

MIDDLETOWN MARKETPLACE

476 Middletown Warwick Road | Middletown, DE
FOR LEASE



PRIME RETAIL LOCATION IN MIDDLETOWN

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DSM
COMMERCIAL

THE SPACE

Location	476 Middletown Warwick Road Middletown, DE 19709
County	New Castle County
Available SF	3,200 (40'x80')
Lease Rate	\$30/SF/NNN

HIGHLIGHTS

- Available space is positioned on the endcap of a standalone retail strip center within the 94,072 SF shopping center
- Strong storefront presence with prominent signage opportunity
- Flexible floor plan suitable for a variety of retail uses
- Ample surface parking for customers and employees
- The space can be accessed from Middletown Warwick Road and the signalized entrance to Main Street
- Join established national tenants including: Food Lion, McDonald's, Chase Bank, Panera Bread, and IHOP
- The shopping center is located in the heart of Middletown's commercial district with excellent visibility, easy access and high daytime population numbers



POPULATION

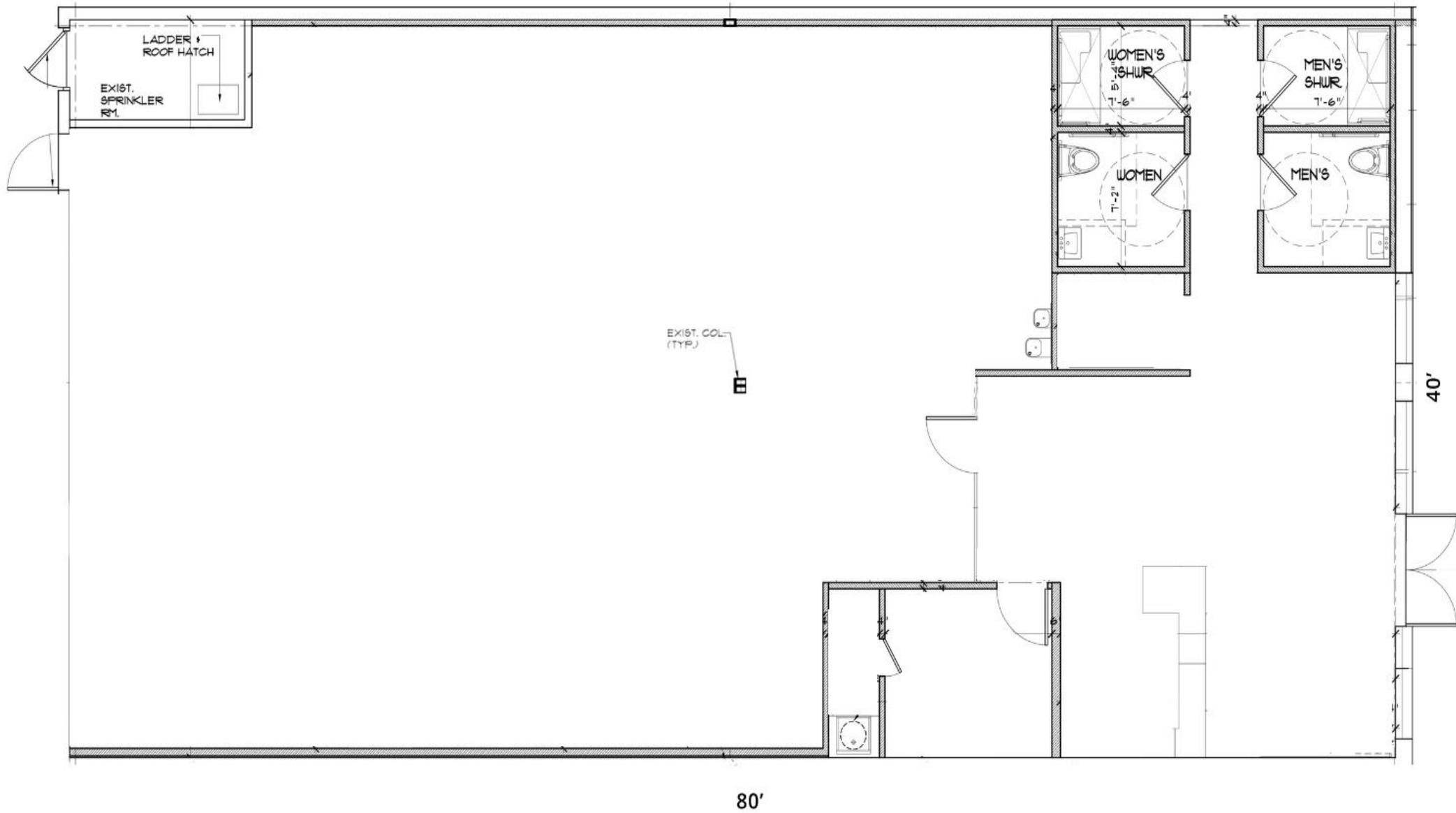
1.00 MILE	3.00 MILE	5.00 MILE
9,227	29,833	48,750

