



## 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 \$12.50/sf  
"As Is"

This space is in Greysell condition and is offered at \$12.50/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).



### Available To Future Tenants\*

- **Tenant Improvement Allowance.**
- **Free Rent Period.**
- **Reduced Initial Rent.**
- **Customized Build-Out Options.**

### \*Please contact listing broker for details

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



[www.HabashCommercial.com](http://www.HabashCommercial.com)

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**Habash Commercial Realty**

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

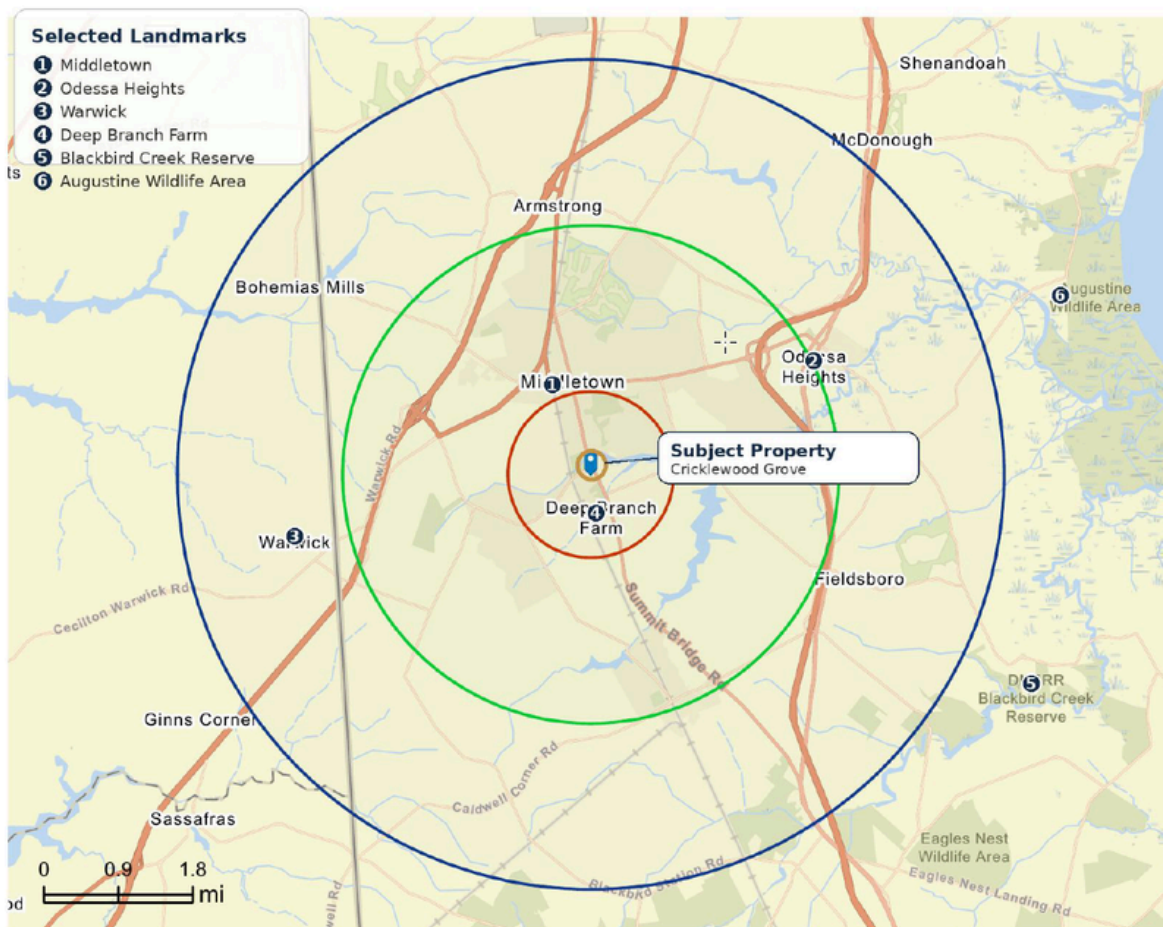
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## CRICKLEWOOD GROVE SHOPPING CENTER

