

Andy Fox

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LEVELS CROSSING

835 & 851 MIDDLETOWN WARWICK ROAD, MIDDLETOWN, DE 19709

RETAIL SPACE FOR LEASE



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



PROPERTY DESCRIPTION

Levels Crossing Shopping Center, located at the U.S. Route 301 Levels Road Interchange in Middletown, DE, offers prime retail opportunities in a high-traffic corridor. **The 12,285 SF retail strip center on Lot 1 features one remaining 1,955 SF inline retail space.** Current tenants include Wing Stop, a liquor store, a nail salon, a Korean BBQ QSR, and a smoke shop.

Building 2 is a brand-new **10,530 SF** retail strip center with six **1,755 SF units (27' wide x 65' deep)**, all available for lease. Delivery of the building is projected for spring 2026. This site is located in close proximity to Middletown's large scale employment district which includes Amazon, STA Pharmaceuticals, Datwyler, Clarios, Breakthru Beverage, etc. Furthermore, this thriving location is surrounded by national retailers like Target, Walmart, and Sprouts Farmers Market, ensuring excellent visibility and customer traffic. Positioned in Middletown's rapidly growing market, this site provides unmatched exposure to daily commuters and shoppers.

LEASE DETAILS

- **Building 1 Availability:** 1,955 SF (Unit 845, Middletown Warwick Road)
- **Building 2 Availability:** 1,755 - 10,530 SF (851 Middletown Warwick Road)
- **Lease Rate:** Please contact listing agent
- **Zoning:** 23C-3: (Employment/Regional Retail)

