

PROPERTY DESCRIPTION

12,000 SF (former) Walgreen'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)

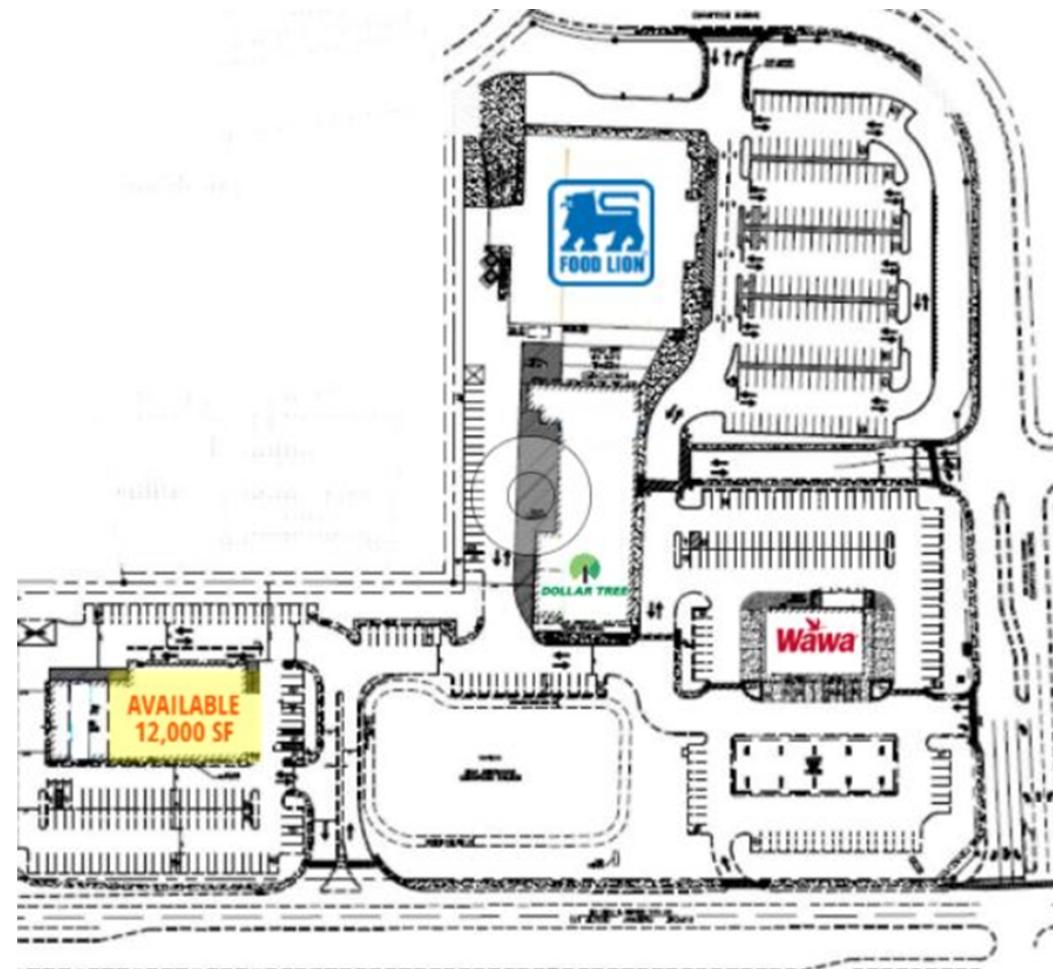
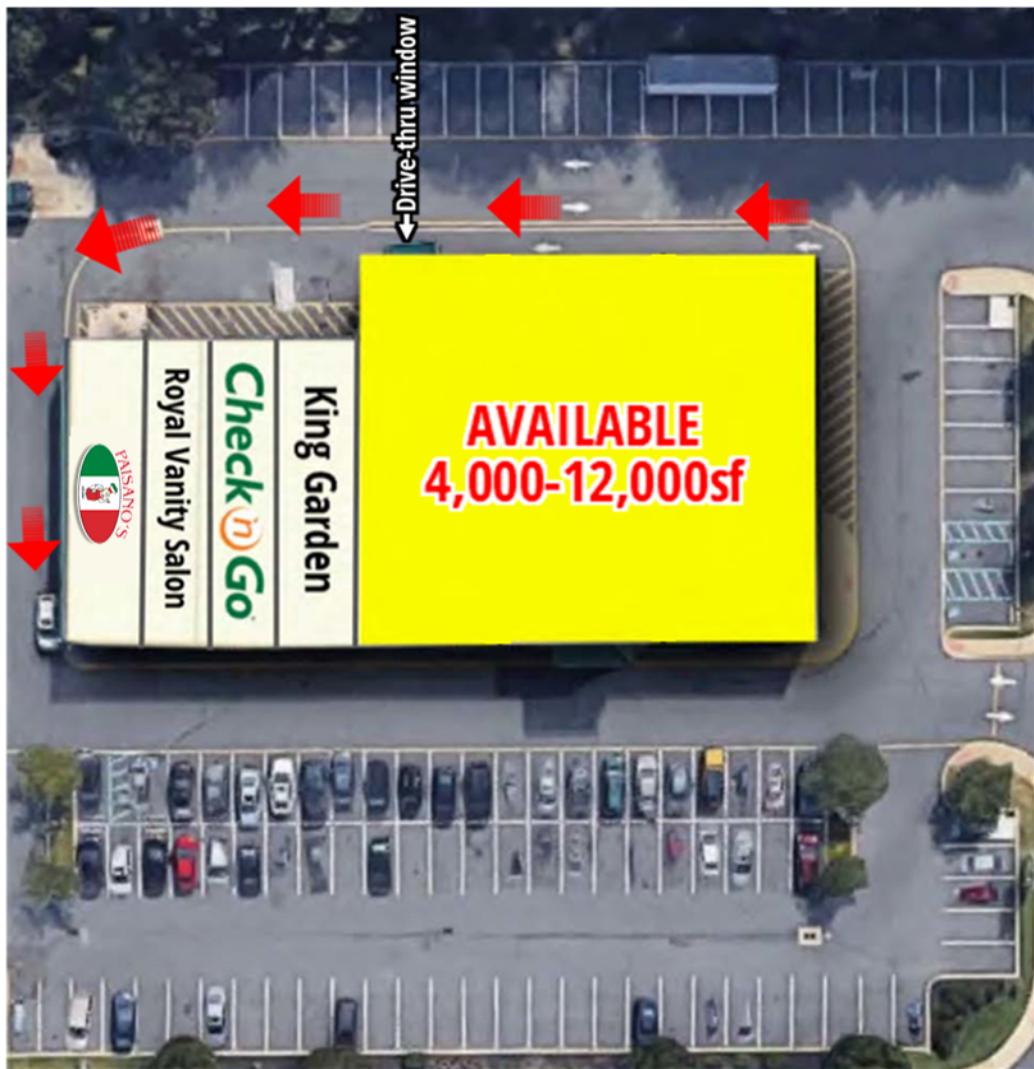
	1 MILE	3 MILES	5 MILES
Population	12,424	55,700	128,089
Daytime Population	7,851	50,376	141,786
Households	4,565	21,026	47,748
Average Household Income	\$80,541	\$77,544	\$78,743
Median Age	36.0	36.5	36.8