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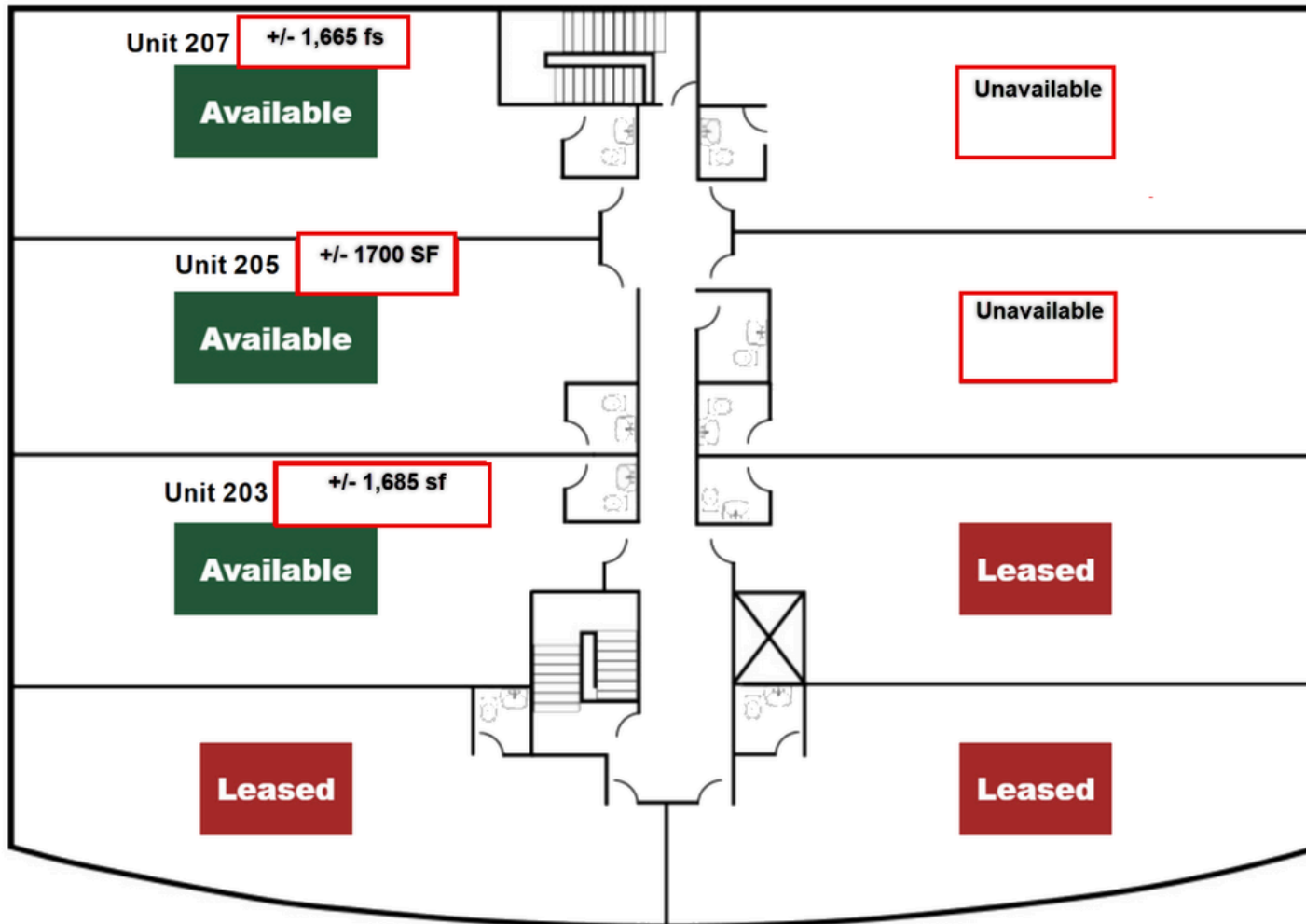
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## 2nd Floor Layout



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<b>Address</b>	5350 Summit Bridge Road, Middletown, DE 19709
<b>Space Available</b>	1,700, 1,665 & 1,685 sf (could be configured as tenant's needs)
<b>Lease Rate</b>	\$12.50 + Flat fee for NNN "As Is"
<b>Lease Type</b>	Modified Gross - Flat fee towards NNN
<b>Available</b>	Immediate (subject to existing conditions)
<b>Use</b>	Medical and wellness. Dental office. Fitness Center. General Office. Insurance agency

