



PROPERTY DESCRIPTION

Prime ground lease/build to suit opportunity available just west of the intersection of Middletown Warwick Road and Levels Road in the booming Middletown, DE area! 1.5 acres of commercially zoned land located adjacent to Royal Farms and within .25 miles from the new 301 interchange. This property is also located in close proximity to the 1.2 million square foot Amazon Fulfillment Center, Datwyler Pharmaceuticals production plant, 400,000 square foot Clarios distribution facility, 282,000 square foot Breakthru Beverage Company and the new 2,200,000 square foot STA Pharmaceutical manufacturing campus. Don't miss your chance to be located in the center of the employment hub and be a part of the large-scale surrounding development.

PROPERTY DETAILS

- **Available:** 1.5 acres
- **Lease Rate:** \$100,000/Year/NNN
- **Lease Term:** 5 year minimum
- **Zoning:** C-3 (employment/regional retail)
- **Tax Parcel ID#:** 23-065.00-014
- **Traffic Counts:** 22,000 VPD
- Direct access into site shared with Royal Farms

DEMOGRAPHICS

POLYGON AREA

DEMOGRAPHICS	POLYGON AREA
Total Population	117,049
Daytime Population	91,713
Average HH Income	\$91,574
Total Households	39,662
Median Age	39.0



For More Information, Contact:

Andy Fox
afox@dsmre.com
302.283.1800 Office
302.229.1304 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 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