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,264	\$136,268	\$150,495

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,689	10,361	16,526





MIDDLETOWN SQUARE

- carter's
- Capriotti's
- Living Well Pharmacy
- Goodwill
- BORN TO GAME
- Dutch Oven Farm Market
- planet fitness

NEMOURS CHILDREN'S HEALTH

SUBJECT PROPERTY
476 MIDDLETOWN WARWICK RD
 MIDDLETOWN, DE

MIDDLETOWN

- ReStore
- INFOTECH
- LOS MACHADOS
- STEEL CITY
- Bright Dental

the Y

Silver Lake Park

Bright Home

EVERITT MEREDITH MIDDLE SCHOOL

MIDDLETOWN

- HomeGoods
- ASHLEY
- Joeys Mike's Subs
- Walgreens
- ALDI
- Starbucks
- VIDAVET
- Pediatric Dermatology
- MIDDLETOWN FAMILY DENTISTRY

KOHL'S

- Marshalls
- SEPHORA
- Apricot Lane
- FAMOUS footwear
- petco
- Michaels
- Chick-fil-A

Walmart

TEXAS ROADHOUSE

299

Fairfield BY MARRIOTT

Wendy's

Holiday Inn

LIDL

DUNKIN'

Grotto Pizza

GP

MATTRESS Warehouse

Two Stones Pub

DOGGOCO

Empire Wine

WAFFLE HOUSE

Ruby Tuesday

Advance Auto Parts

LOWE'S

verizon

THE HOME DEPOT

Panera BREAD

TACO BELL

McDonald's

elevato

HOBBY LOBBY

TARGET

THE DOG STOP

SPROUTS FARMERS MARKET

The Whistle Stop

Auto Zone

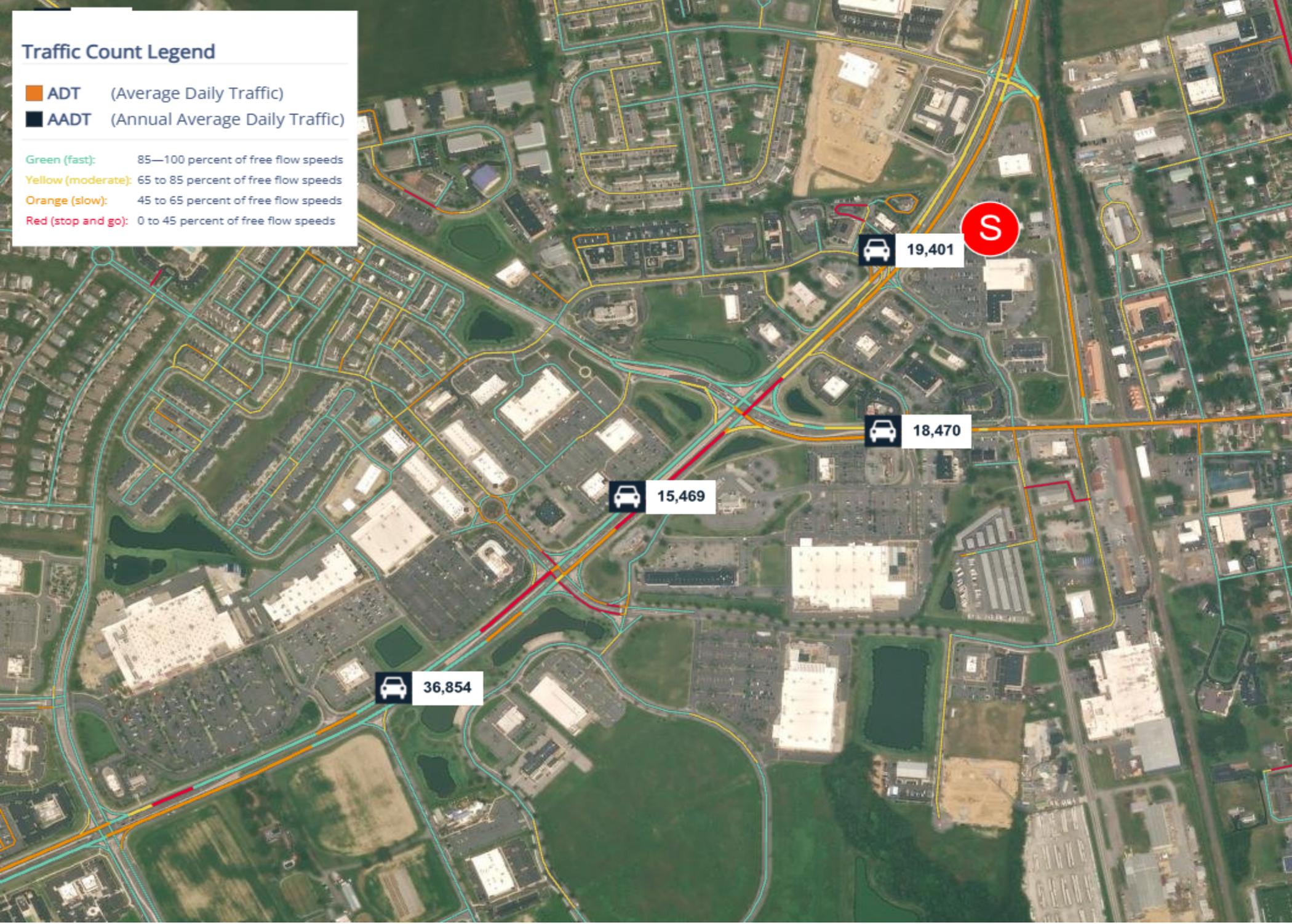
Hampton by HILTON

NAPA AUTO PARTS



Traffic Count Legend

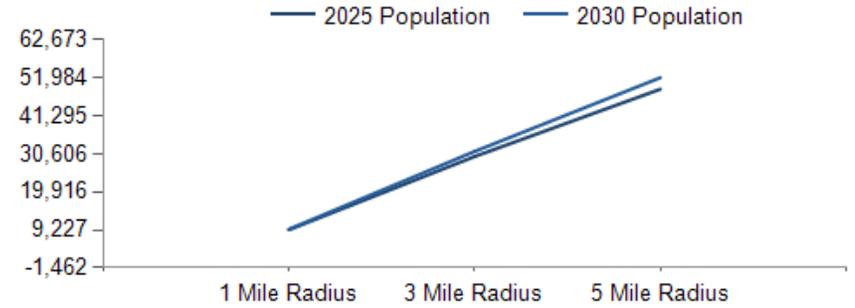
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds