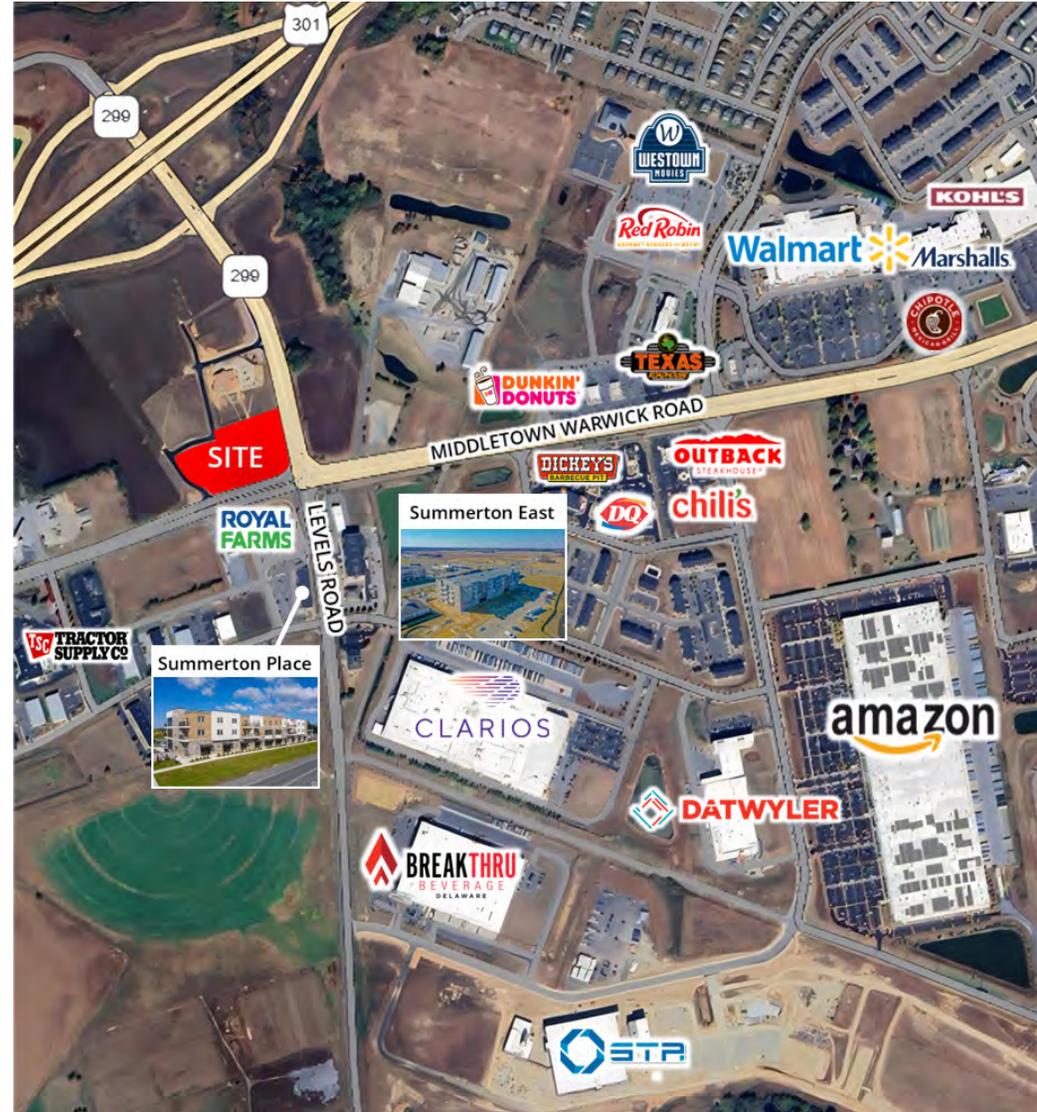
KEY MARKET INSIGHTS

- **High-Traffic Corridor:** U.S. Route 301 sees significant daily traffic (21,850 VPD),
- **Prime Growth & Retail Momentum:** Located in a rapidly expanding Middletown market with robust development and immediate proximity to major national retailers that enhance visibility, traffic, and cross-shopping.

DEMOGRAPHICS

POLYGON AREA

Total Population	117,049
Total Households	39,662
Average HH Income	\$91,574
Median Age	39



For More Information, Contact:

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LEVELS CROSSING SHOPPING CENTER
BUILDING 2: Six (6) 1,755 SF Units Available up to 10,530 SF



