

WILLOW GROVE MILL

INTERSECTION RT 299 & RT 1 | MIDDLETOWN, DE 19709

JOIN



GROUND LEASES/BUILD TO SUIT AVAILABLE

OFFICE & RETAIL ZONING



PROPERTY HIGHLIGHTS

- OUTSTANDING HIGH TRAFFIC LOCATION
- AT RT. 1 SOUTH OFF RAMP
- RT. 1 - 46,208 VPD
- RT. 1 SUMMER PEAK TRAFFIC 90,000+ VPD
- SIGNALIZED INTERSECTION/17,034 VPD
- LOCATED DIRECTLY ACROSS FROM CHRISTIANA HOSPITAL RT. 299 FRONTAGE .3 MILES WEST OF RT. 1

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| EST. POPULATION 2019 | 4,880 | 29,360 | 48,805 |
| EST. DAYTIME POP. 2019 | 2,166 | 19,359 | 27,334 |
| EST. HOUSEHOLDS 2019 | 1,685 | 10,173 | 16,608 |
| EST. AVG. HH INCOME 2019 | \$161,155 | \$109,224 | \$106,289 |

MIDDLETOWN ODESSA RD TRAFFIC COUNT: 17,034 *DELDOT 2018

RT. 1 NORTH TRAFFIC COUNT: 46,498 VPD *DELDOT 2018

OWNED AND MANAGED BY



200 AIRPORT ROAD | NEW CASTLE, DE 19720

RETAIL
LEASES

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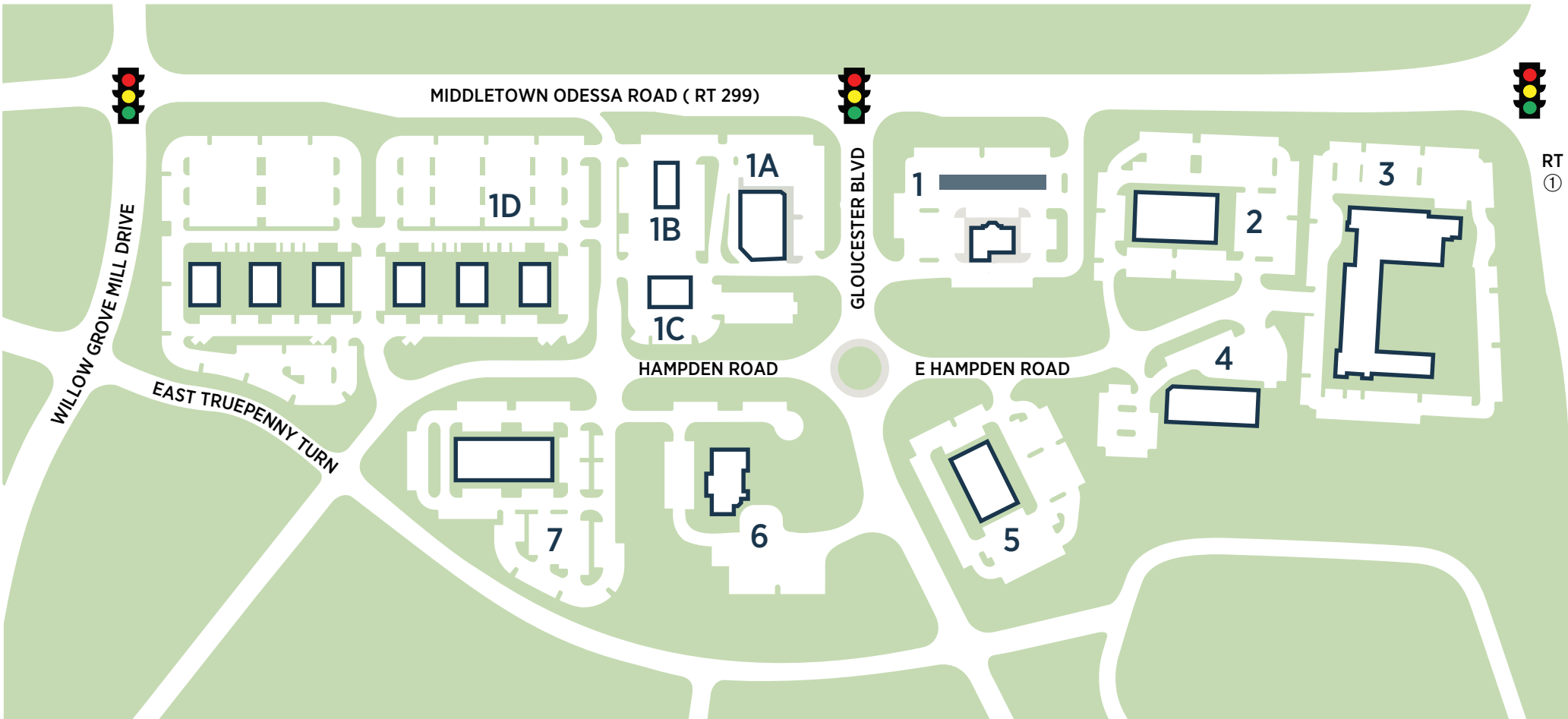
Mobile: 302.472.8035

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bdiclemente@ngfk.com

NAI EMORY HILL REAL ESTATE SERVICES INC.

