

SIMONS CORNER

1382 S DUPONT BOULEVARD, SMYRNA, DE 19977

PAD SITES FOR LEASE - UP TO 30,000 SF

Dan Wham

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3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

PROPERTY DESCRIPTION

In the bustling, expanding landscape of Smyrna, DE, lies a prime retail opportunity at Simons Corner on South DuPont Boulevard (Route 13), adjacent to the Route 1 Interchange. This location boasts exceptional visibility and hosts an array of national retailers such as Hardee's, WSFS, Wawa, Dollar General, Concord Pet Foods, Walgreen's, Anytime Fitness, Aldi, and more. Smyrna, Delaware's fifth-largest municipality, has experienced remarkable growth in recent years and is strategically positioned for further economic and residential development, with its convenient access to markets and transportation networks.

PROPERTY DETAILS

- **Available:** Two (2) pad sites - Up to 30,000 SF
- **Lease Rate:** Upon request
- **Traffic Counts:** 28,611 VPD
- **Frontage:** 1,735' (S DuPont Blvd)

PROPERTY HIGHLIGHTS

- **Signage & Visibility:** Prominent signage opportunities at a signalized intersection
- **Location:** Located with convenient access to major markets and transportation
- **Future Development:** A planned +/-285 unit apartment complex in the rear section of the project will generate additional foot traffic and create a built-in customer base

DEMOGRAPHICS AT A GLANCE

	1 MILE	5 MILES	10 MILES
Total Population	7,420	42,434	86,818
Total Households	2,836	15,133	30,792
Average HH Income	\$90,309	\$97,353	\$97,261
Average Age	39	41	40



For More Information, Contact:

