

PROPERTY DESCRIPTION

12,000 SF (former) Walgreens's store with rear drive-thru available for lease located in the 18,400sf Beaver Brook Crossing Shopping Center which is adjacent to the 61,700sf Beaver Brook Plaza. Collectively, a well-maintained, neighborhood shopping center anchored by a 34,477 square foot Food Lion and a Wawa. Superb location with excellent visibility along US 13 and in close proximity to SR 1; High growth & high traffic area.

PROPERTY DETAILS

- **Available:** 12,000 SF
- **Minimum Divisible:** 4,000 SF
- **Lease Rate:** \$16-\$18/SF/NNN
- **Beaver Brook Plaza:** 61,700 SF
- **Beaver Brook Crossing:** 18,400 SF
- **AADT:** US 13- 40,000+
- **AADT:** SR 1- 126,186

DEMOGRAPHICS (ESRI 2019)	1 MILE	3 MILES	5 MILES
Population	12,424	55,700	128,089
Daytime Population	7,851	50,376	141,786
Households	4,565	21,026	47,748
Average Household Income	\$80,541	\$77,544	\$78,743
Median Age	36.0	36.5	36.8

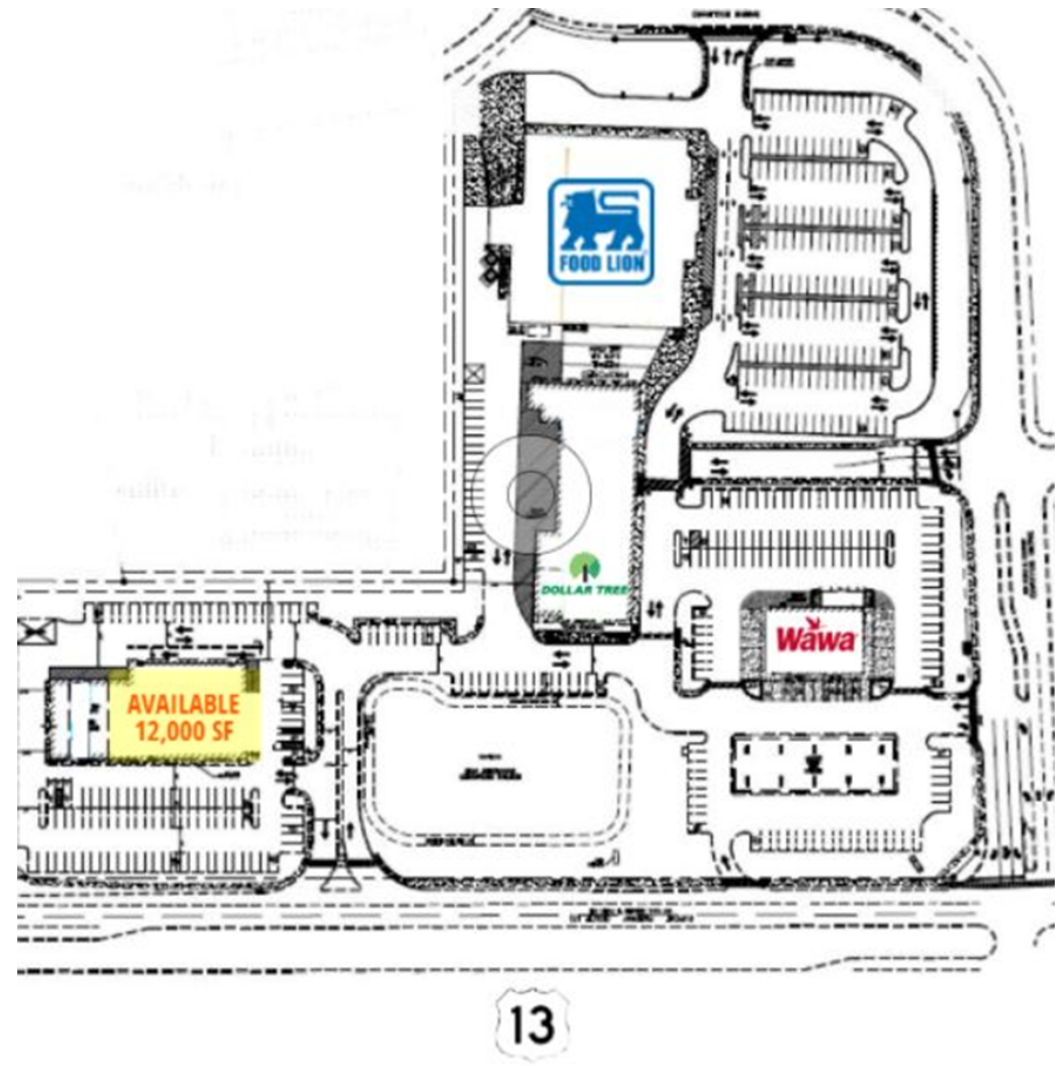
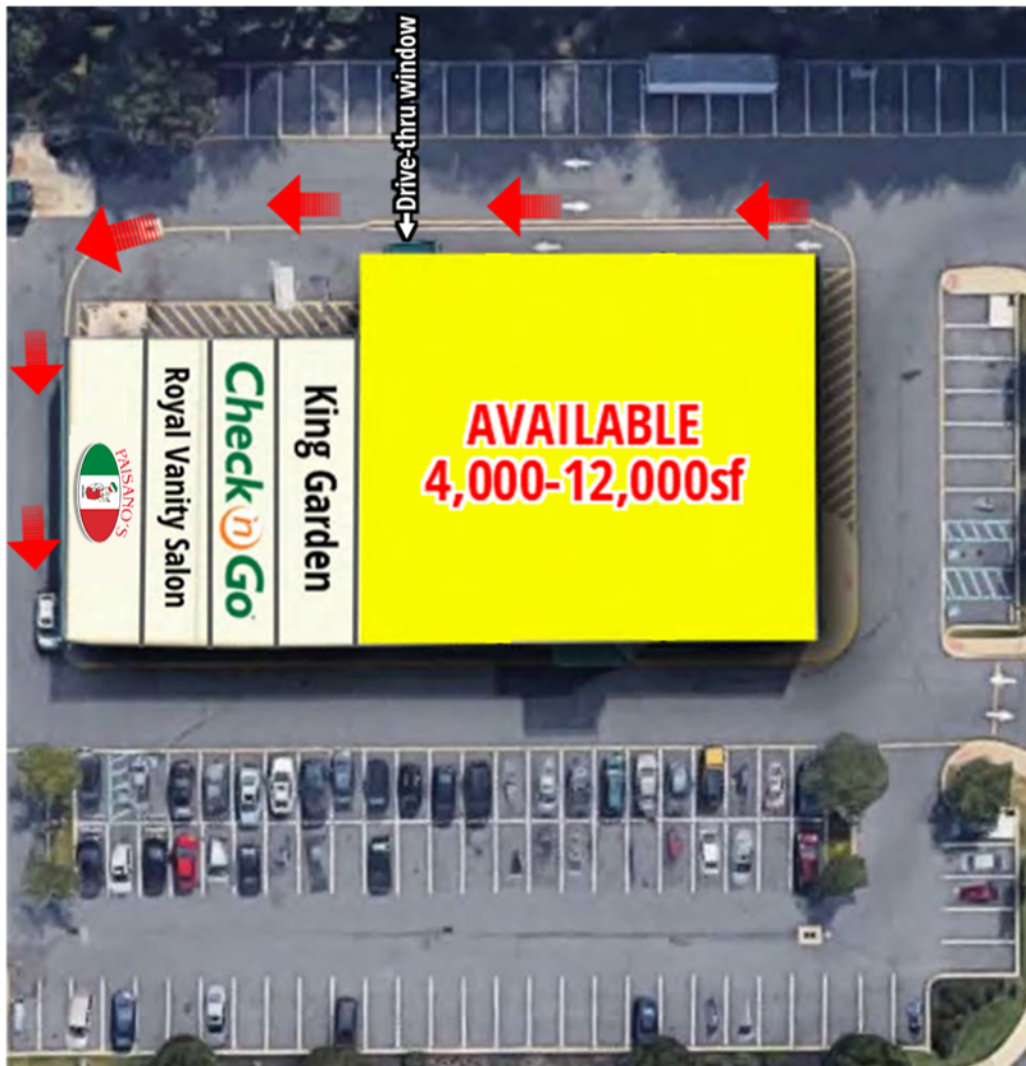


For More Information, Contact:

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BEAVER BROOK CROSSING

1500 Beaver Brook Plaza
New Castle, DE 19720

ROUTE 13 LOCATION!

RETAIL FOR LEASE



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ROUTE 13 LOCATION! RETAIL FOR LEASE



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