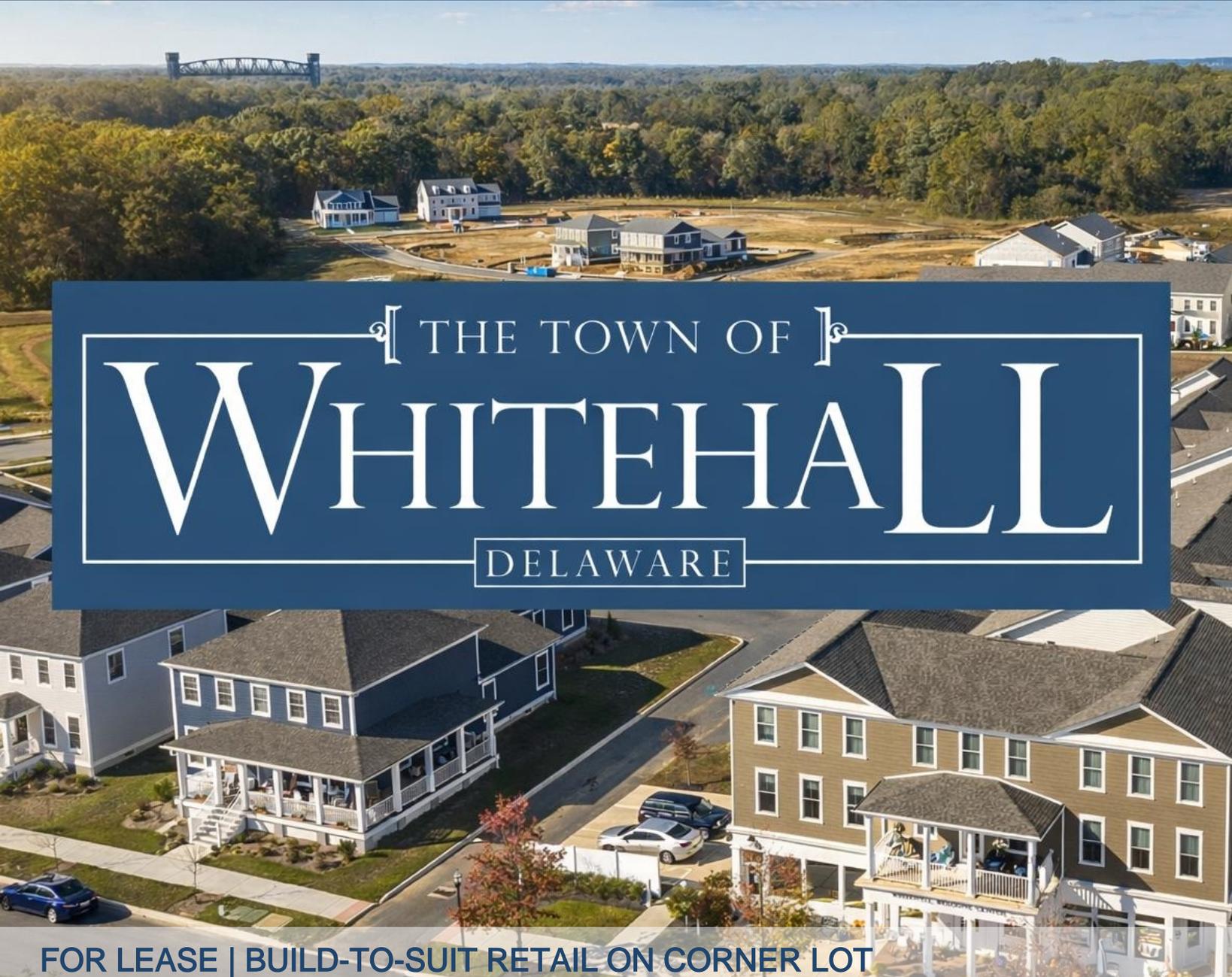


Mapleton Village Retail - Whitehall's Retail Core



FOR LEASE | BUILD-TO-SUIT RETAIL ON CORNER LOT

801 Mapleton Avenue
Middletown, DE 19709

Dan Wham
DSM Commercial
(302) 283-1800
dwham@dsmre.com

Dann Gladnick
DSM Commercial
(302) 283-1800
dgladnick@dsmre.com



THE SPACE

Location	801 Mapleton Avenue Middletown, DE 19709
Available	Up to 8,500 SF
Lease Rate	\$32/SF/NNN
Delivery Timeline	~12-16 months from lease execution