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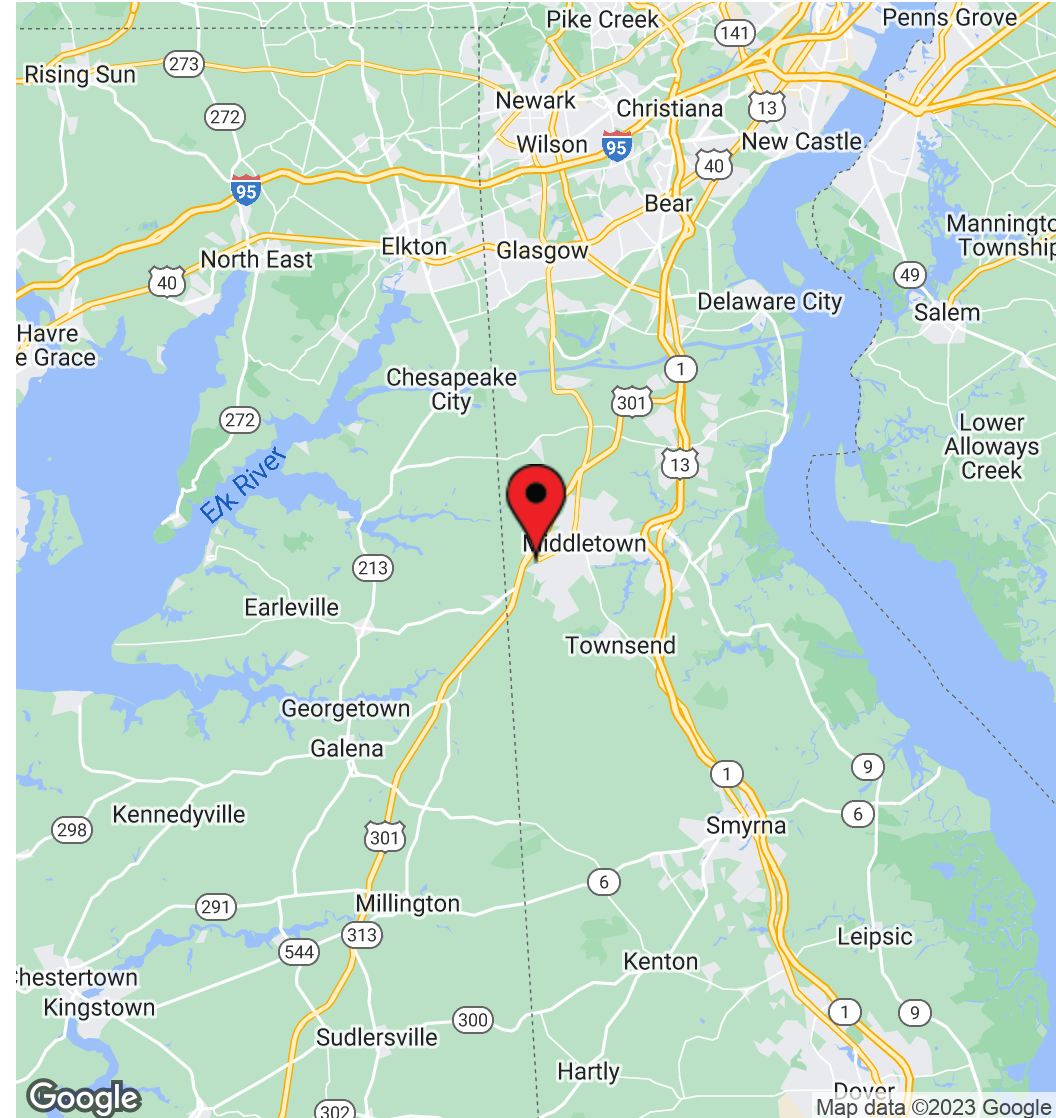
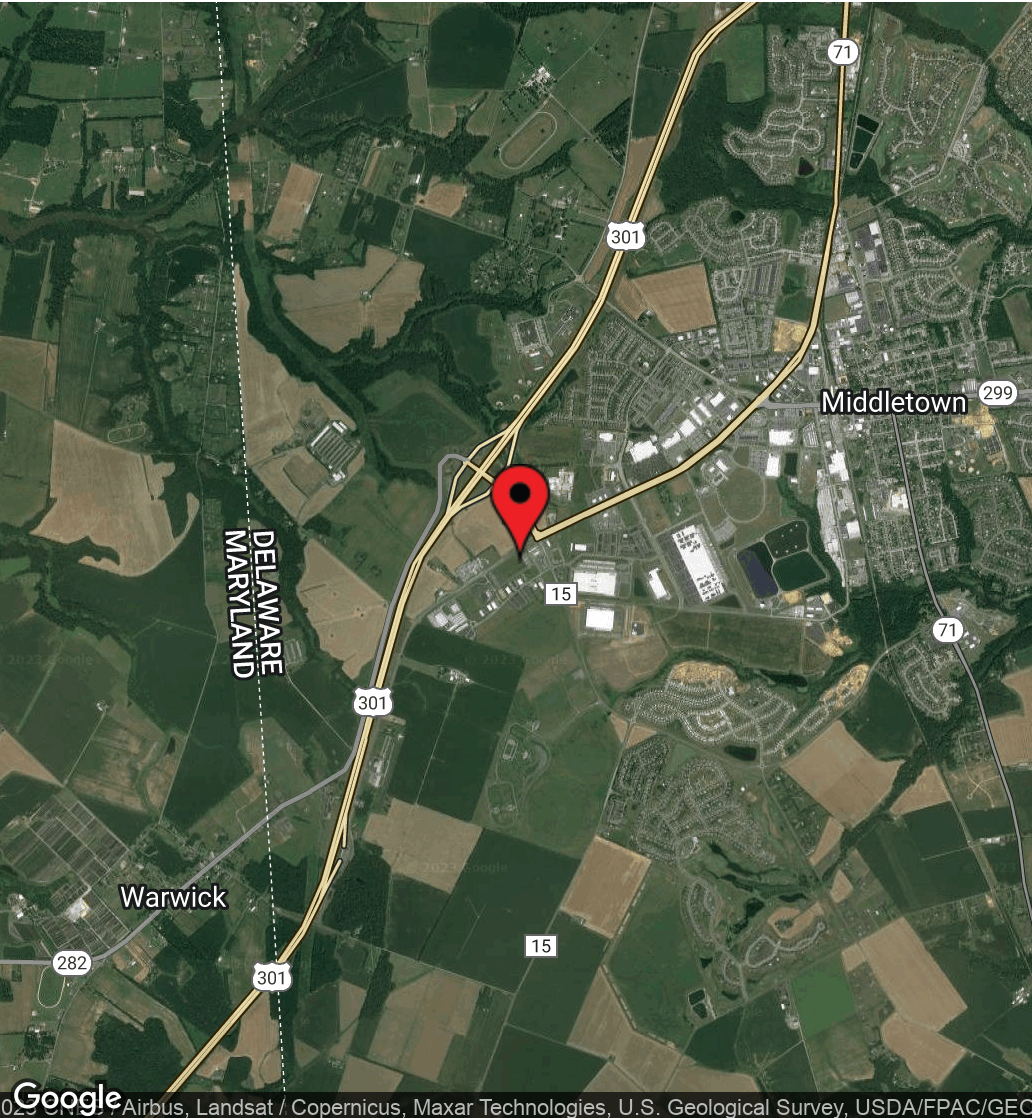
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860 Middletown Warwick Road
Middletown, DE 19709

1.5 ACRES OF COMMERCIAL LAND
FOR LEASE



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