

### PROPERTY DESCRIPTION

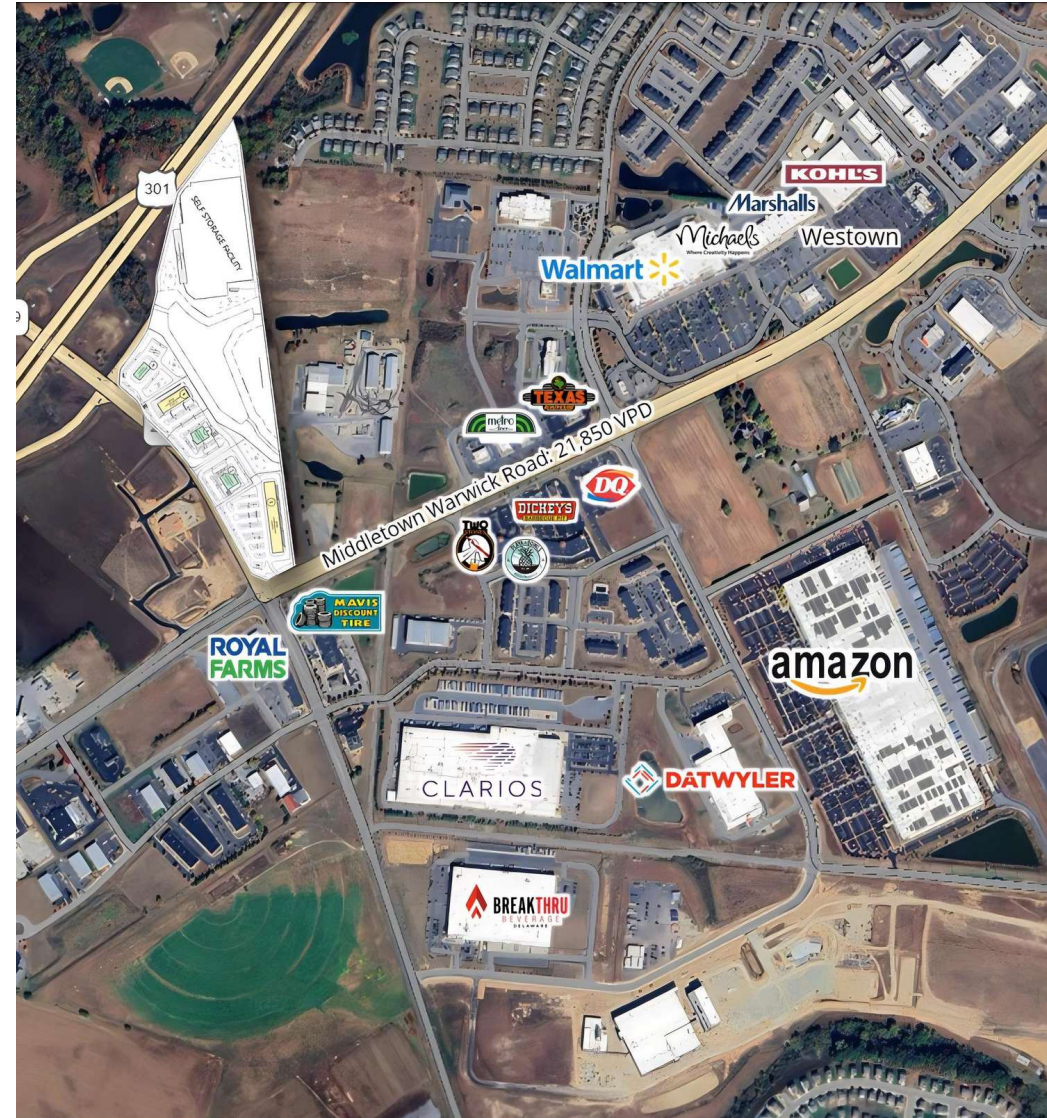
**Excellent development opportunity located at the new Levels Road/301 interchange in Middletown, DE.** The interchange is the gateway to the west Middletown employment hub that is home to approximately 7,000 employees working at the 1.2 million square foot Amazon Fulfillment Center, Datwyler Pharmaceuticals production plant, 400,000 square foot Johnson Controls distribution facility, 282,000 square foot Breakthru Beverage Company and the new 2,200,000 square foot STA pharmaceutical manufacturing campus. Ideally located adjacent to the Route 301 bypass on/off ramps, this property presents the "last chance" opportunity for travelers to exit the new interchange into Middletown for service related uses including gas/convenience, restaurant, hotel and other retail services. The next closest opportunity for these uses to the south is in Queenstown, MD, a 40 mile trip from Middletown.

