



GROUND LEASE OR BUILD-TO-SUIT

2380 DuPont Parkway, Middletown, DE 19709

+/-2.50 ACRES



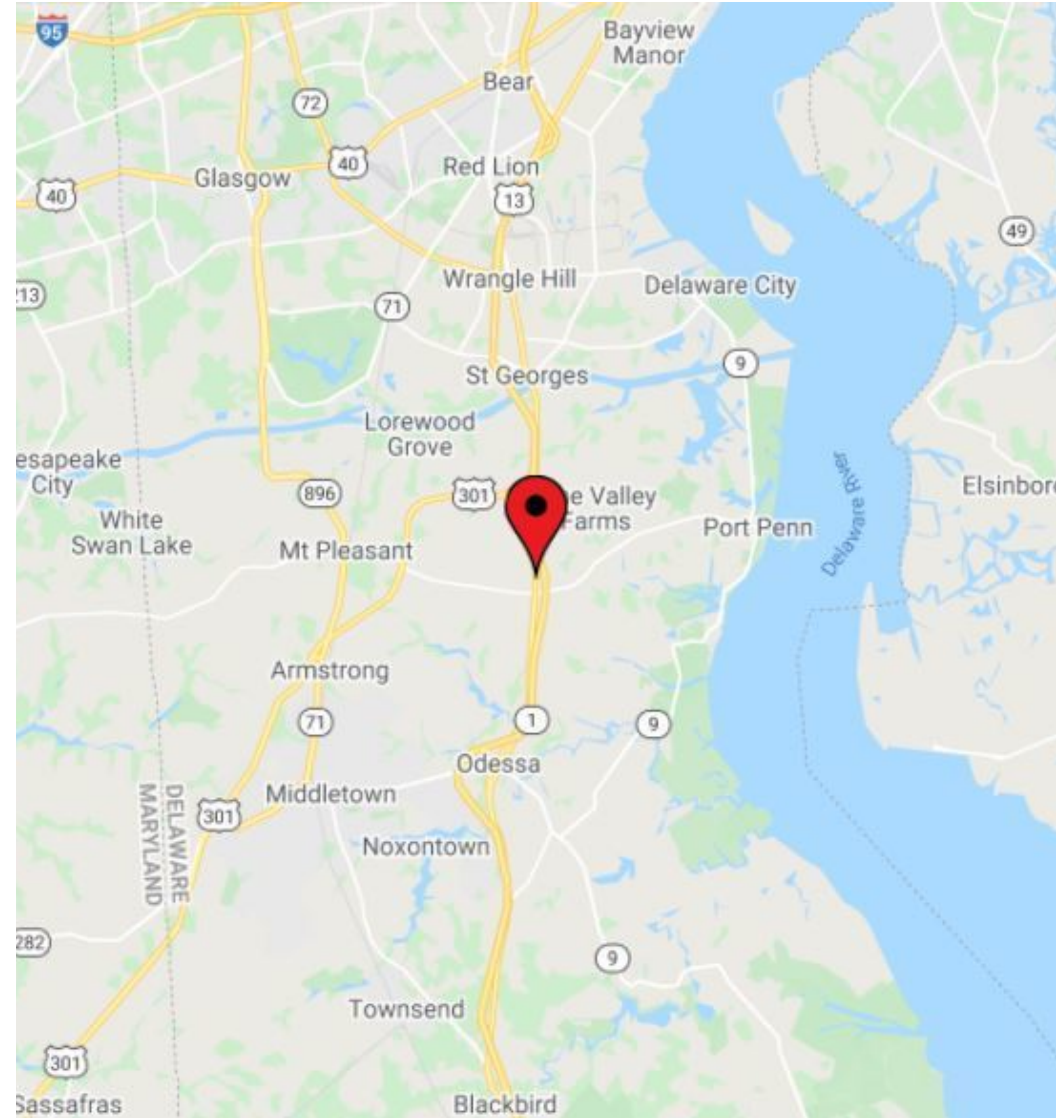
PROPERTY DESCRIPTION

JOIN WAWA! Great opportunity for ground lease/build-to-suit retail/office available at the dynamic intersection of Route 13 and Route 896 in the booming Middletown area! The property is conveniently located right off Route 1 with easy access to the on/off ramps, making for a very desirable location. Middletown is experiencing tremendous commercial & residential growth offering ample opportunity and promise. **Now's your chance to be a part of the action!**