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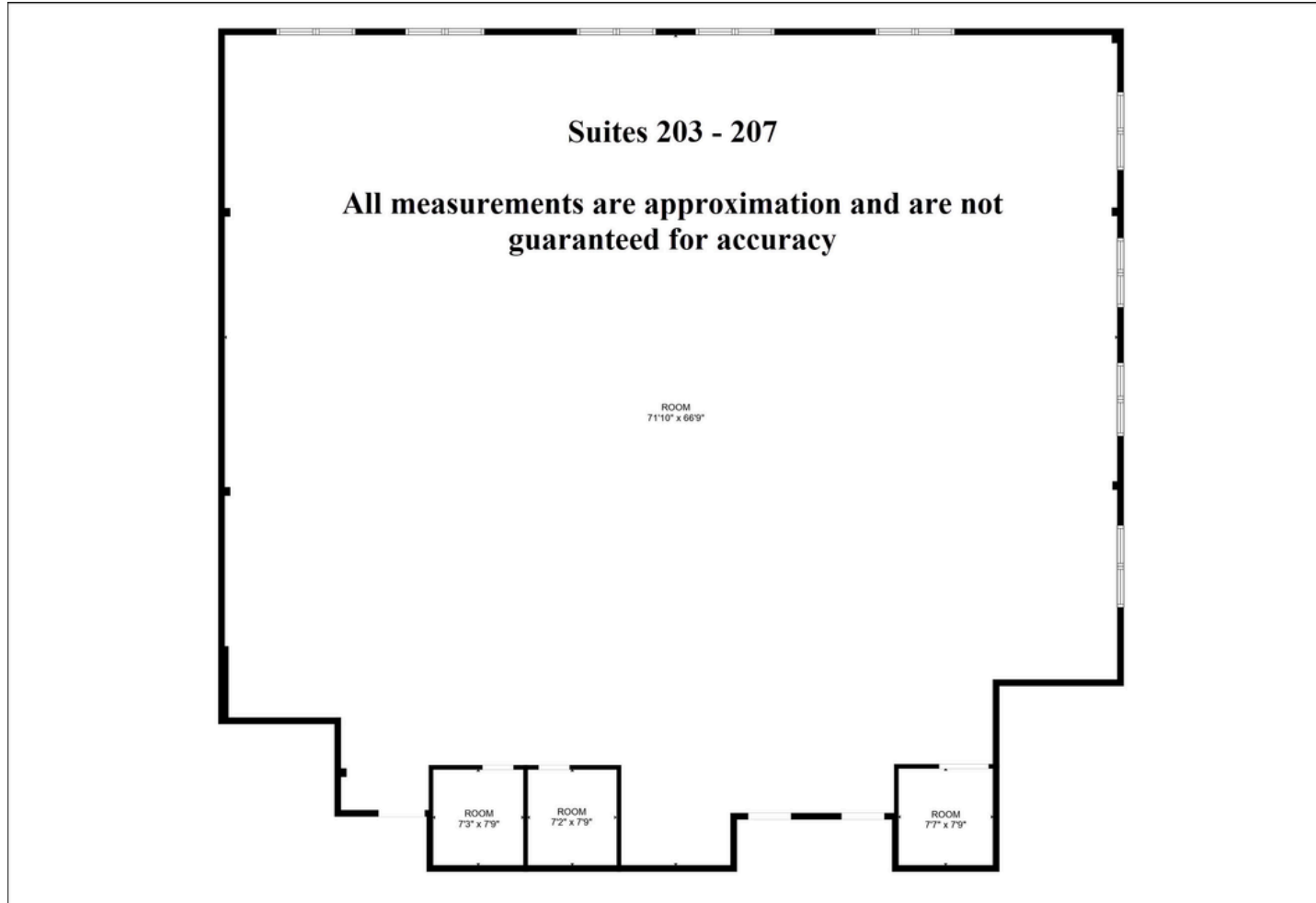
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## Demographics - Year 2025

Radius	1-Mile	3-Mile	5-Mile
Population (2025)	3,081	31,128	49,970
Median Age	39.9	37.4	38.9
Households	1,070	10,652	16,907
Median House Hold Income	\$137,882	\$135,665	\$146,959
Avg. House Hold Income	\$157,577	\$135,664	\$146,959
Per Capita Income	\$55,483	\$46,865	\$50,139
Owner-Occupied Housing (2025)	83.20%	81.60%	86.70%
Total Housing Units	1,039	9,950	\$17,536

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