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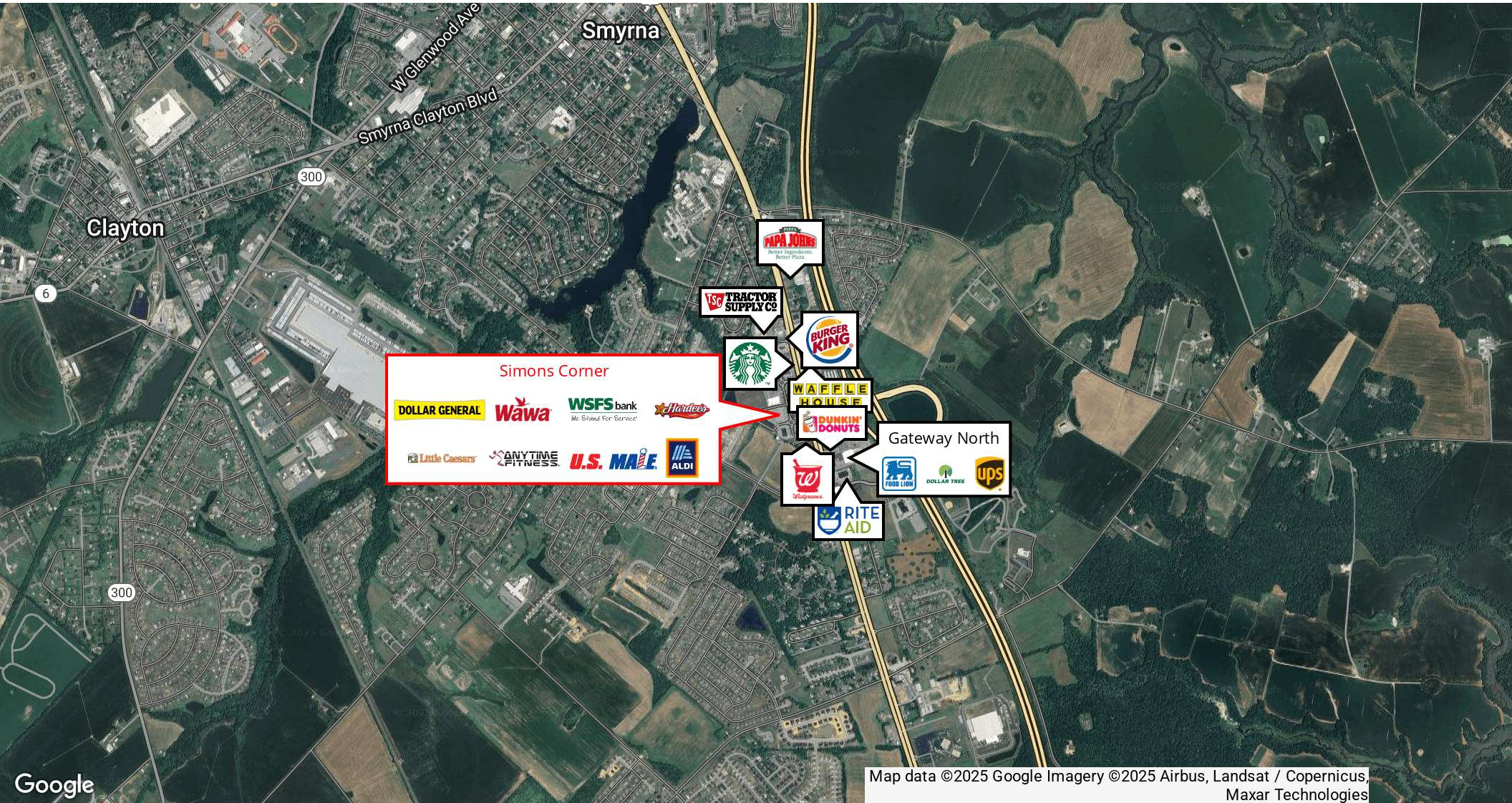
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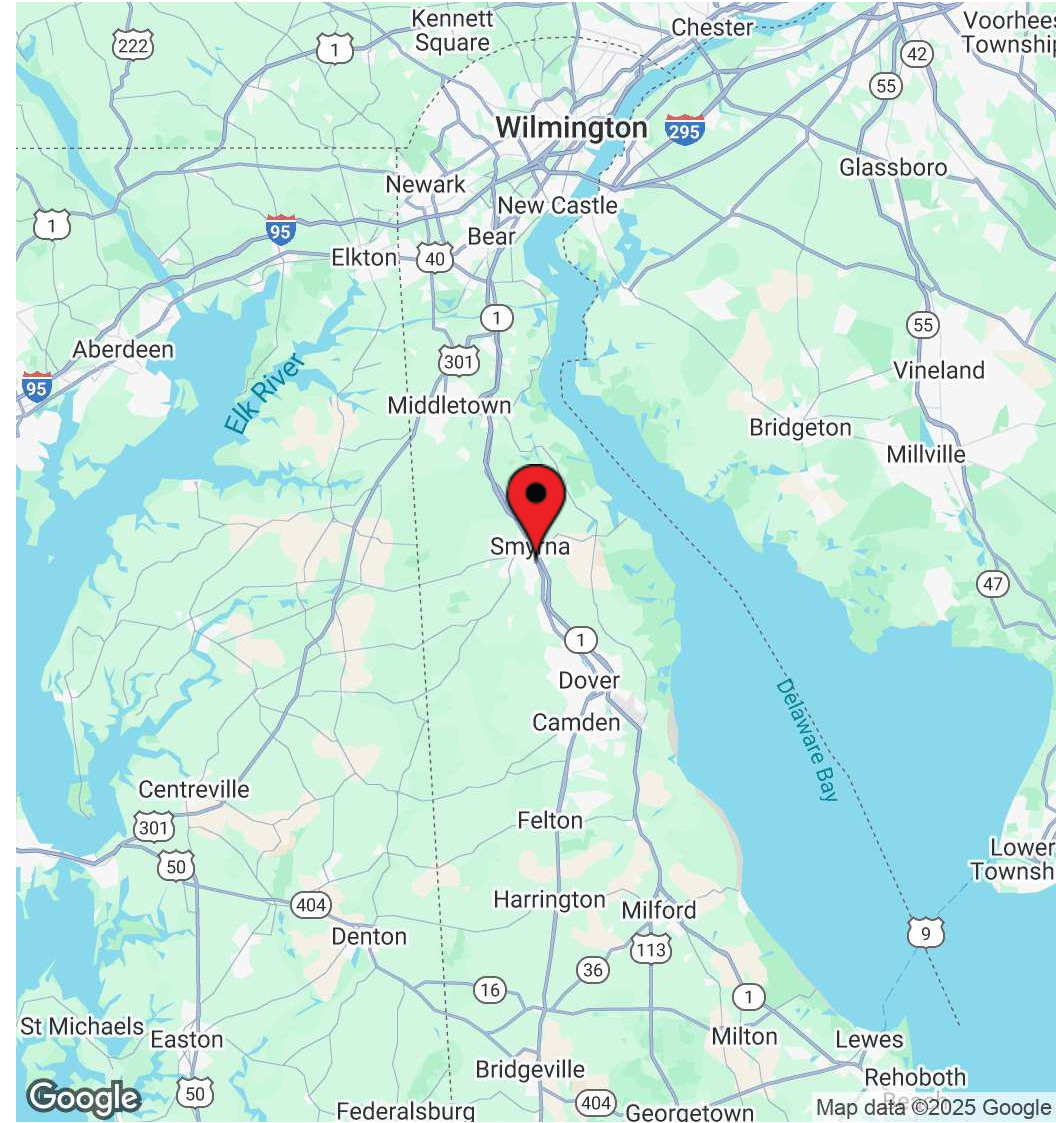
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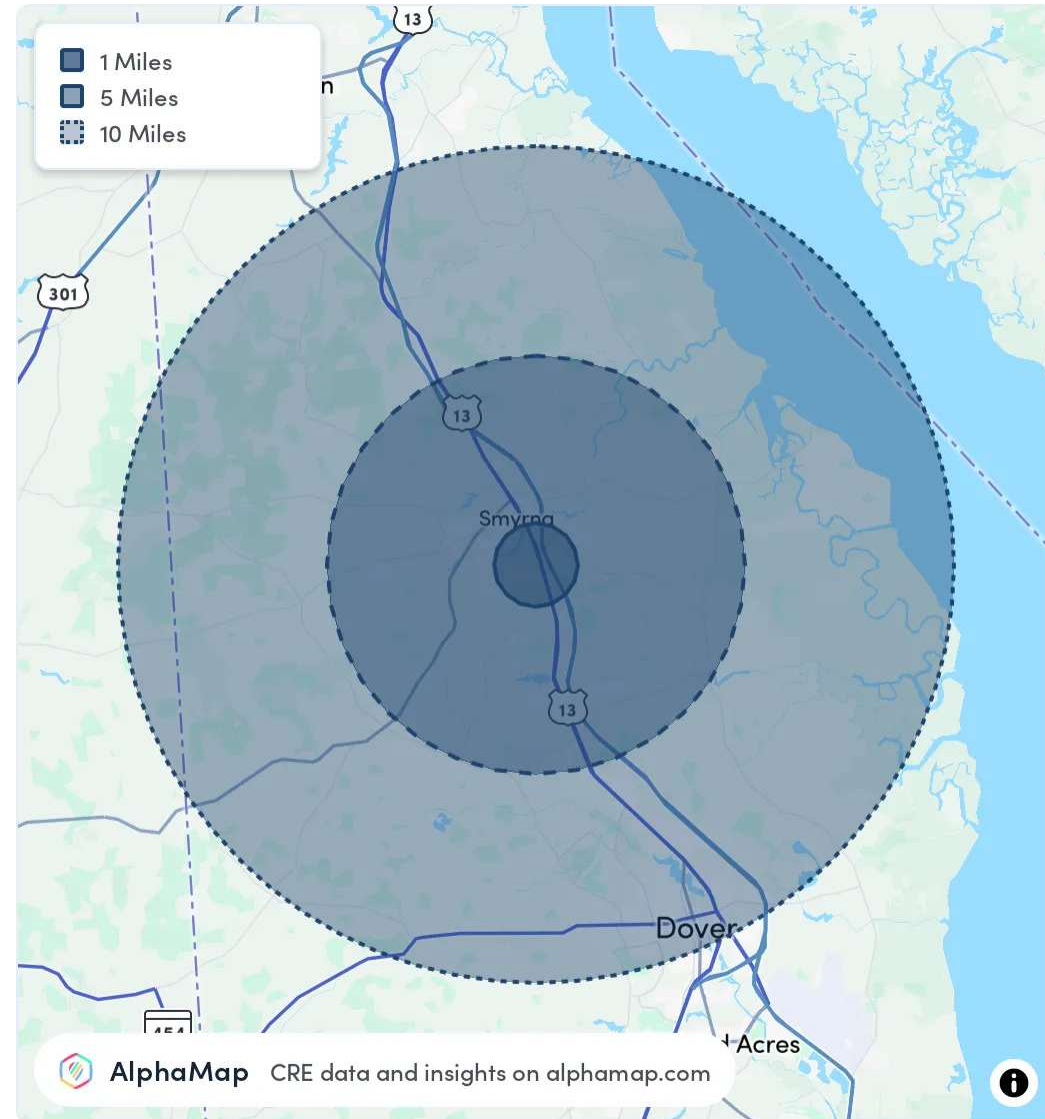
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PAD SITES FOR LEASE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,420	42,434	86,818
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42
HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,836	15,133	30,792
Persons per HH	2.6	2.8	2.8
Average HH Income	\$90,309	\$97,353	\$97,261
Average House Value	\$281,259	\$330,497	\$339,383
Per Capita Income	\$34,734	\$34,768	\$34,736
RACE	1 MILE	5 MILES	10 MILES
Population White	3,903	22,995	48,613
Population Black	2,370	13,767	26,155
Population American Indian	26	205	488
Population Asian	166	784	1,820
Population Pacific Islander	2	9	58
Population Other	255	1,206	2,485

Map and demographics data derived from AlphaMap



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