



LEASE

Nylon Capital Center

1000 WEST STEIN HIGHWAY

Seaford, DE 19973

PRESENTED BY:

WESLEY COX, CCIM
O: 410.543.2421
wesley.cox@svn.com

TRENT SPICER-DAVIS
O: 302.745.7920
trent.spicerdavis@svn.com

FLO BROTZMAN
O: 410.543.2440
flo.brotzman@svn.com
MD #597618

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------------|---------------------|
| LEASE RATE: | Inquire with Broker |
| AVAILABLE SF: | 915 - 21,096 SF |
| LOT SIZE: | 23 Acres |
| BUILDING SIZE: | 218,000 SF |
| TidalHealth, DelTech, TheMill | |

PROPERTY DESCRIPTION

Welcome to a premier destination in Sussex County, DE. The 220,000+ sq. ft. Nylon Capital Center redevelopment is located in the heart of Seaford, fronting Stein Highway, while also fronting on 3 other streets taking up a full city block.

Nylon Capital Center is Seaford’s newest Class A mixed-use redevelopment offering a dynamic mix of institutional, corporate, convenience, co-working, and recreational spaces with retail, educational, and health care anchors already in place and under construction. This community town center embraces both adaptive reuse and new construction to create a vibrant environment for a diverse range of tenants. The development will redefine how residents and travelers experience western Sussex County, offering opportunities to work, shop, dine, and engage in recreational sports without leaving the 23-acre campus.

New state-of-the-art facilities are currently being constructed overlooking the shared campus green and pickleball courts. Confirmed anchor tenants include: Delaware Technical Community College, Tidal Health, BrightBloom, The Mill, Community Bank, and more.

With construction underway (to be completed early April/May 2026) and anchor tenants in place, this destination presents a rare opportunity for businesses to join a high-energy environment designed for growth and visibility while being part of the largest and most impactful community asset in decades.

WESLEY COX, CCIM
O: 410.543.2421
wesley.cox@svn.com

TRENT SPICER-DAVIS
O: 302.745.7920
trent.spicerdavis@svn.com

FLO BROTZMAN
O: 410.543.2440
flo.brotzman@svn.com
MD #597618

ADDITIONAL PHOTOS

| TENANT LIST | | |
|-------------|--|--------|
| Building | Tenant | SF |
| A | AVAILABLE | 21,096 |
| B | Dollar Tree | 10,500 |
| C | Community Bank | 5,721 |
| D | AVAILABLE | 2,720 |
| E | Sal's Pizza & Pasta Restaurant | 3,520 |
| F | AVAILABLE | 1,721 |
| G | AVAILABLE | 5,980 |
| H | AVAILABLE | 1,467 |
| I | AVAILABLE | 5,804 |
| J | AVAILABLE | 2,427 |
| K | AVAILABLE | 4,760 |
| L | Vanderwende's | 2,144 |
| M | AVAILABLE (Ideal Space for Bowling) | 19,390 |
| N | Fingertip Nails Spa | 1,621 |
| O | AVAILABLE | 2,075 |
| P | AVAILABLE | 915 |
| Q | AVAILABLE | 2,262 |
| R | AVAILABLE | 12,738 |
| S | TidalHealth | 22,800 |
| T | AVAILABLE | 16,238 |
| U | BrightBloom Centers | 4,500 |
| V | Delaware Technical Community College | 30,600 |
| W | The Mill | 12,495 |
| X | AVAILABLE | 7,200 |
| PAD SITES | | |
| Y | AVAILABLE | 20,000 |
| Z | AVAILABLE | 20,000 |



