

INDUSTRIAL PROPERTY  
FOR LEASE

# 112 PATRIOT DR, MIDDLETOWN, DE



## OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (\$2.40NNN)
Building Size:	20,064 SF
Available SF:	11,388 SF
Year Built:	2014
Zoning:	23M-I

## PROPERTY OVERVIEW

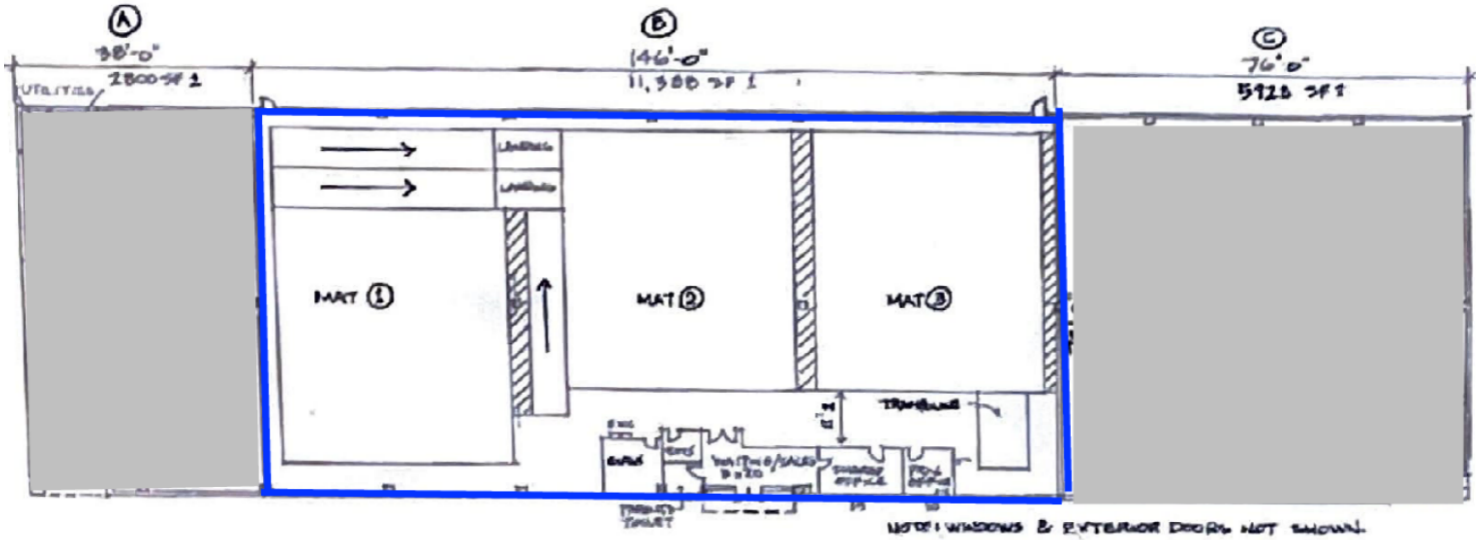
11,388 SF of flex space available for lease in 112 Patriot Drive, Suite B. The property sits less than one mile from the S. Middletown entrance/exit to the Route 301 bypass near the Greenhill Carwash, Tractor Supply, and the 301 Truck Stop in Middletown, DE.



