

HUBER'S CROSSING

2424 North DuPont Parkway
Middletown, DE 19709

APPROVED RETAIL PROPERTY FOR LEASE

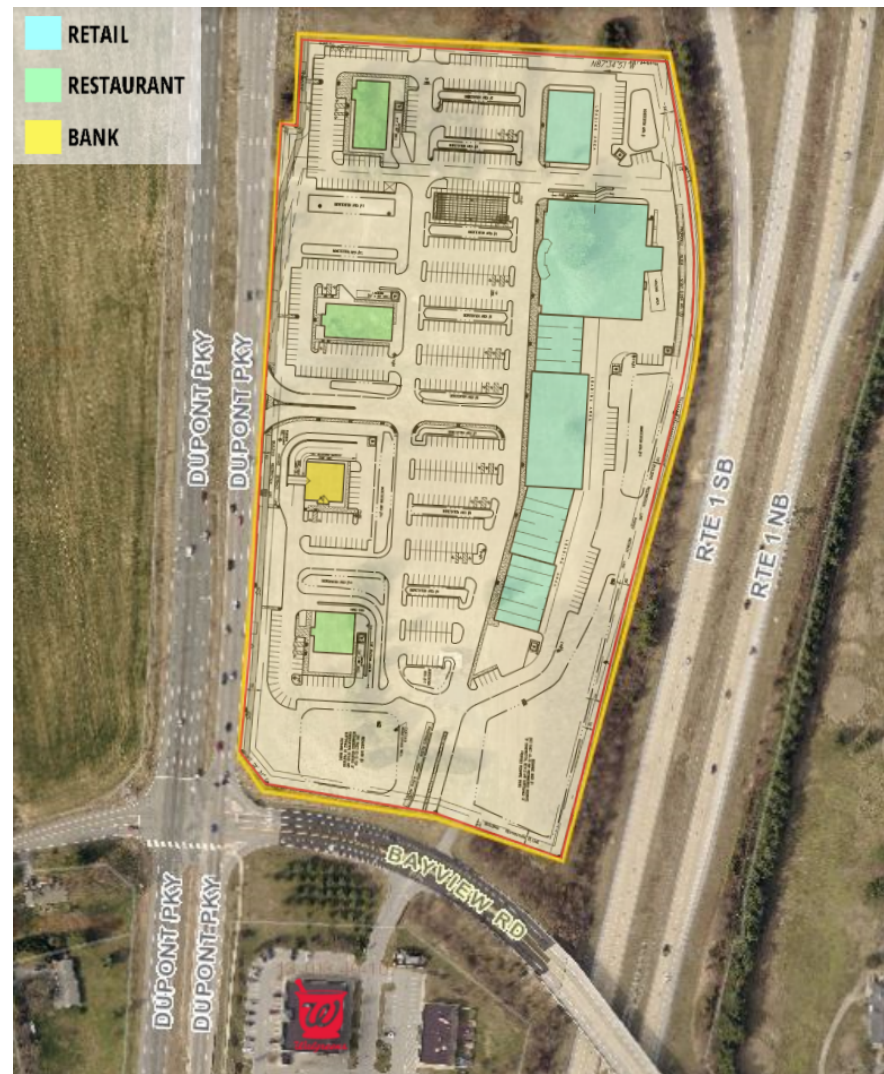
PROPERTY DESCRIPTION

Huber's Crossing is a new retail center situated on 20.60 acres of commercially zoned land in Middletown, DE. The property is comprised of approximately 119,385 SF of grocery/retail anchor space, and (5) five pad sites. Two pad sites will have the ability to offer drive-thru lanes. Great location on North DuPont Parkway and Bayview Road with Route 1 to the east and US 13 to the west.

PROPERTY DETAILS

- **GLA:** 119,385 SF
 - 85,885 SF of inline grocery/retail space
 - 10,000 SF retail pad
 - (Two) 7,000 SF restaurant pads
 - 5,000 SF quick-service restaurant pad
 - 4,5000 SF bank pad
- **Lease Rate:** Please contact leasing agent
- **Zoning:** CN (Commercial Neighborhood)
- **Combined Traffic Counts:** 105, 633 AADT (Route 13, Route 1 & Pole Bridge Road)

DEMOGRAPHICS (ESRI 2020)	1 MILE	3 MILES	5 MILES
Population	2,970	13,503	38,831
Population Growth 2020-2025	8.65%	7.49%	4.76%
Households	965	4,400	12,956
Median Household Income	\$114,285	\$112,803	\$104,786
Average Age	39.80	39.90	37.90