HIGHLIGHTS

- A Town Designed for Everyday Life! The Town of Whitehall isn't a traditional development — it's a thoughtfully designed live-work-play community built around walkability, connection, and local business success.
- With fully leased retail in Buildings 4 & 5 — home to Peach Grove Market, Metro Pizza, Elite Physical Therapy, and First State Ballet Theatre — the momentum is real. Mapleton Village Retail represents the next opportunity to anchor yourself in the center of this growing town.
- Located at a prominent corner along Mapleton Avenue, this next phase offers flexible retail configurations up to 8,500 SF, designed in collaboration with the developer to meet your operational needs.
- Across the street sits an 800-student elementary school. Adjacent is the 20,000 SF Whitehall Wellness Center. Surrounding you are thousands of rooftops — and growing.
- Whitehall was designed for local businesses to thrive — not big-box retail. This is neighborhood retail done right.



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,424	20,592	53,846

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$169,400	\$179,547	\$172,423

NUMBER OF HOUSEHOLDS

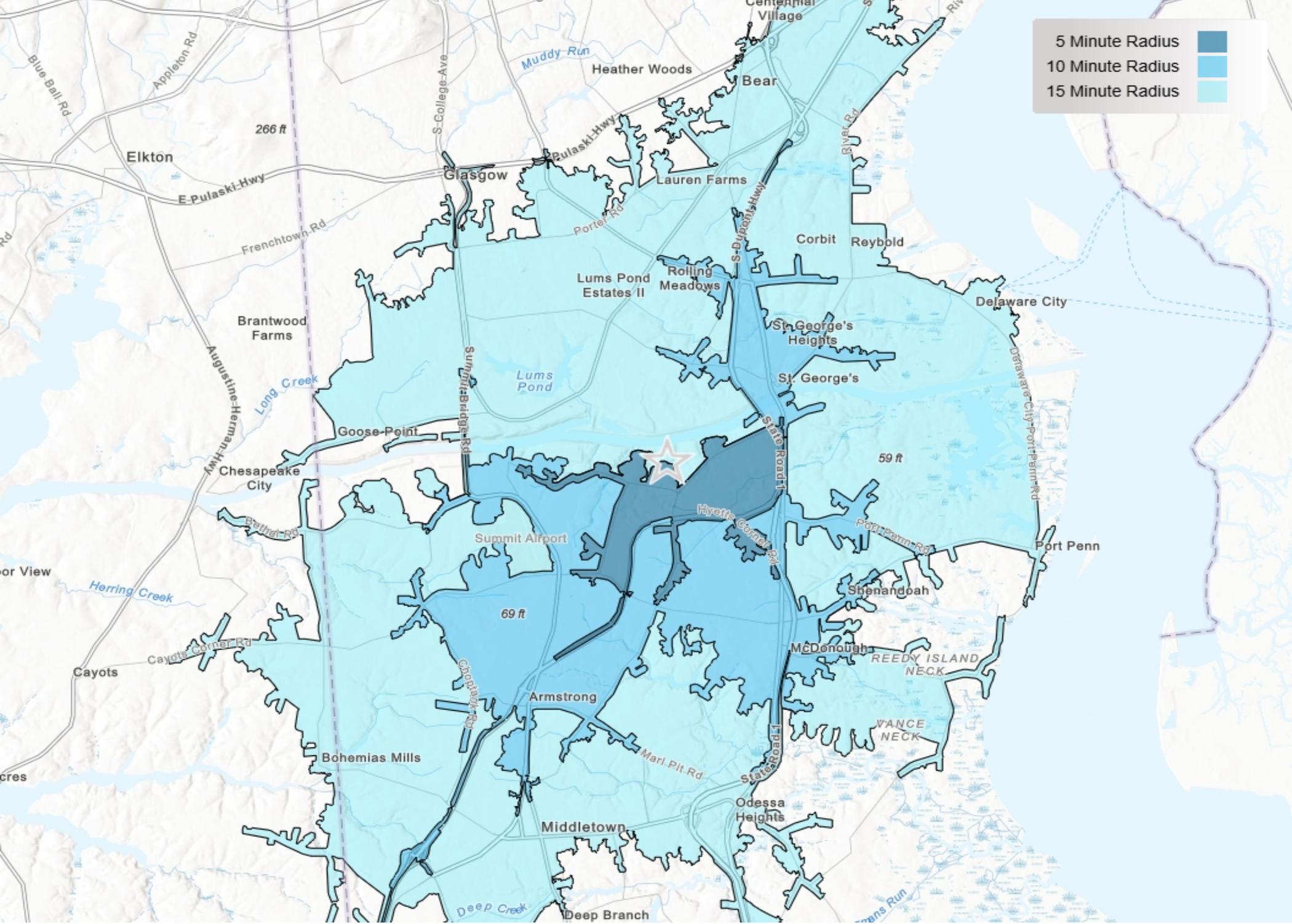
	1.00 MILE	3.00 MILE	5.00 MILE
	829	7,200	18,399