### PROPERTY DETAILS

- **Total Building Size:** 57,910 SF (split in 5 parcels)
  - > **Lot 2:** Retail | 4.40 acres | 27,625 SF
  - > **Lot 3:** Restaurant | 2.29 acres | 6,500 SF
  - > **Lot 4:** Restaurant | 1.99 acres | 6,500 SF
  - > **Lot 5:** Retail | 1.78 acres | 12,285 SF
  - > **Lot 6:** Restaurant | 2.42 acres | 5,000 SF
- **Sale Price:** Please contact listing agent

### BUSINESS INCENTIVES IN MIDDLETOWN, DE

- **Business License Fee Waiver:** New businesses get a two-year waiver on the annual town business license fee.
- **Accelerated Review:** Code-compliant projects may qualify for a faster development review process.
- **Impact Fee Reductions:** Commercial and mixed-use projects get 75% off water, sewer, and electric impact fees.
- **State Tax Incentives:** Delaware offers tax credits and reductions, with extra benefits in select areas.



For More Information, Contact:

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



Lot Chart			
Lot Number	Lot Area (acres)	Proposed Use	Building Size (S.F.)
2	4.40	Retail	27,625
3	2.29	Restaurant	6,500
4	1.99	Restaurant	6,500
5	1.78	Retail	12,285
6	2.42	Restaurant	5,000
Total	32.59		237,785