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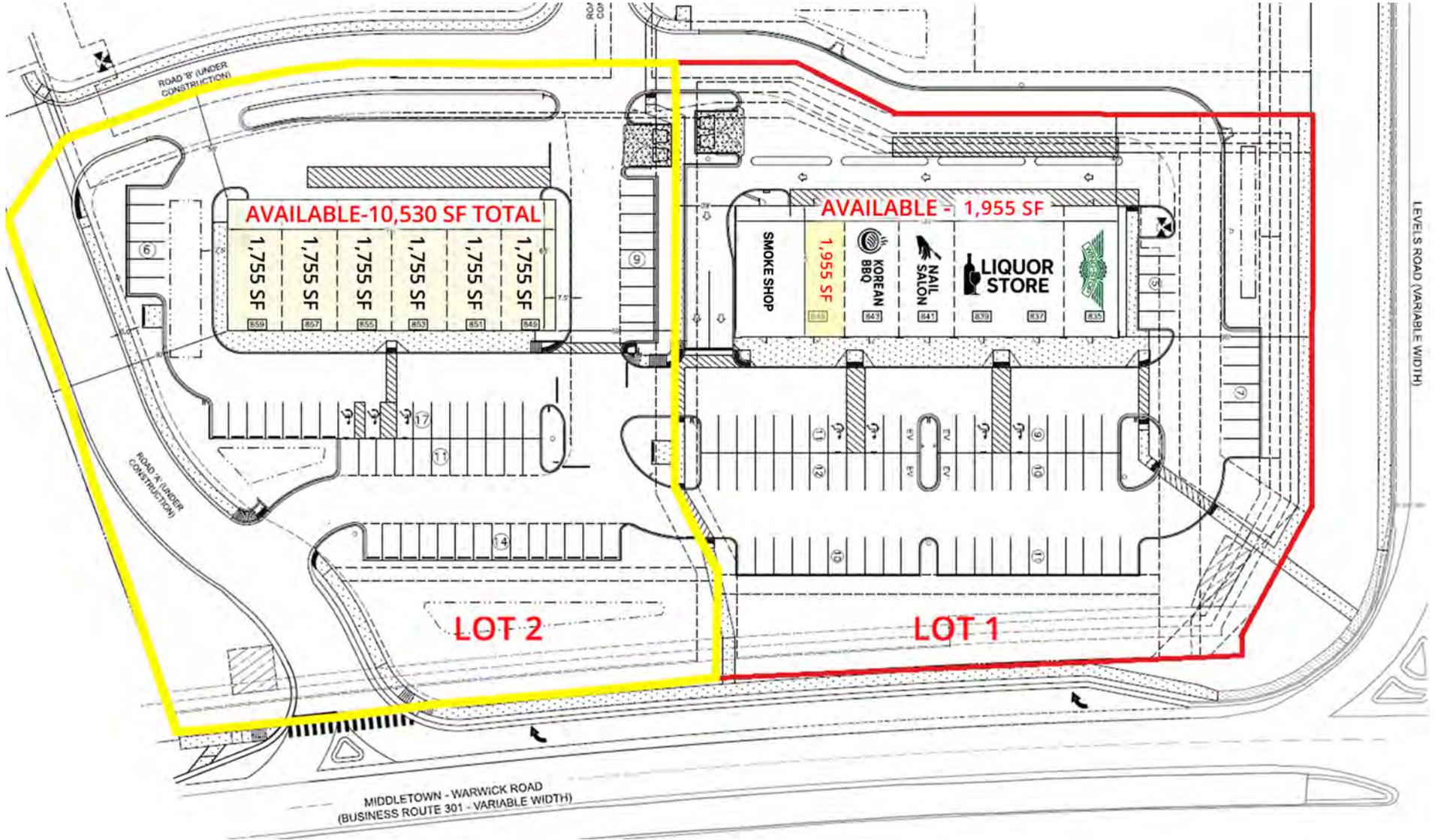
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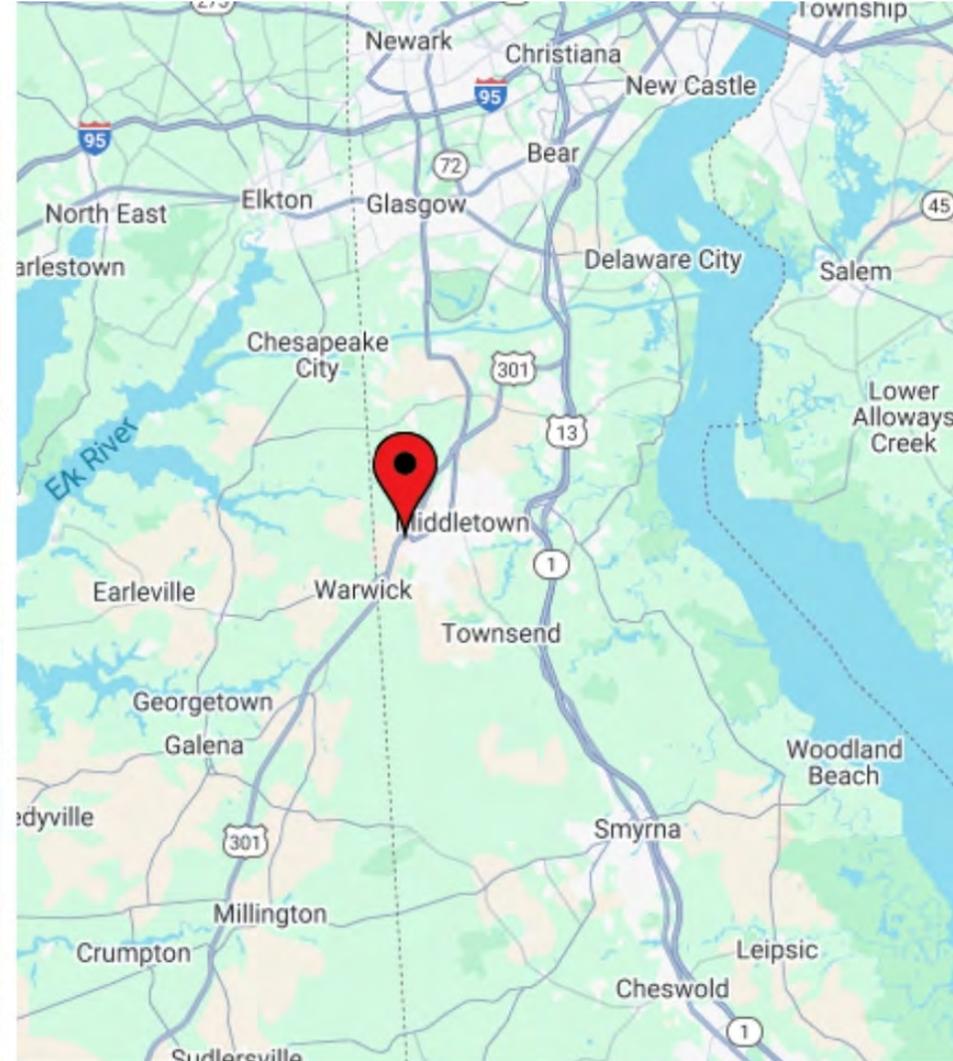
