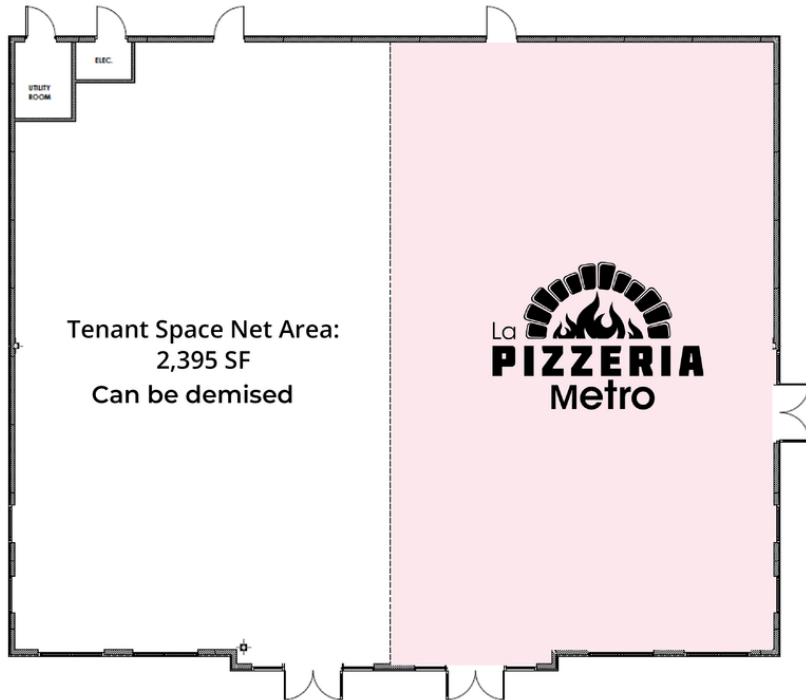


For More Information, Contact:

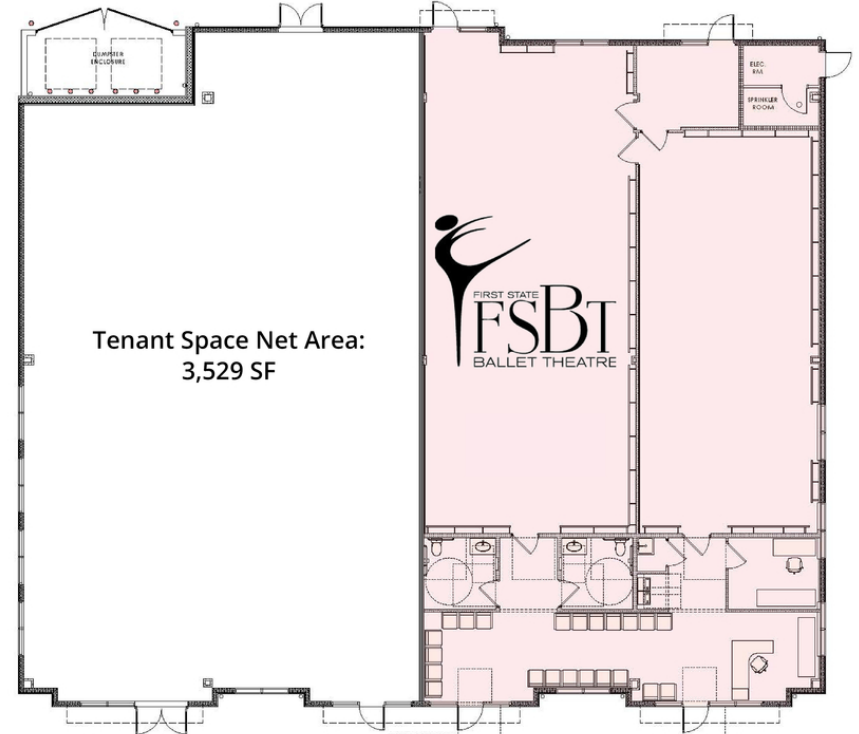
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Real Estate Services  
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Bldg 4:  
Total Gross Area  
5,198 SF



Bldg 5:  
Total Gross Area  
7,476 SF

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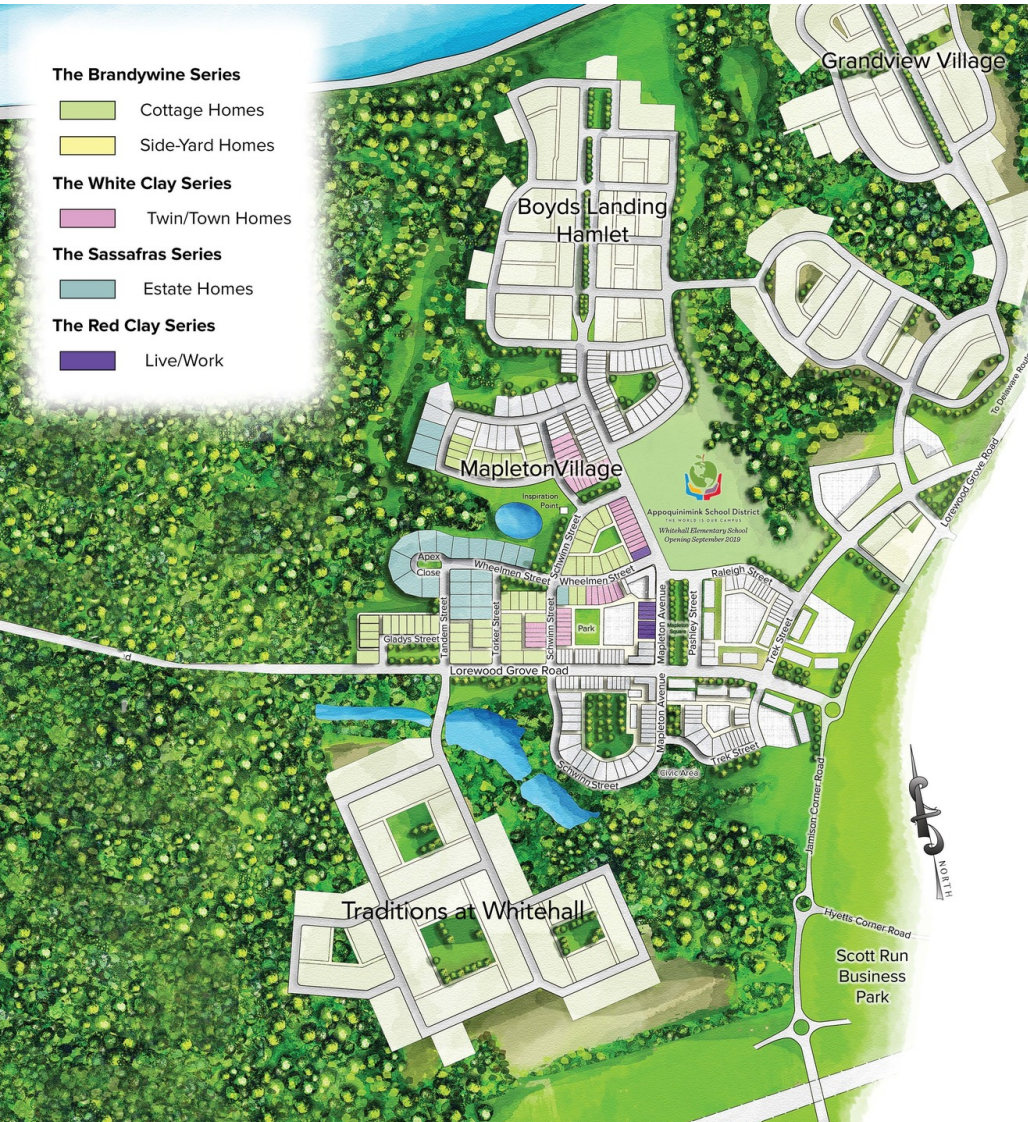