PROPERTY DETAILS

- **Available:** +/-2.5 acres
- **Lease Rate:** Upon Request
- **Zoning:** CR-UDC- Commercial Regional
- **Tax ID#:** 13-013.00-035

DEMOGRAPHICS (ESRI 2021)	1 MILE	3 MILES	5 MILES
Population	1,271	14,502	42,460
Households	415	4,818	13,930
Families	349	4,086	11,429
Average Household Income	\$138,695	\$141,042	\$135,585
Median Age	42.4	41.3	37.9



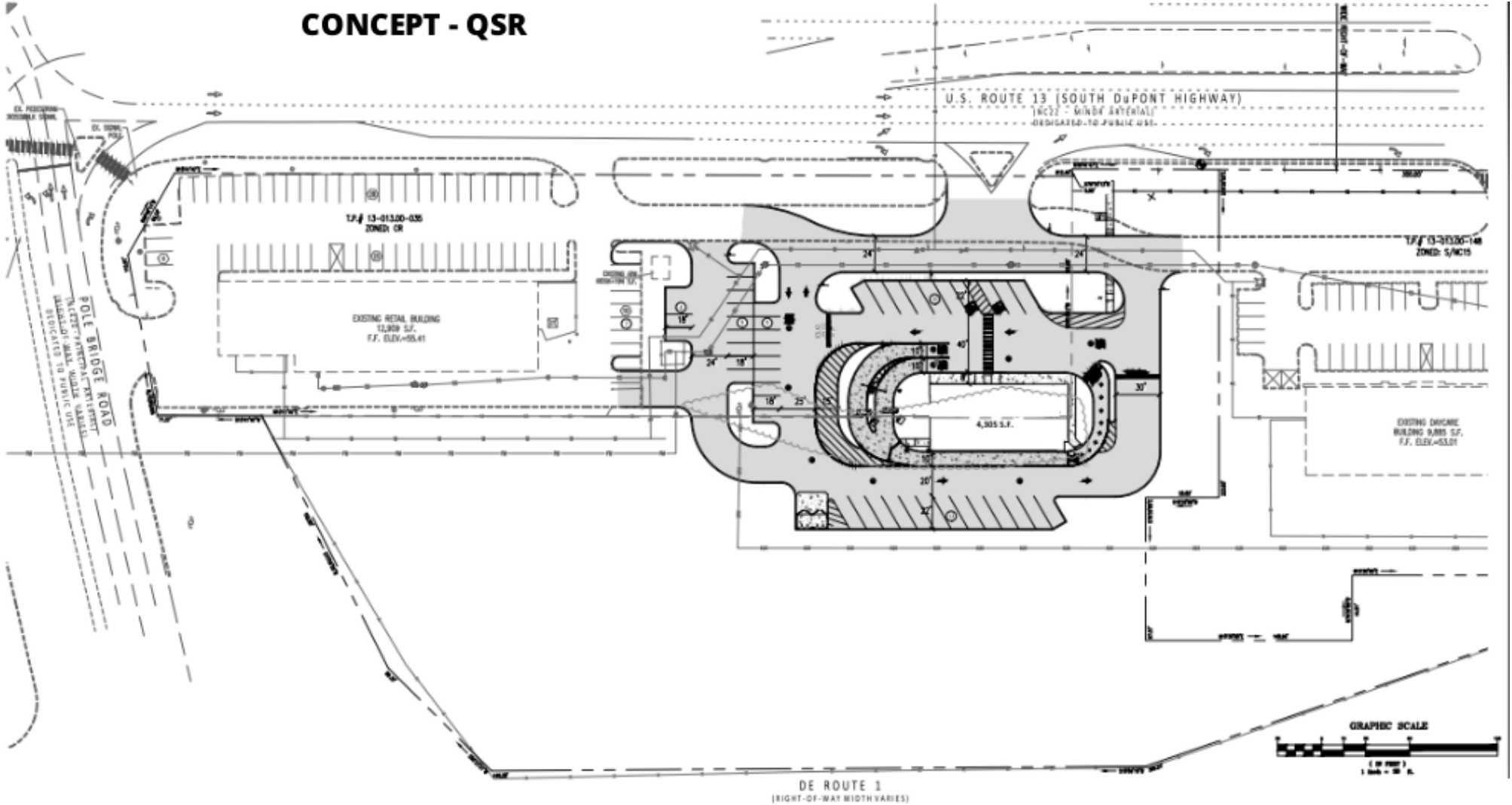
For More Information, Contact:

Alex Wittig
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302.283.1800 Office
302.379.0483 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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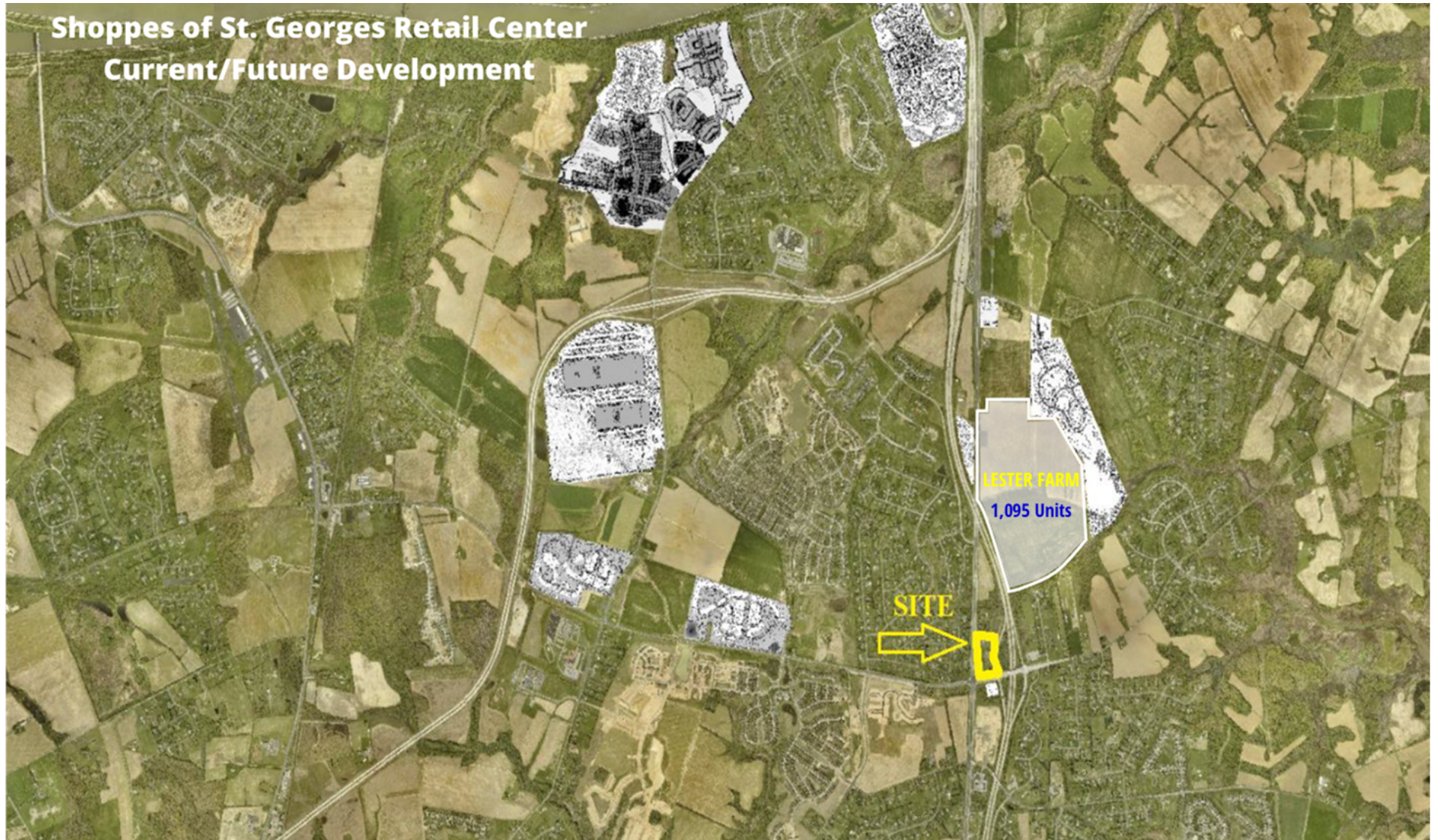
CONCEPT - QSR