Bldg 4:
Total Gross Area
5,198 SF

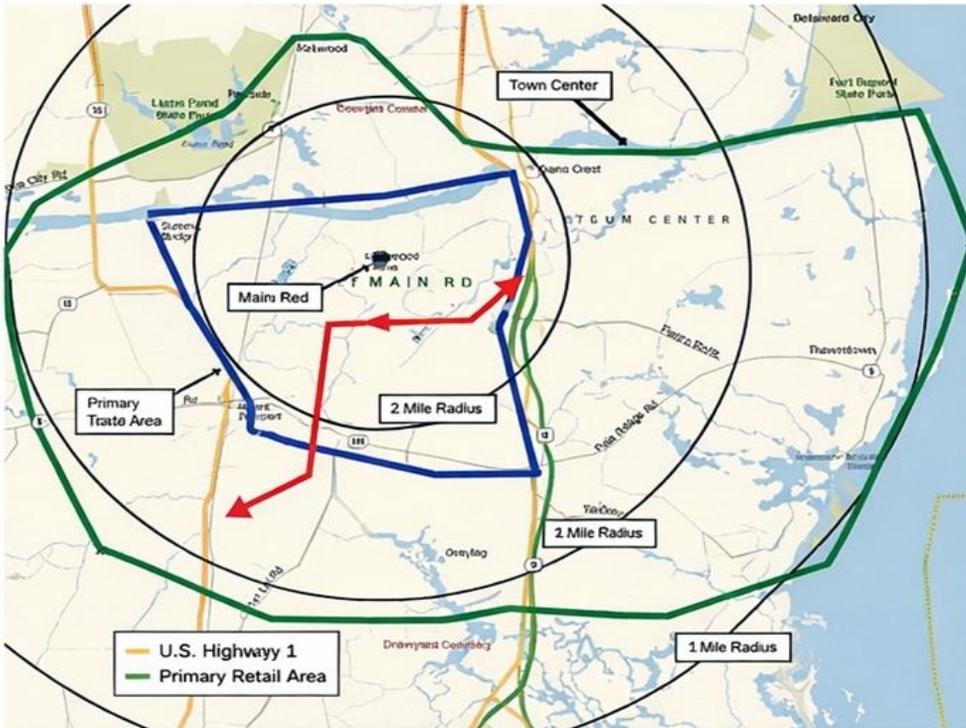


Bldg 5:
Total Gross Area
7,476 SF



Built-In Demand. Documented Growth.

\$213.5M	65,000 SF	\$180,000	\$180,000	14–15%
Retail + Restaurant Demand	Supportable Retail	Avg HH Income	(4-Mile) Income	Projected Growth



Retail & Restaurant Demand Summary

Category	Demand	Supportable SF	Businesses
Retailers	\$153M	40,000 SF	15 Stores
Restaurants	\$60.5M	25,000 SF	10 F&B
Total	\$213.5M	65,000 SF	25 Businesses

