

Andy Fox

302.283.1800  
afox@dsmre.com

Davis Mitchell

302.283.1800  
dmitchell@dsmre.com

# LEVELS CROSSING

MIDDLETOWN, DE 19709

COMMERCIAL LOTS FOR SALE/LEASE



### PROPERTY DESCRIPTION

**Prime Commercial Development Opportunity at the Route 301/Levels Road Interchange!** Available are two (2) commercially-zoned lots situated at the intersection of Middletown Warwick Rd and Levels Rd in the heart of the growing Middletown market. These lots come with several infrastructure improvements, including utilities (sewer, water, gas, and electric) already stubbed to each lot, and an internal access road connecting existing entrances on Middletown Warwick Rd and Levels Rd.

These lots are positioned adjacent to the brand-new Duckling's Daycare, a 10,530 SF retail strip center, and a 12,285 SF retail strip center projected for spring 2026 delivery.

This high-traffic, high-visibility location is at the center of Middletown's large-scale employment hub, which includes Amazon, STA Pharmaceuticals, Breakthru Beverage, and Datwyler, ensuring steady daily customer traffic.

### AVAILABLE LOTS & PRICING

- **776 Levels Road (Lot 3):** 2.00 acres
- **744 Levels Road (Lot 6):** 2.39 acres
- **Sale/Lease Pricing:** Please contact listing agent

### INFRASTRUCTURE & IMPROVEMENTS

- **Entrances Completed:** Middletown Warwick Rd Entrance/Levels Rd Entrance
- Internal access road connecting both entrances
- **Utilities Stubbed to Each Lot:**
  - **Water Line:** 8" Artesian Water Line
  - **Sewer Line:** 8" Town of Middletown Sewer Line
  - **Gas Line:** 2" Chesapeake Gas Line (expandable to 4" if needed)
  - **Electric:** Middletown Underground Electric



For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Davis Mitchell  
dmitchell@dsmre.com  
302.283.1800 Office  
302.530.2512 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com





Map data ©2025 Google Imagery ©2025 Airbus

For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Davis Mitchell  
dmitchell@dsmre.com  
302.283.1800 Office  
302.530.2512 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com





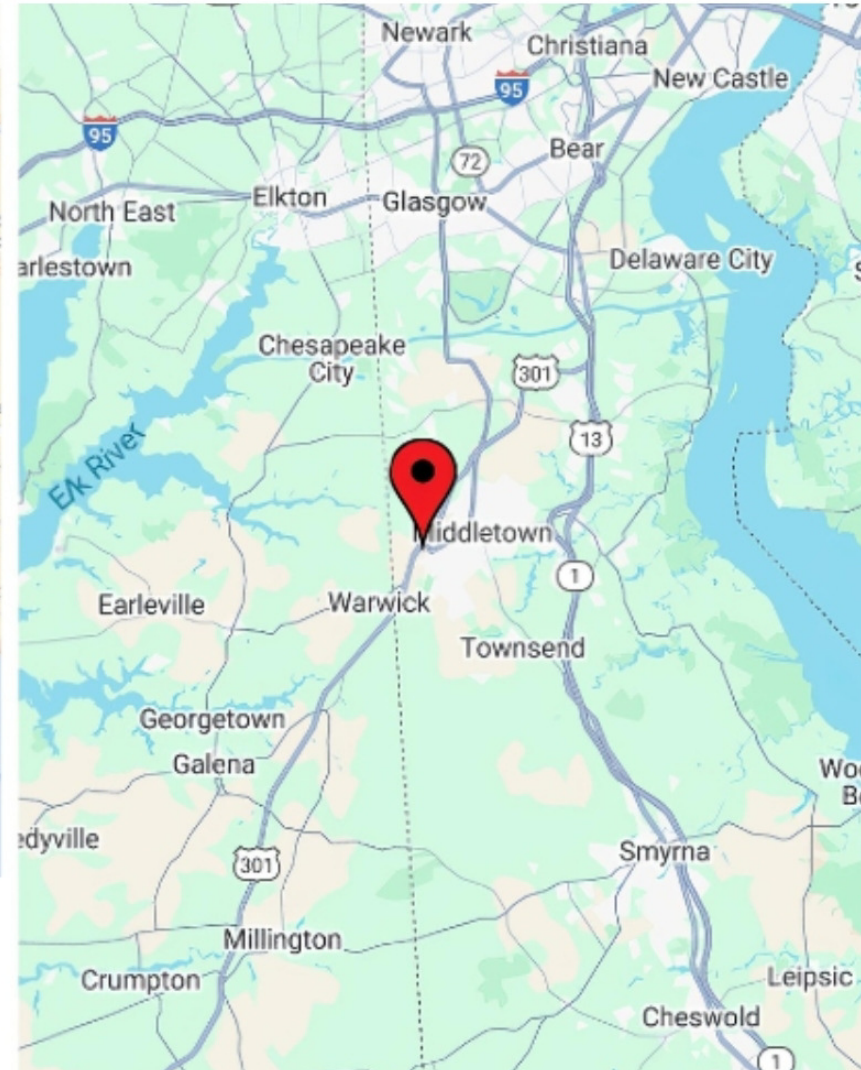
### Expansive Trade Area as a Result of Tax Free Shopping



#### DEMOGRAPHICS

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

#### POLYGON AREA



For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Davis Mitchell  
dmitchell@dsmre.com  
302.283.1800 Office  
302.530.2512 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com