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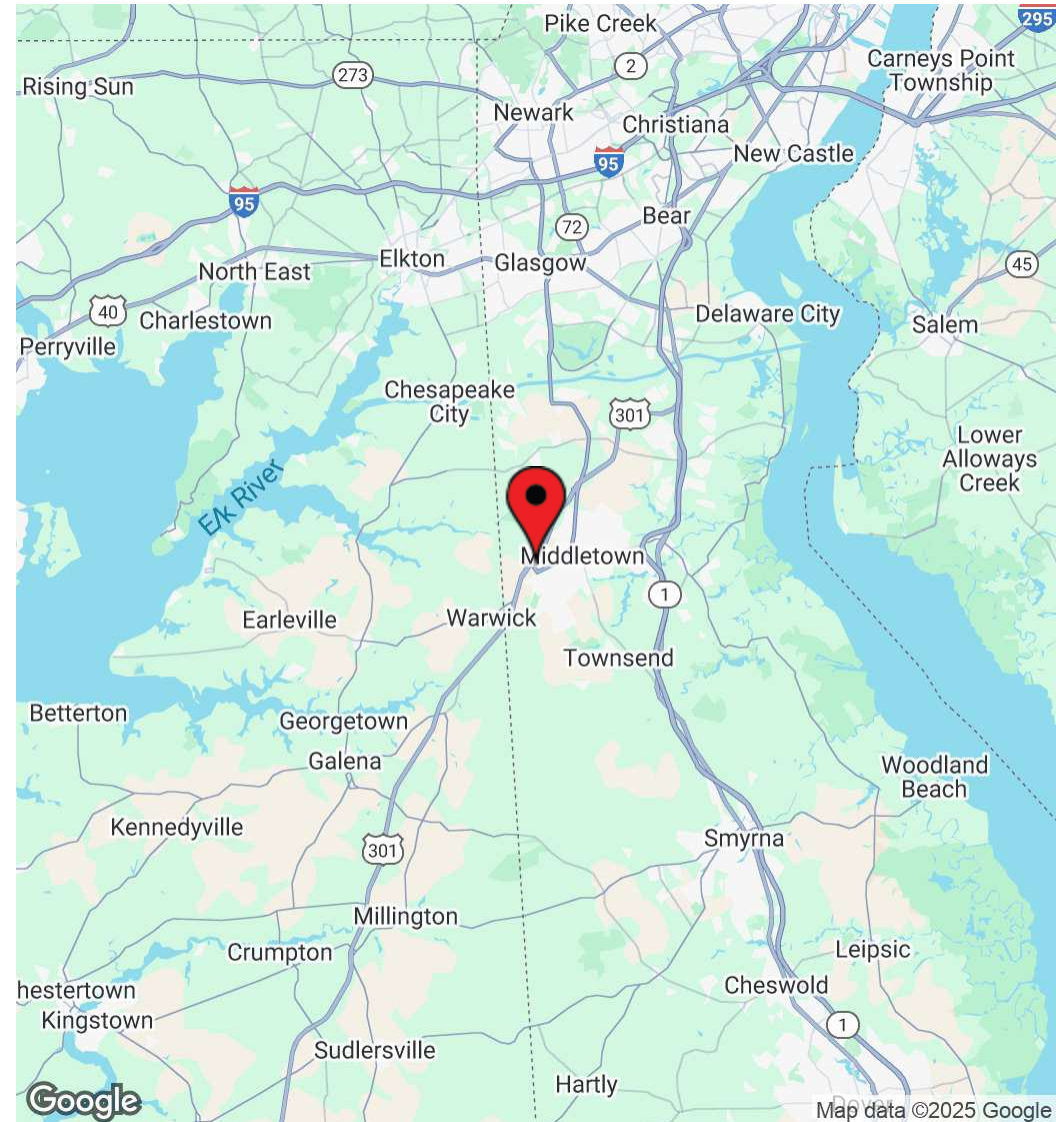
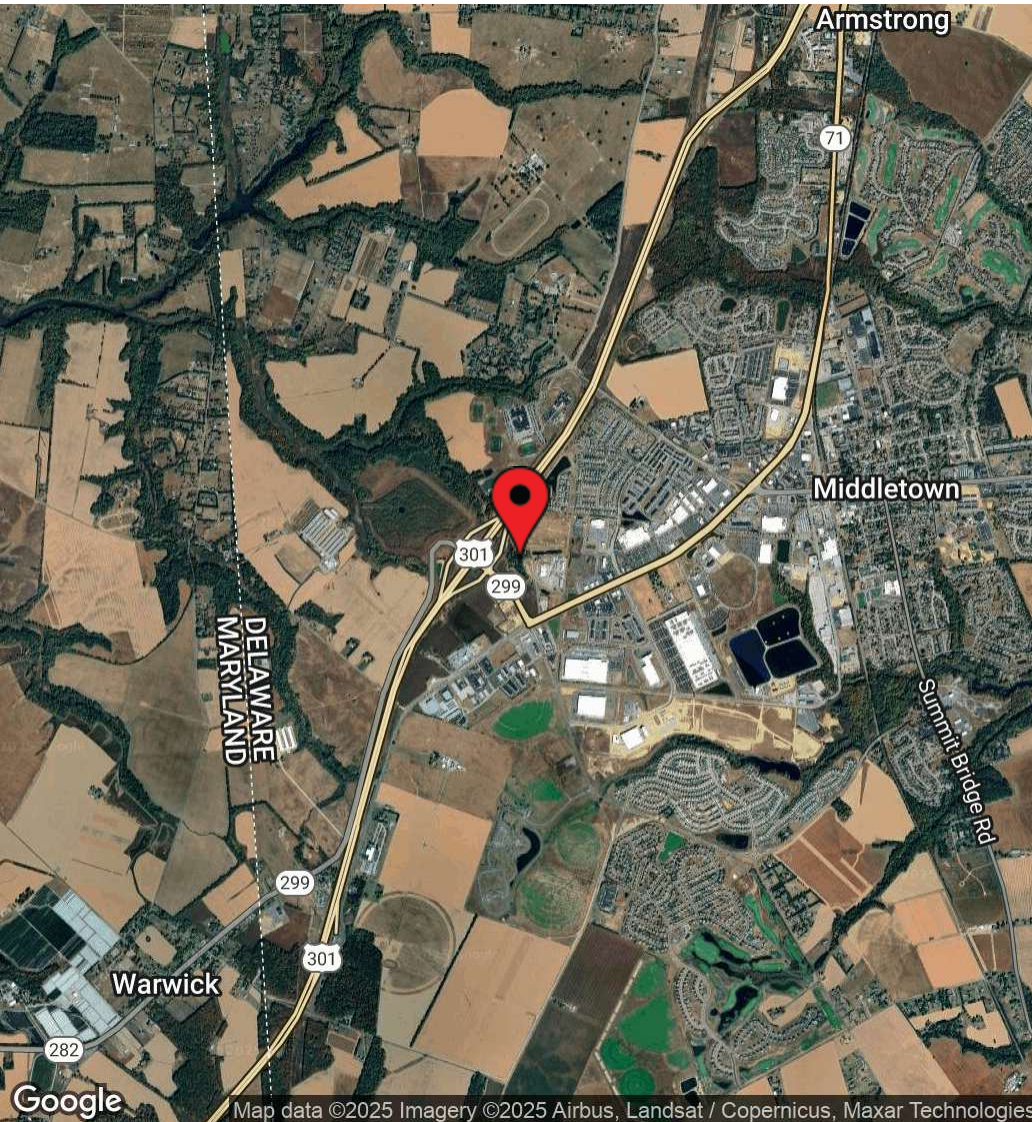
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827 Middletown Warwick Road  
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RETAIL/RESTAURANT PROPERTY  
**FOR SALE**