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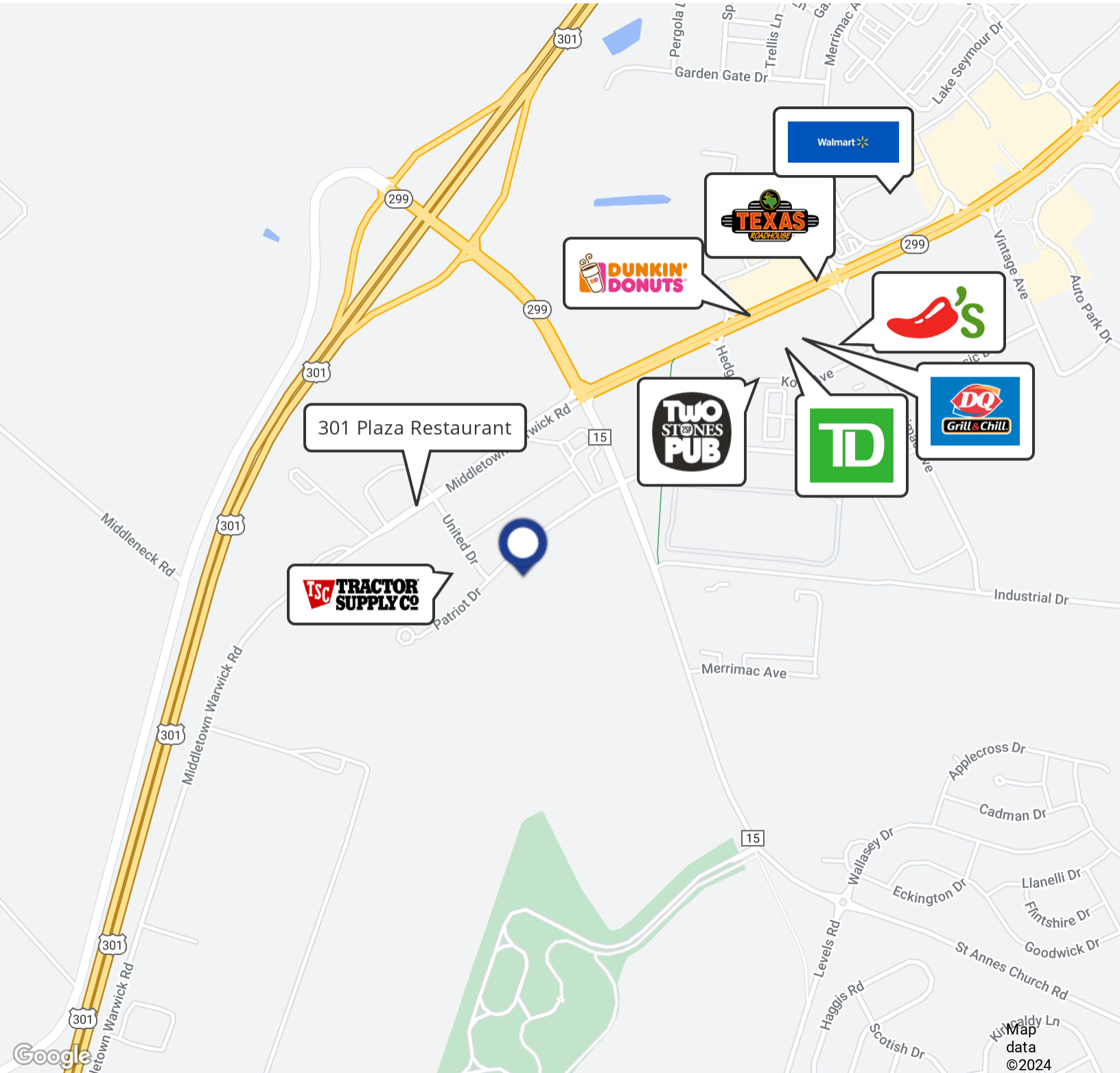
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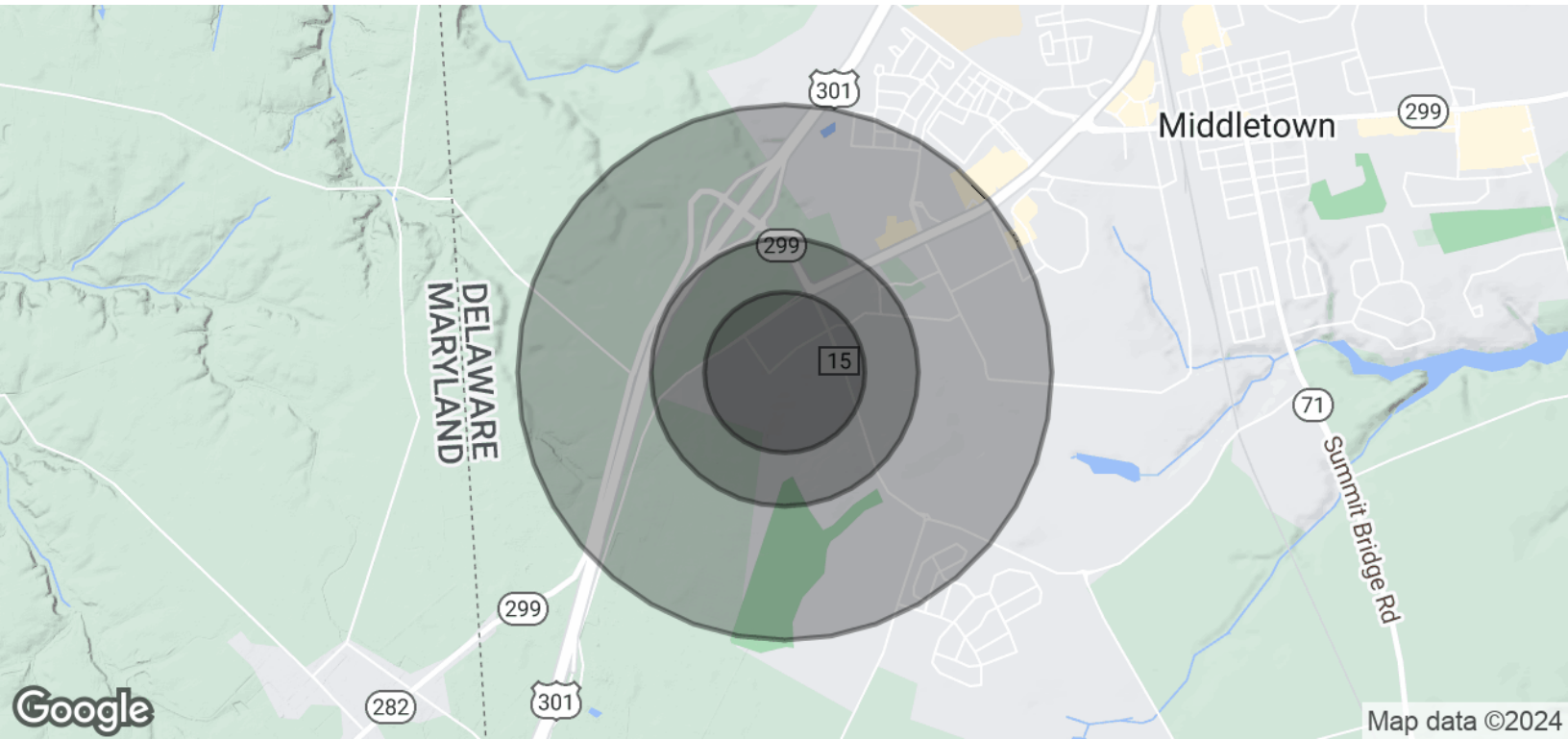
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	55	263	1,210
Average Age	44	44	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	22	110	517
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$85,804	\$82,691	\$83,313
Average House Value	\$383,757	\$401,536	\$417,439

*Demographics data derived from AlphaMap*

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