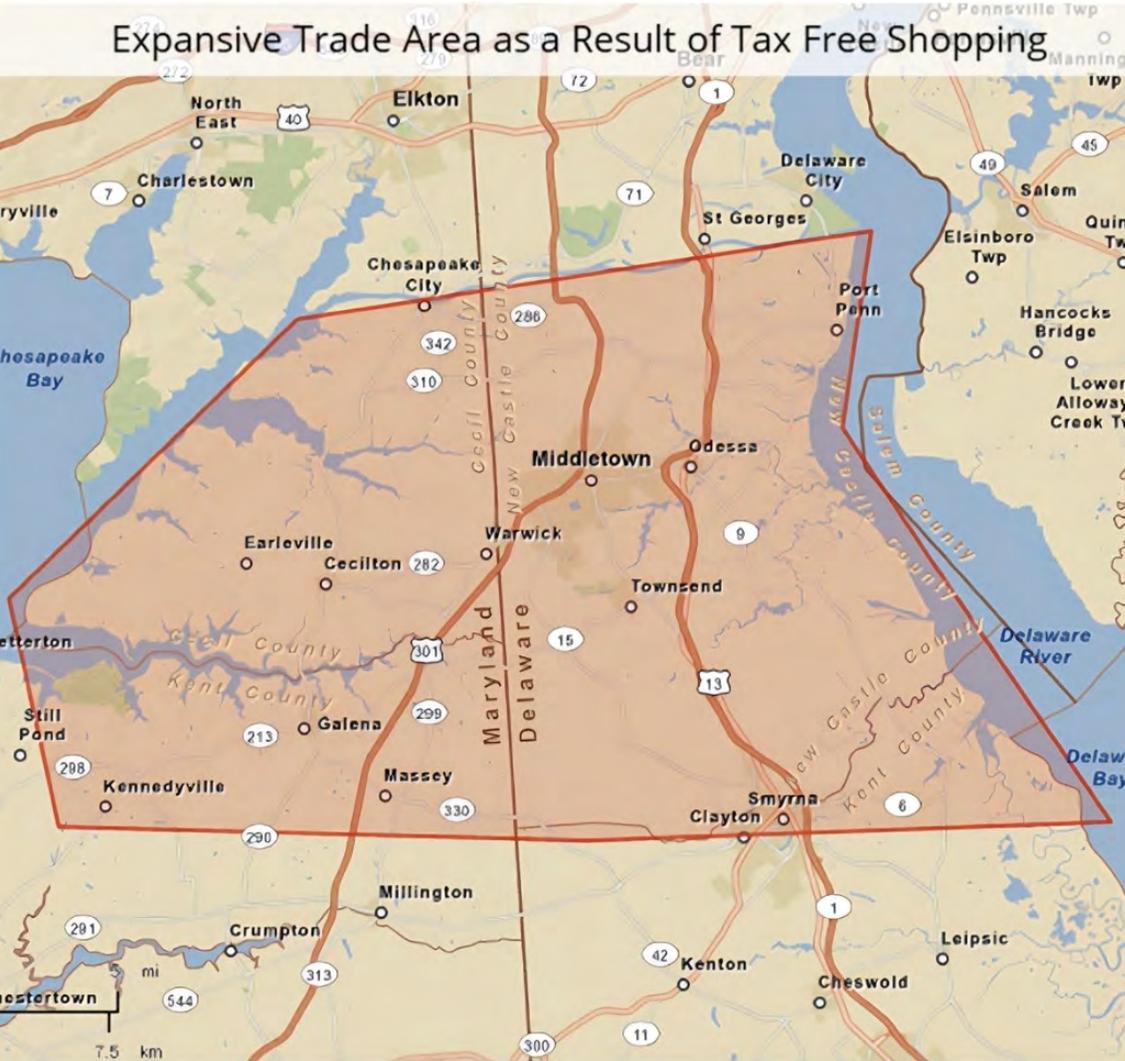
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Expansive Trade Area as a Result of Tax Free Shopping



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