NEWMARK GRUBB FRANK KNIGHT



| LOT | ADDRESS | TENANT | ACRES |
|-----|-------------------------------|----------------------------|-------|
| 1A | 650 MIDDLETOWN ODESSA RD. | CVS | 1.7 |
| 1B | FAST FOOD WITH DRIVE THRU | AVAILABLE GROUND LEASE | 1.23 |
| 1C | RETAIL FREE STANDING BUILDING | AVAILABLE GROUND LEASE | 1.51 |
| 1D | RESATAURANT PAD SITES | AVAILABLE GROUND LEASE | 11.02 |
| 6 | 130 HAMPDEN RD. | MIDDLETOWN POLICE STATION* | 5.46 |
| 7 | 100 HAMPDEN RD. | AVAILABLE GROUND LEASE | 4.59 |

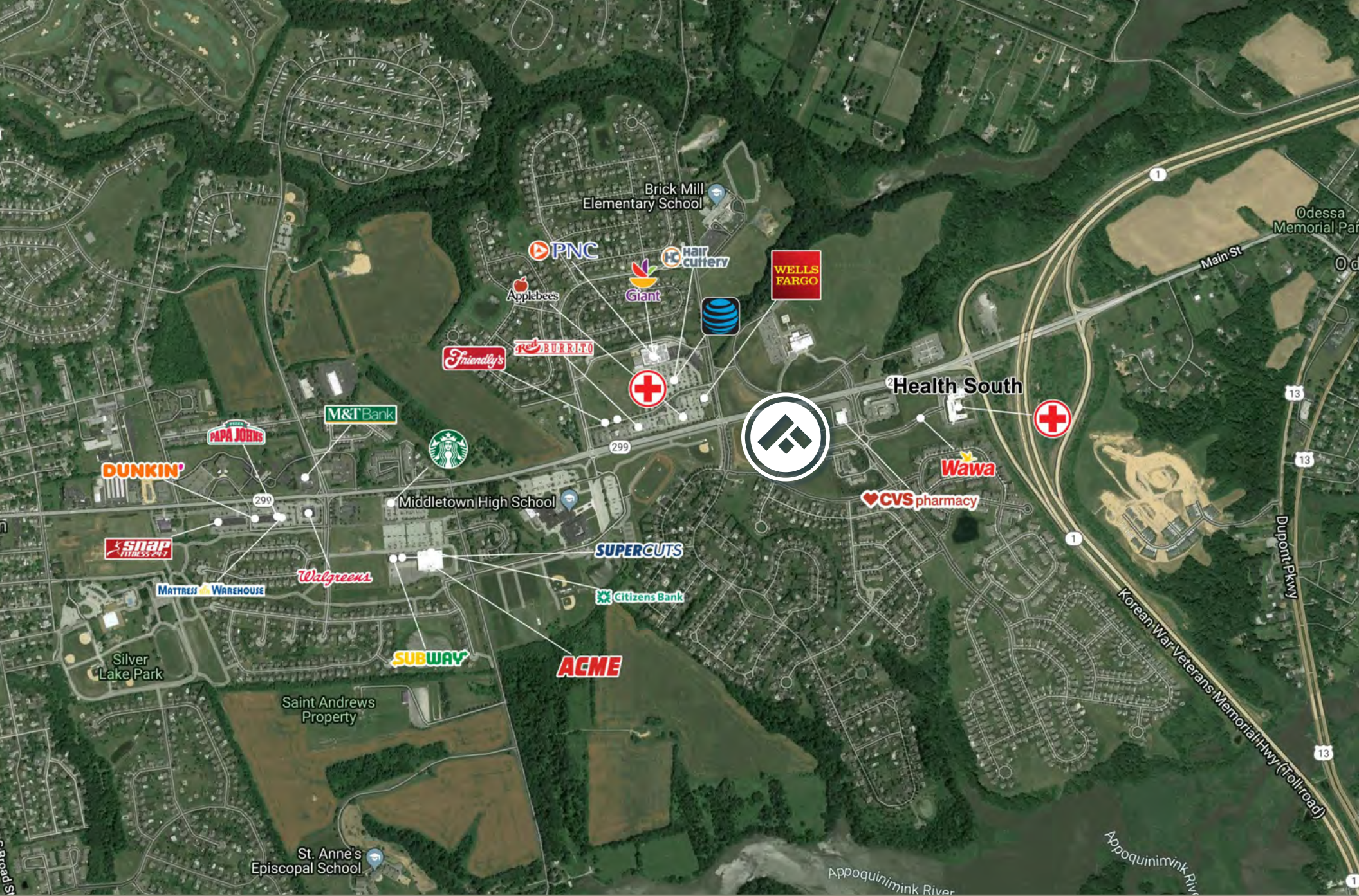
| LOT | ADDRESS | TENANT | ACRES |
|-----|---------------------------|------------------------|-------|
| 1 | 690 MIDDLETOWN ODESSA RD. | WAWA | 4.08 |
| 2 | 235 EAST HAMPDEN RD. | AVAILABLE GROUND LEASE | 4.01 |
| 3 | 250 EAST HAMPDEN RD. | HEALTH SOUTH | 6.57 |
| 4 | 230 EAST HAMPDEN RD. | AVAILABLE GROUND LEASE | 2.83 |
| 5 | 210 EAST HAMPDEN RD. | AVAILABLE GROUND LEASE | 3.76 |