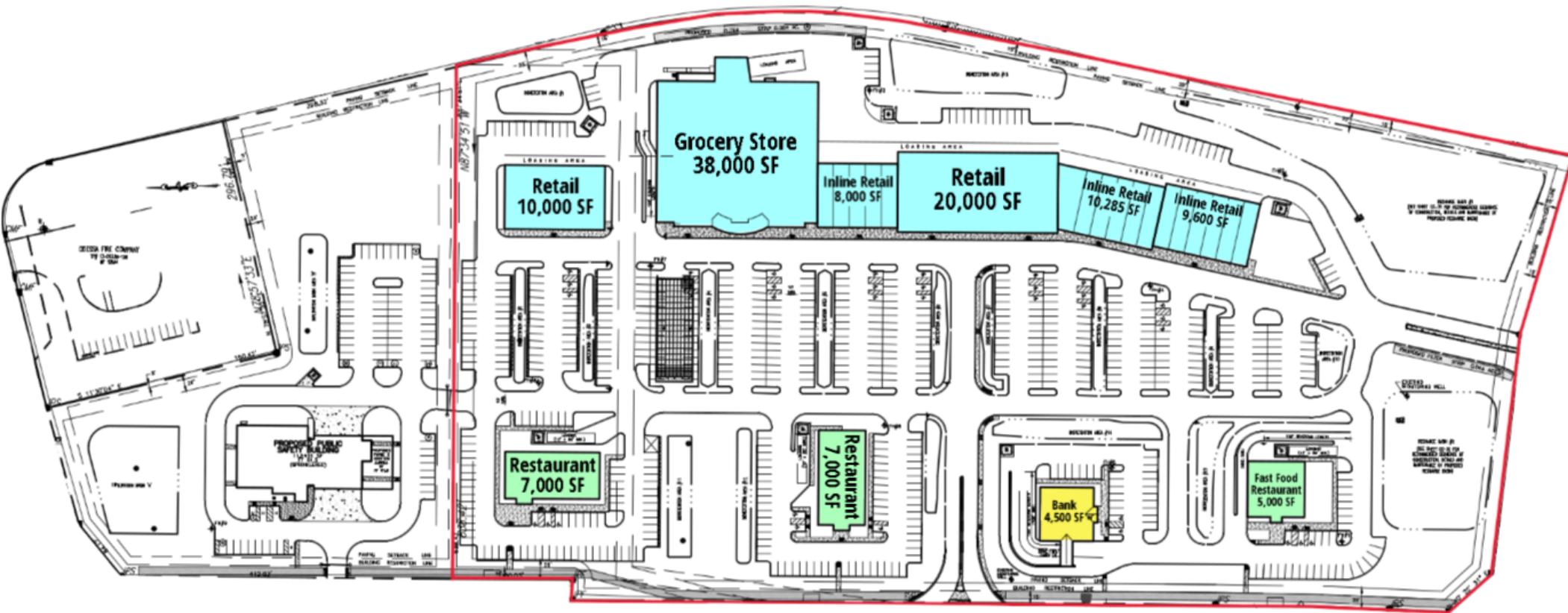
For More Information, Contact:

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DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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Site Plan

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Residential & Commercial Development Map

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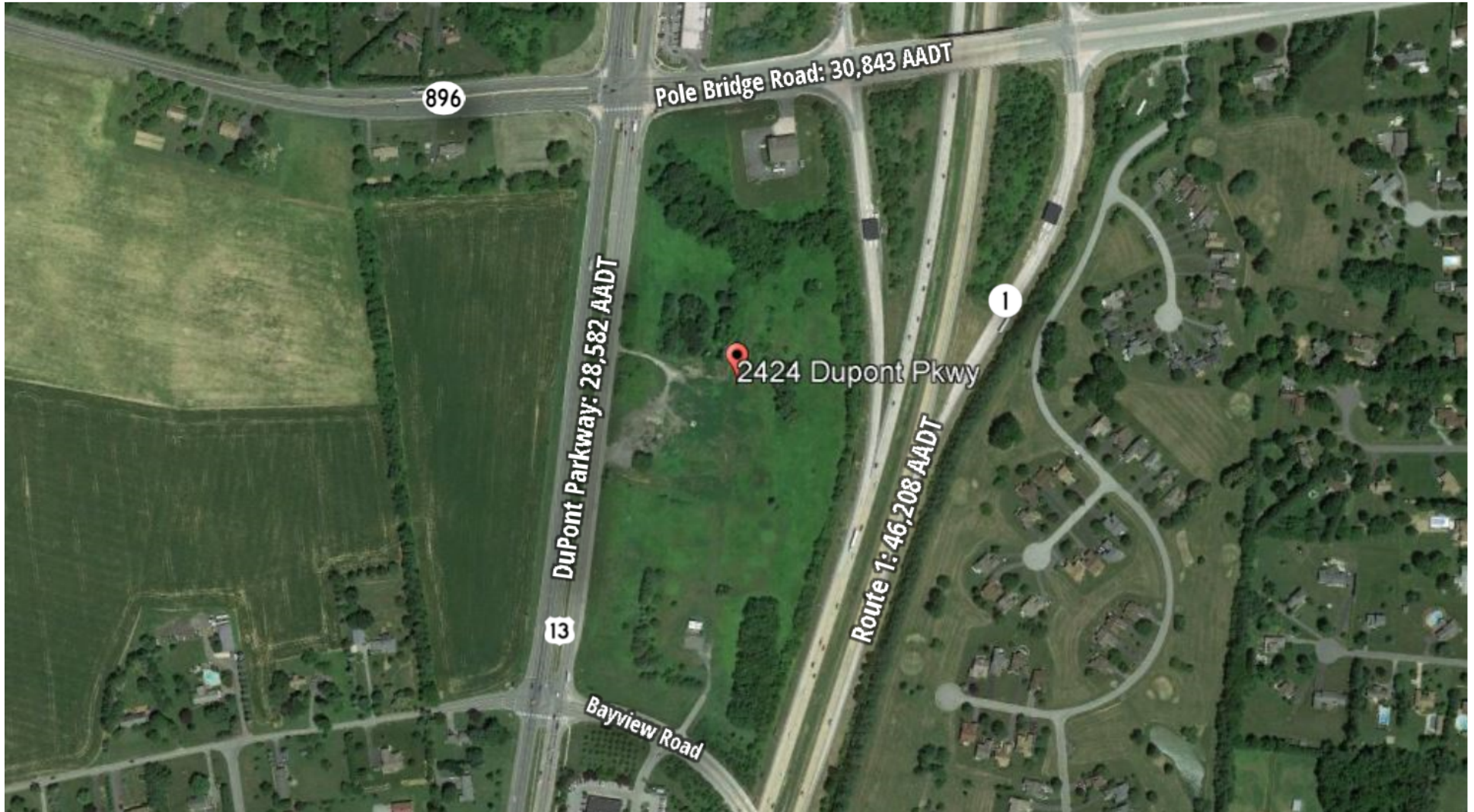
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Traffic Count Map