WESLEY COX, CCIM

O: 410.543.2421

wesley.cox@svn.com

TRENT SPICER-DAVIS

O: 302.745.7920

trent.spicerdavis@svn.com

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618

ADDITIONAL PHOTOS



WESLEY COX, CCIM

O: 410.543.2421

wesley.cox@svn.com

TRENT SPICER-DAVIS

O: 302.745.7920

trent.spicerdavis@svn.com

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618

RETAILER MAP



WESLEY COX, CCIM

O: 410.543.2421

wesley.cox@svn.com

TRENT SPICER-DAVIS

O: 302.745.7920

trent.spicerdavis@svn.com

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618

LOCATION MAP



WESLEY COX, CCIM
O: 410.543.2421
wesley.cox@svn.com

TRENT SPICER-DAVIS
O: 302.745.7920
trent.spicerdavis@svn.com

FLO BROTZMAN
O: 410.543.2440
flo.brotzman@svn.com
MD #597618

DEMOGRAPHICS MAP & REPORT

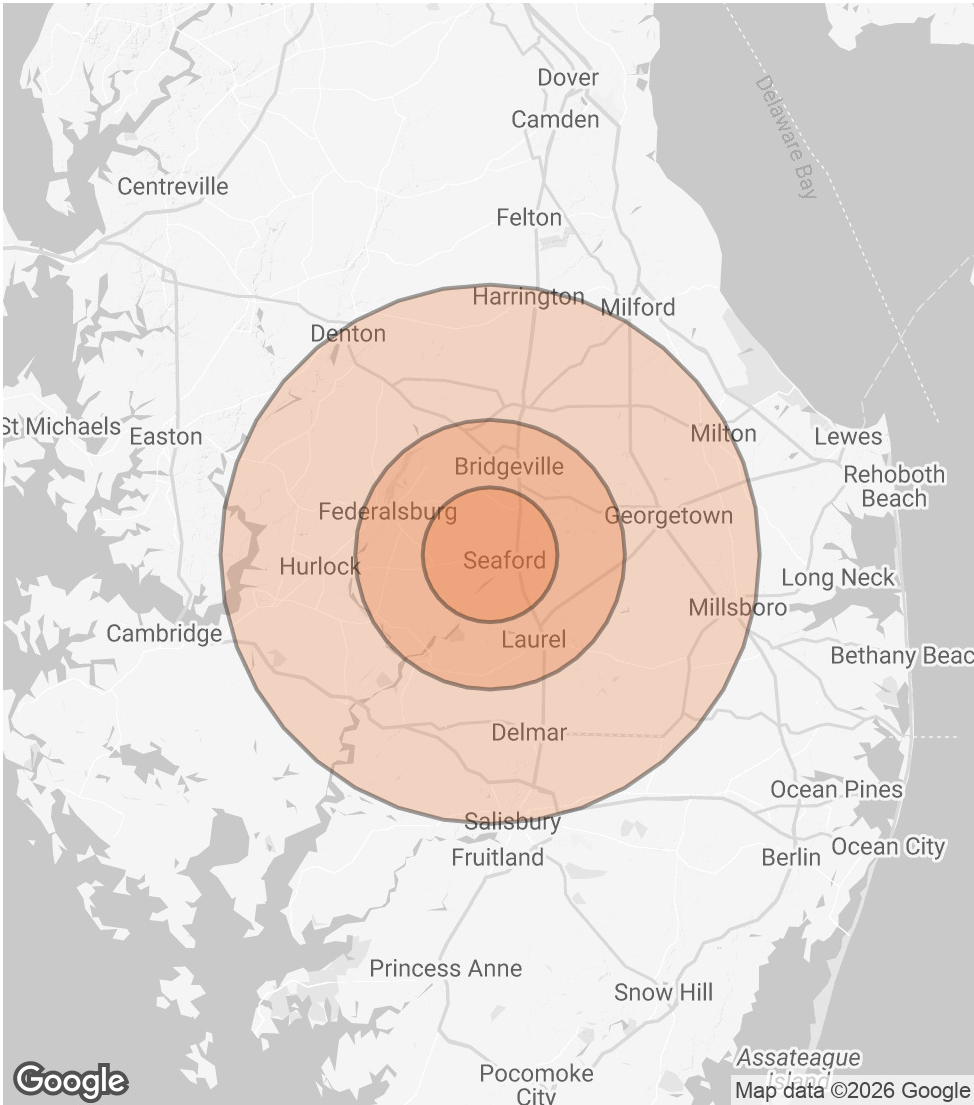
POPULATION 5 MILES 10 MILES 20 MILES

| | | | |
|----------------------|--------|--------|---------|
| TOTAL POPULATION | 29,113 | 63,457 | 243,717 |
| AVERAGE AGE | 43 | 41 | 41 |
| AVERAGE AGE (MALE) | 41 | 40 | 40 |
| AVERAGE AGE (FEMALE) | 44 | 42 | 42 |

HOUSEHOLDS & INCOME 5 MILES 10 MILES 20 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 11,197 | 23,900 | 92,440 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$85,115 | \$82,022 | \$86,639 |
| AVERAGE HOUSE VALUE | \$302,474 | \$278,552 | \$307,826 |

Demographics data derived from AlphaMap



WESLEY COX, CCIM
O: 410.543.2421
wesley.cox@svn.com

TRENT SPICER-DAVIS
O: 302.745.7920
trent.spicerdavis@svn.com

FLO BROTZMAN
O: 410.543.2440
flo.brotzman@svn.com
MD #597618

MEET THE TEAM



WESLEY COX, CCIM

Senior Advisor

Direct: 410.543.2421 Cell: 410.251.6408
wesley.cox@svn.com



TRENT SPICER-DAVIS

Associate Advisor

Direct: 302.745.7920
trent.spicerdavis@svn.com



FLO BROTZMAN

Senior Advisor

Direct: 410.543.2440 Cell: 410.726.0966
flo.brotzman@svn.com

MD #597618

WESLEY COX, CCIM
O: 410.543.2421
wesley.cox@svn.com

TRENT SPICER-DAVIS
O: 302.745.7920
trent.spicerdavis@svn.com

FLO BROTZMAN
O: 410.543.2440
flo.brotzman@svn.com
MD #597618

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

WESLEY COX, CCIM

O: 410.543.2421

wesley.cox@svn.com

TRENT SPICER-DAVIS

O: 302.745.7920

trent.spicerdavis@svn.com

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618