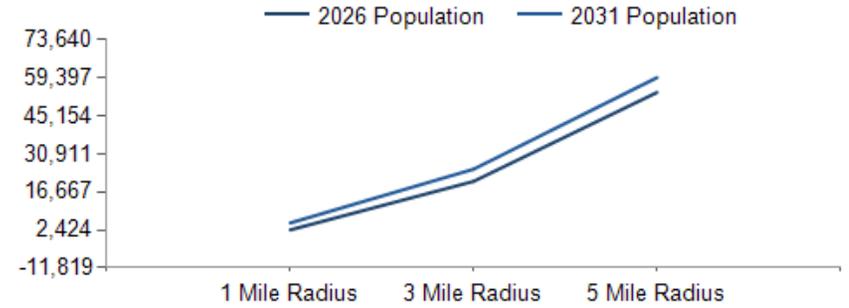
4-Mile Radius Highlights

- >25,000 Residents
- >8,000 Households
- \$180,000 Average Household Income
- >6,000 Households earning \$150K+
- 14% Population Growth (2023–2028)

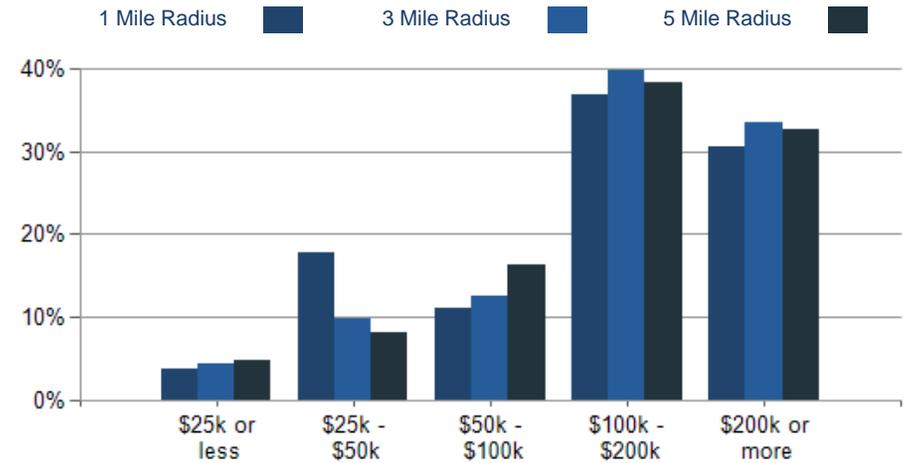
Retail & Restaurant Demand Analysis

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	535	7,498	26,407
2010 Population	539	10,259	37,177
2026 Population	2,424	20,592	53,846
2031 Population	5,035	25,155	59,397
2026 African American	617	5,220	11,924
2026 American Indian	0	46	121
2026 Asian	74	1,888	4,990
2026 Hispanic	199	1,323	3,326
2026 Other Race	67	493	1,146
2026 White	1,461	11,417	31,645
2026 Multiracial	204	1,520	4,007

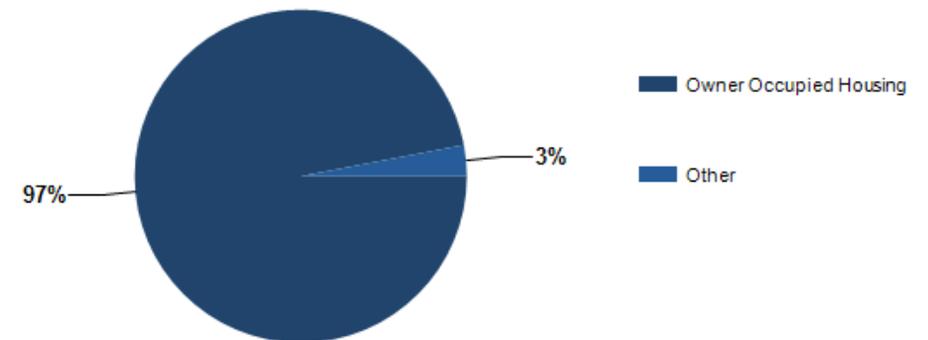
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	121	456
\$15,000-\$24,999	24	193	418
\$25,000-\$34,999	53	258	475
\$35,000-\$49,999	94	449	1,007
\$50,000-\$74,999	36	360	1,432
\$75,000-\$99,999	56	537	1,556
\$100,000-\$149,999	203	1,355	3,558
\$150,000-\$199,999	102	1,507	3,492
\$200,000 or greater	253	2,421	6,005
Median HH Income	\$127,667	\$157,955	\$153,026
Average HH Income	\$169,400	\$179,547	\$172,423



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

Mapleton Village Retail - Whitehall's Retail Core

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