

**LEASE**  
**Nylon Capital Center**

**1000 WEST STEIN HIGHWAY**

Seaford, DE 19973

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**PRESENTED BY:**

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**SVN**  
MILLER COMMERCIAL  
REAL ESTATE

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Inquire with Broker
<b>AVAILABLE SF:</b>	915 - 21,096 SF
<b>LOT SIZE:</b>	23 Acres
<b>BUILDING SIZE:</b>	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.

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## 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



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## RETAILER MAP



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## LOCATION MAP



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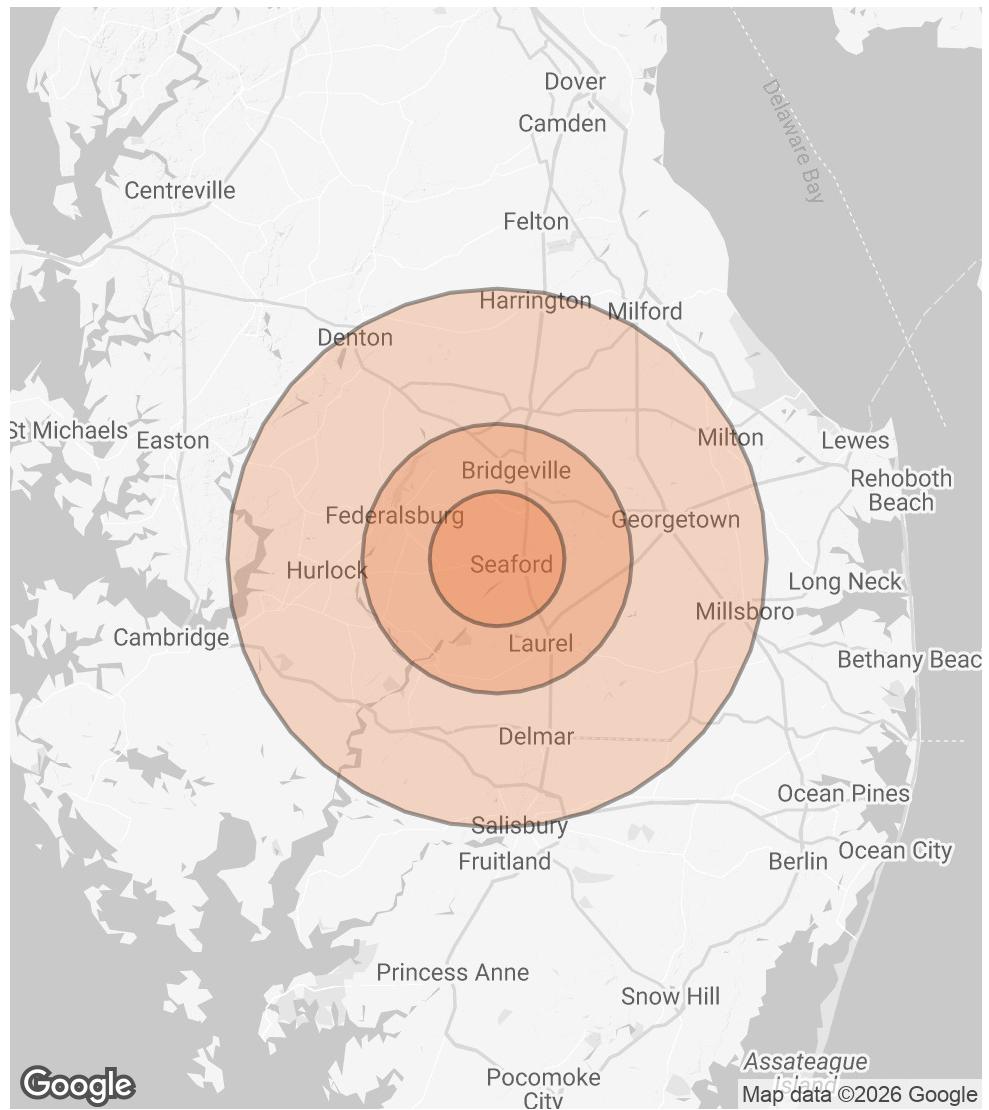
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# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
<b>TOTAL POPULATION</b>	29,113	63,457	243,717
<b>AVERAGE AGE</b>	43	41	41
<b>AVERAGE AGE (MALE)</b>	41	40	40
<b>AVERAGE AGE (FEMALE)</b>	44	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	11,197	23,900	92,440
<b># OF PERSONS PER HH</b>	2.6	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$85,115	\$82,022	\$86,639
<b>AVERAGE HOUSE VALUE</b>	\$302,474	\$278,552	\$307,826

Demographics data derived from AlphaMap



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## MEET THE TEAM



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