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Danny Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Danny Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

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



BEAVER BROOK CROSSING

1500 Beaver Brook Plaza
New Castle, DE 19720

ROUTE 13 LOCATION!

RETAIL FOR LEASE



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Danny Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

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

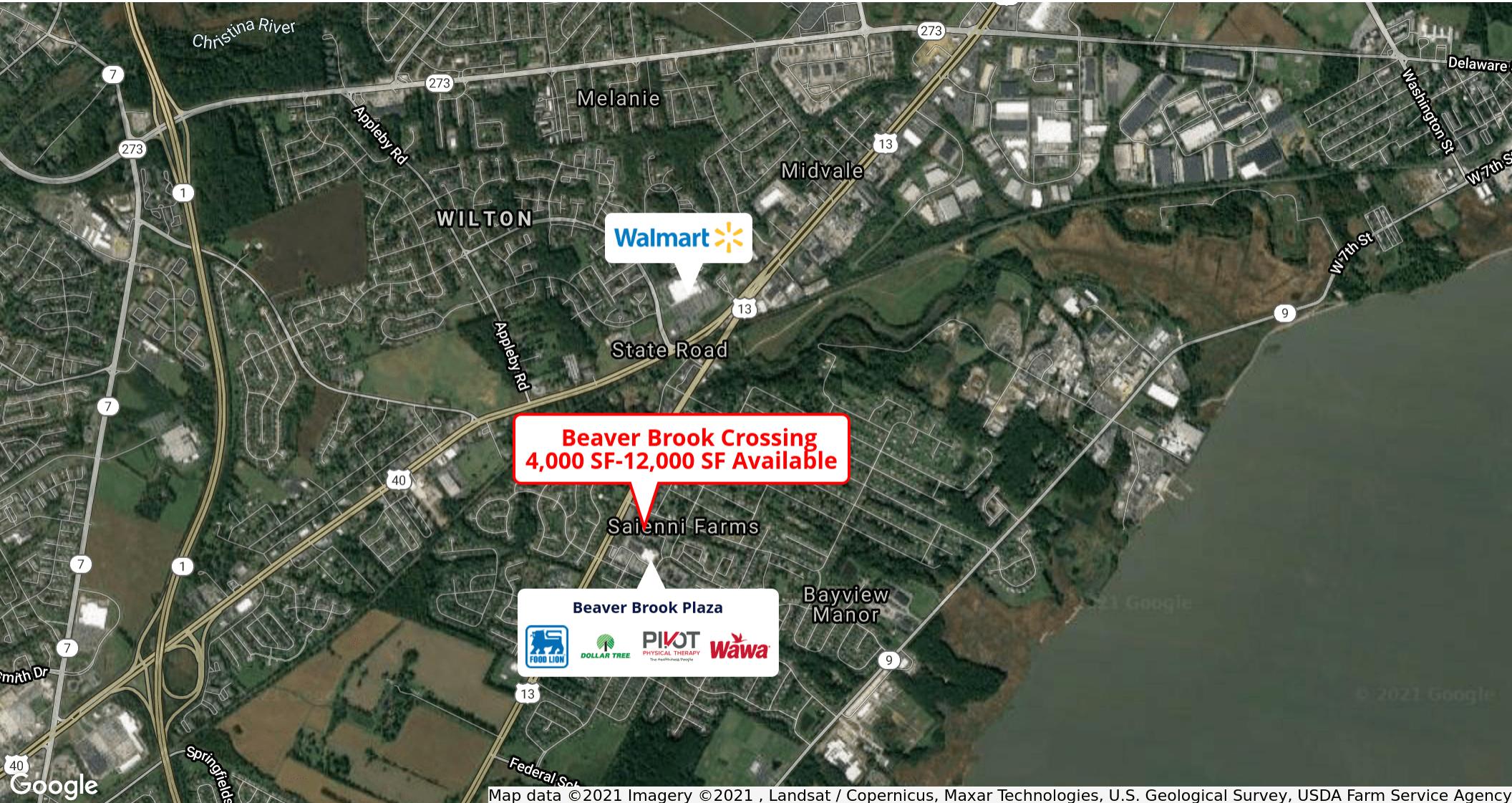


BEAVER BROOK CROSSING

1500 Beaver Brook Plaza
New Castle, DE 19720

ROUTE 13 LOCATION!

RETAIL FOR LEASE



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Danny Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell

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



BEAVER BROOK CROSSING

1500 Beaver Brook Plaza
New Castle, DE 19720

ROUTE 13 LOCATION!