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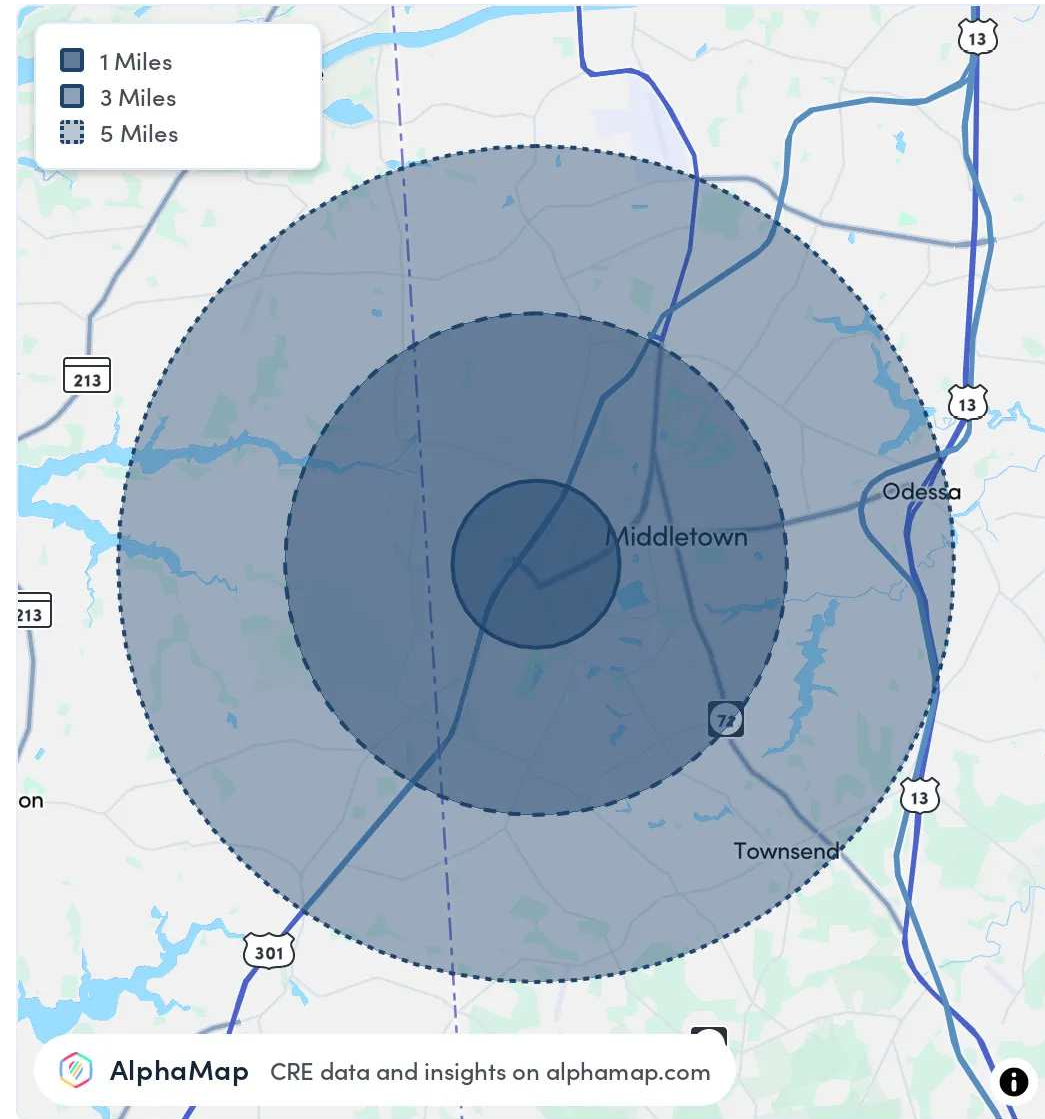
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## RETAIL/RESTAURANT PROPERTY FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,986	20,924	40,410
Average Age	44	39	39
Average Age (Male)	42	38	38
Average Age (Female)	46	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	901	7,429	13,628
Persons per HH	2.2	2.8	3
Average HH Income	\$78,035	\$109,308	\$132,571
Average House Value	\$441,090	\$435,592	\$468,669
Per Capita Income	\$35,470	\$39,038	\$44,190

RACE	1 MILE	3 MILES	5 MILES
Population White	1,134	10,891	23,093
Population Black	473	6,361	10,698
Population American Indian	6	45	91
Population Asian	97	1,041	1,916
Population Pacific Islander	-	6	12
Population Other	72	954	1,425



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