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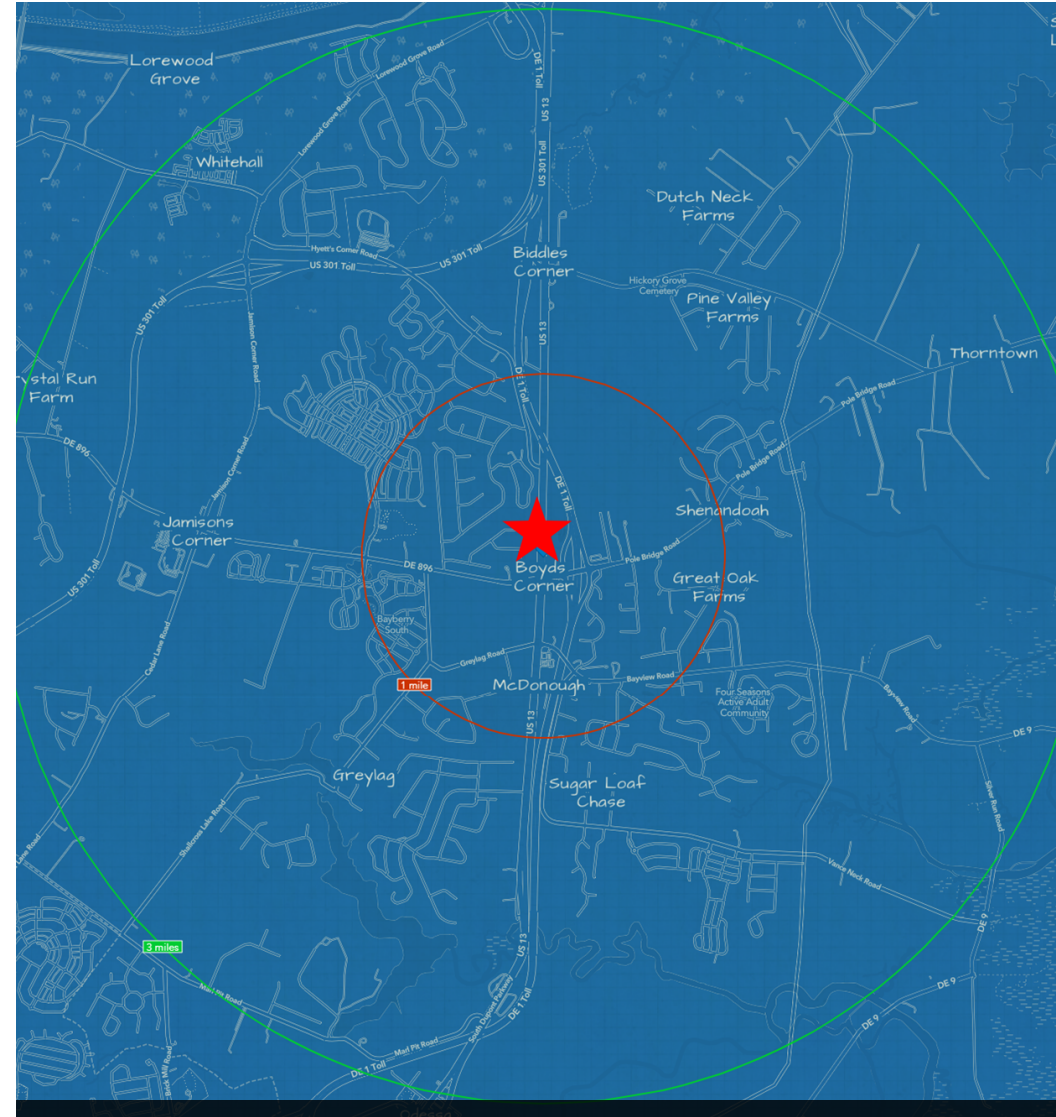