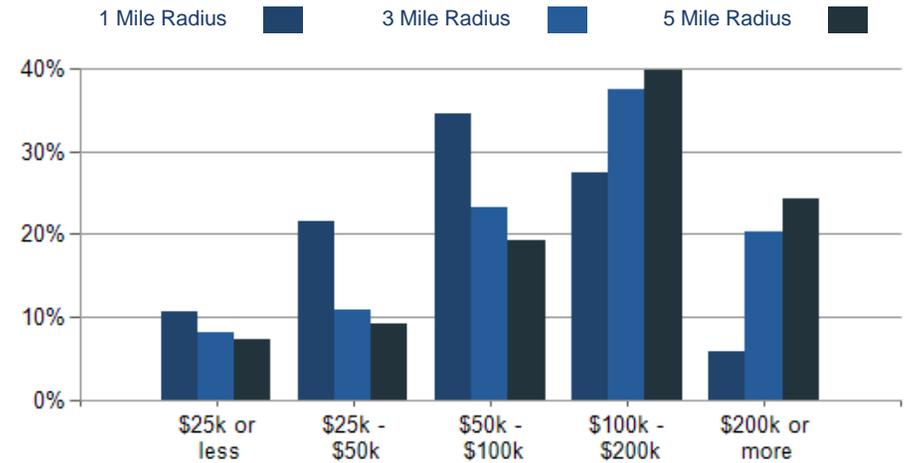


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,855	9,211	15,443
2010 Population	8,575	22,184	33,159
2025 Population	9,227	29,833	48,750
2030 Population	9,389	31,272	51,984
2025 African American	3,407	8,805	12,680
2025 American Indian	18	59	104
2025 Asian	364	1,688	2,624
2025 Hispanic	1,070	2,712	3,893
2025 Other Race	523	1,159	1,541
2025 White	4,178	15,744	27,925
2025 Multiracial	733	2,372	3,862

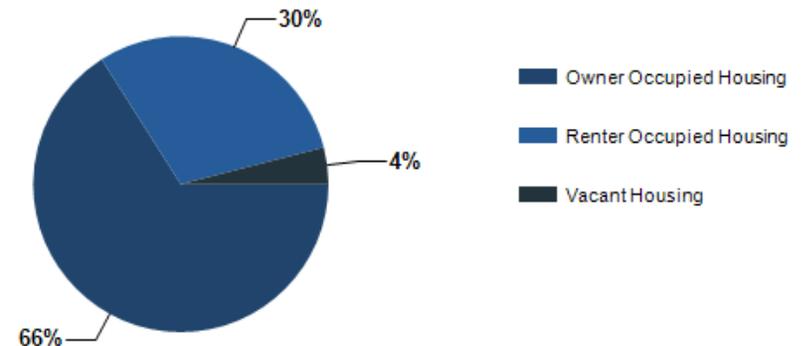
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	132	345	495
\$15,000-\$24,999	259	506	722
\$25,000-\$34,999	232	313	427
\$35,000-\$49,999	564	804	1,101
\$50,000-\$74,999	599	1,098	1,459
\$75,000-\$99,999	680	1,306	1,711
\$100,000-\$149,999	788	2,345	3,497
\$150,000-\$199,999	223	1,547	3,102
\$200,000 or greater	212	2,097	4,012
Median HH Income	\$76,553	\$115,235	\$132,913
Average HH Income	\$88,264	\$136,268	\$150,495



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	670	1,776	2,771
2025 Population Age 35-39	660	1,844	3,022
2025 Population Age 40-44	535	1,964	3,322
2025 Population Age 45-49	590	2,074	3,381
2025 Population Age 50-54	593	2,195	3,534
2025 Population Age 55-59	530	1,876	3,144
2025 Population Age 60-64	456	1,729	2,914
2025 Population Age 65-69	371	1,313	2,313
2025 Population Age 70-74	365	1,052	1,808
2025 Population Age 75-79	366	944	1,573
2025 Population Age 80-84	303	671	1,014
2025 Population Age 85+	212	437	651
2025 Population Age 18+	7,249	23,056	37,570
2025 Median Age	38	38	39
2030 Median Age	39	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,828	\$103,014	\$115,520
Average Household Income 25-34	\$80,238	\$122,232	\$139,201
Median Household Income 35-44	\$78,670	\$127,382	\$152,304
Average Household Income 35-44	\$91,537	\$149,383	\$167,663
Median Household Income 45-54	\$88,783	\$142,135	\$158,557
Average Household Income 45-54	\$100,645	\$162,954	\$176,478
Median Household Income 55-64	\$84,322	\$130,240	\$151,857
Average Household Income 55-64	\$94,988	\$151,965	\$166,866
Median Household Income 65-74	\$73,525	\$97,244	\$105,742
Average Household Income 65-74	\$87,476	\$117,391	\$127,490
Average Household Income 75+	\$73,998	\$84,555	\$86,149

Population By Age