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PROJECTED DEMOGRAPHICS (2028)	2 MILES	4 MILES	8 MILES
Population	20,000	25,000	60,000
Households	6,000	8,000	20,000
Families	5,000	7,000	15,000
Average Household Size	3.00	2.85	2.80
Average Household Income	\$160,000	\$180,000	\$145,000
Median Household Income	\$125,000	\$155,000	\$110,000
Per Capita Income	\$51,200	\$53,600	\$45,600
Renter Occupied Housing Units	200	500	4,500
Owner Occupied Housing Units	2,800	7,000	15,500
Median Age	39.8	40.6	38.3
Population Age 20-34	2,000	5,000	11,000
Population Age 35-54	3,000	6,000	15,000
Population Age 55-64	2,500	3,200	7,300
Population Age 65-75	800	2,100	5,000
Population Age 75+	800	1,200	3,000
HH \$100,000 + Incomes	3,500	6,000	12,000
HH \$150,000 + Incomes	2,500	4,500	8,000
HH \$200,000+ Incomes	1,500	2,000	3,100
Annual HH Growth 2023-2028	15%	1.4%	0.4%
Annual Population Growth (2023-2028)	14%	1%	1.5%

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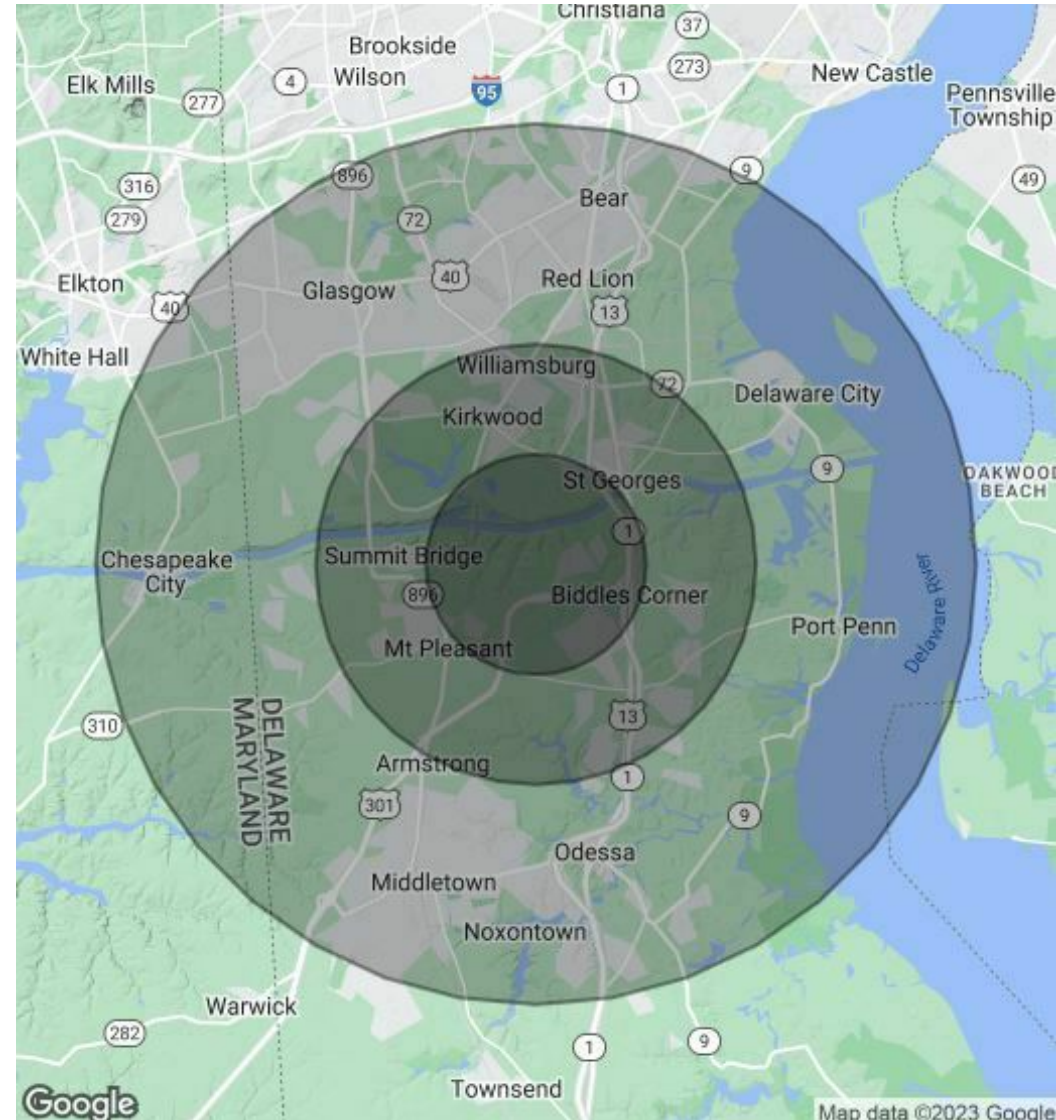
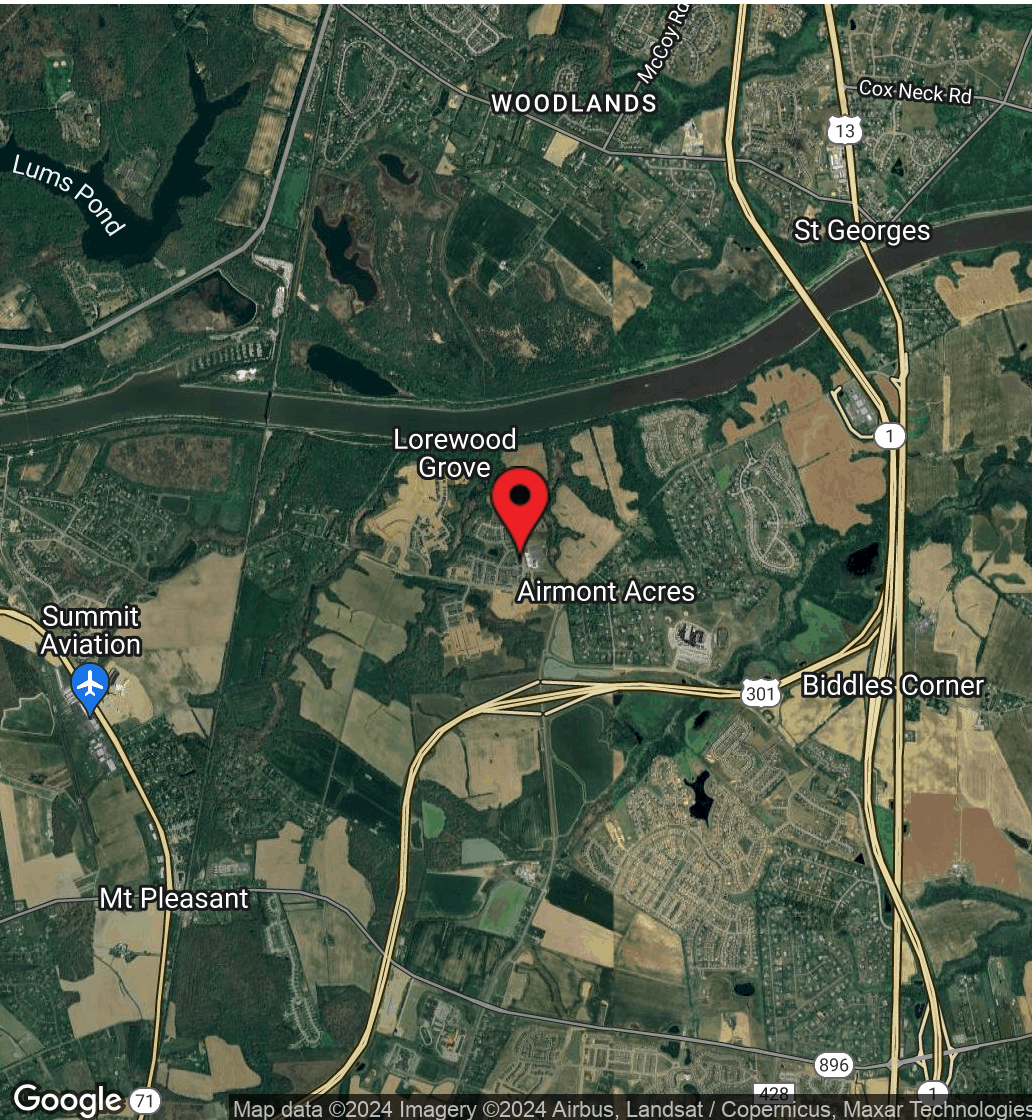
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Agent

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