* LAND DONATED BY FUSCO

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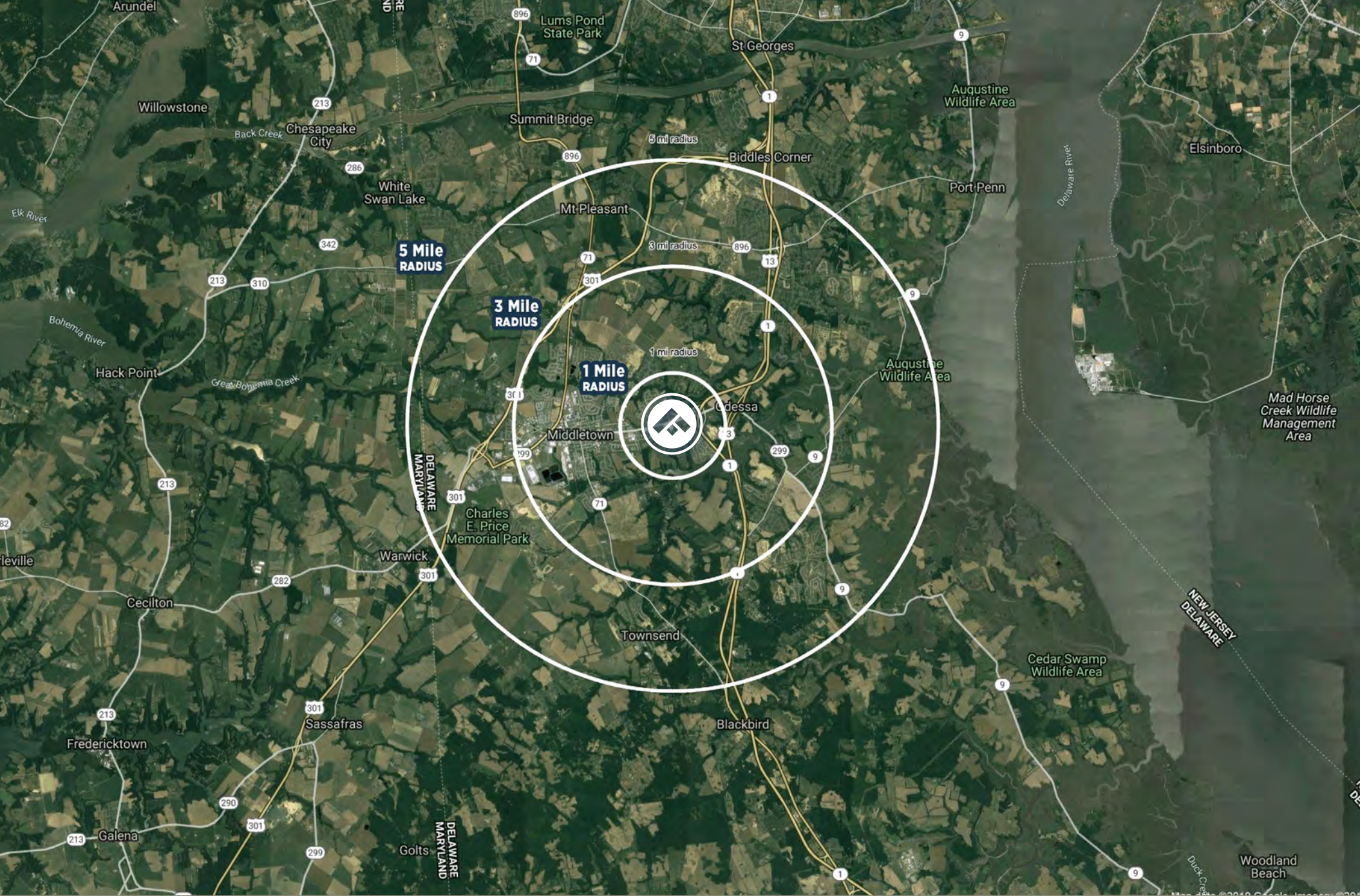




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