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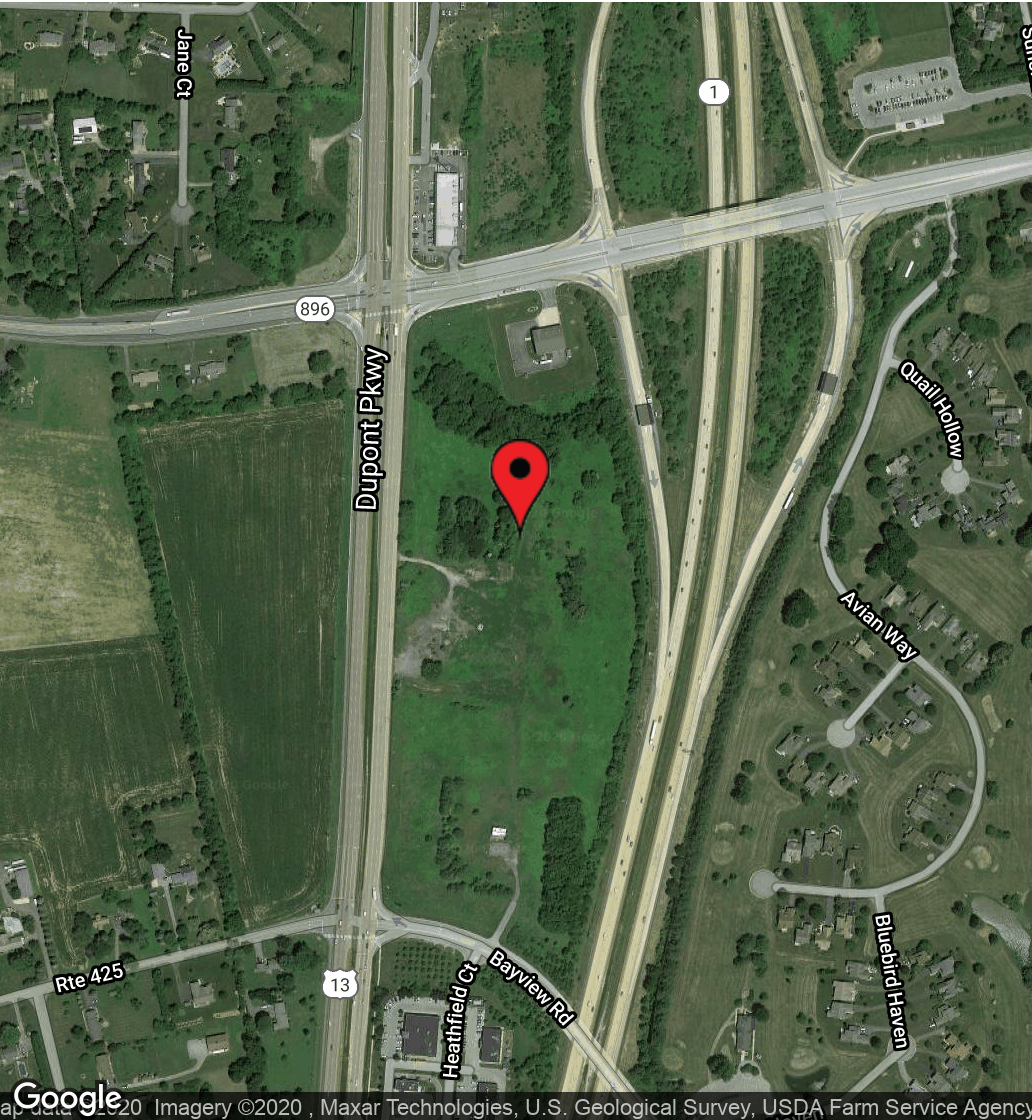
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