RETAIL FOR LEASE



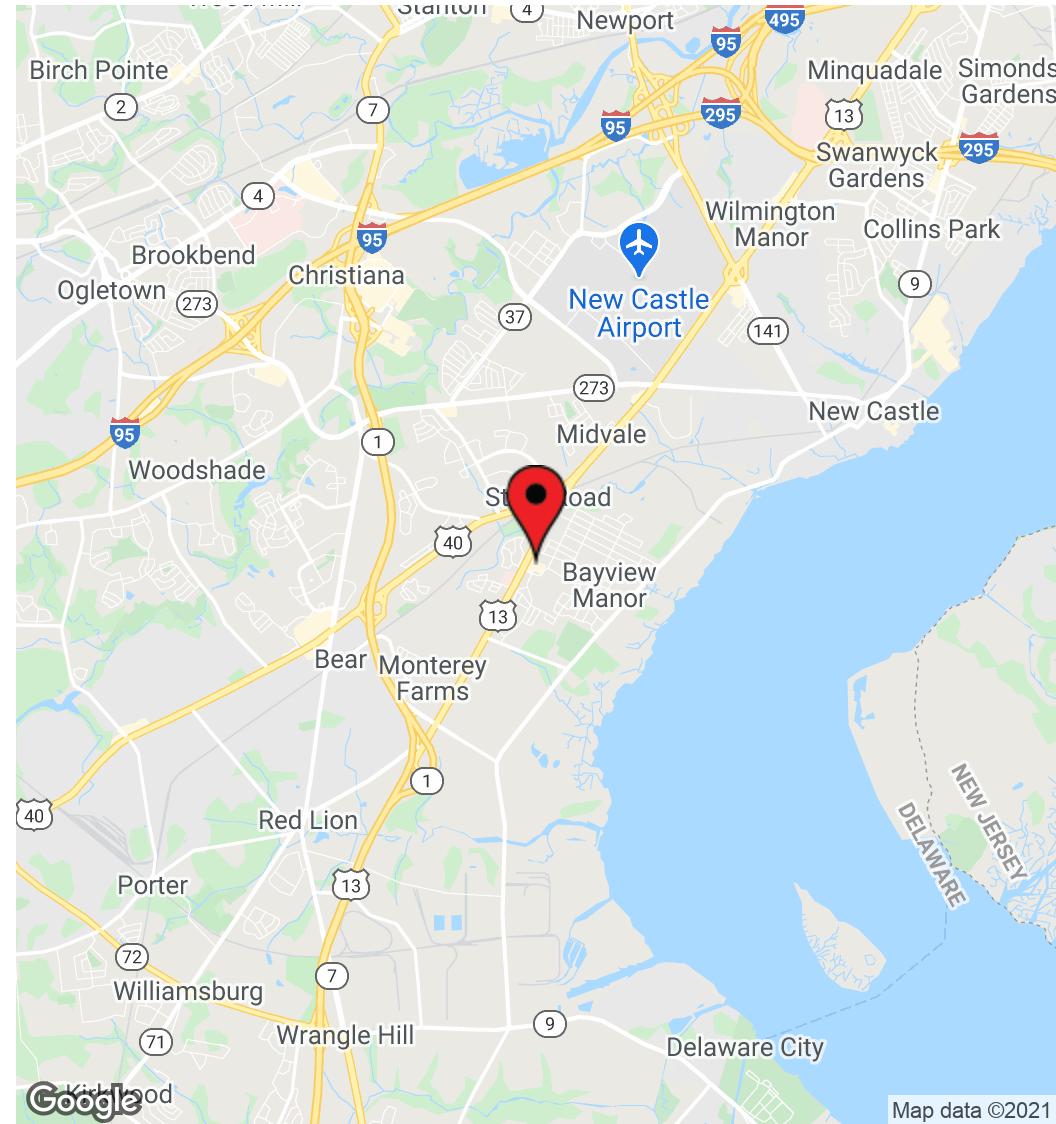
Google

Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Danny Gladnick
dgladnick@dsmre.com
302.283.1800 Office
302.540.8969 Cell



Map data ©2021

DSM Commercial

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