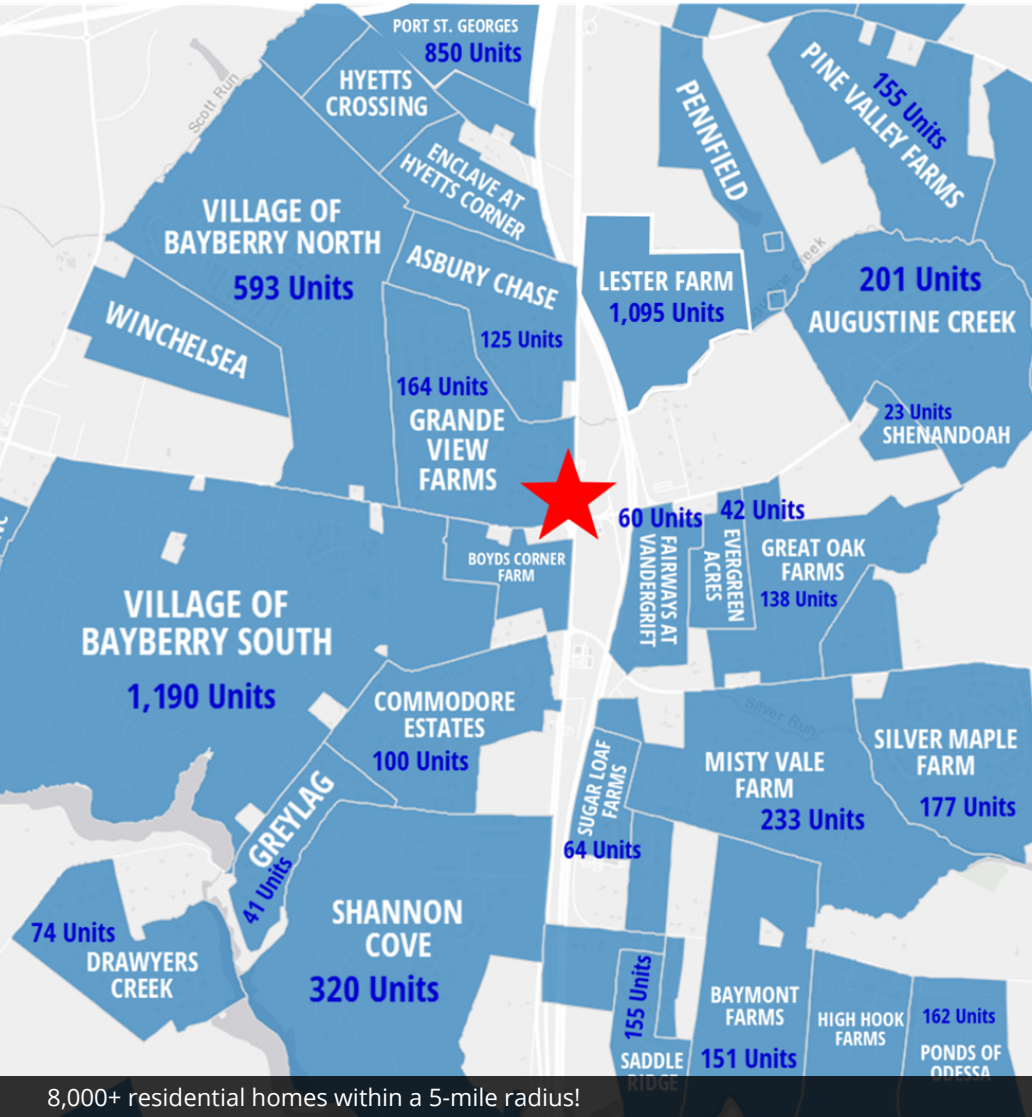
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