

PROPERTY & AREA OVERVIEW

Excellent retail opportunity in a high traffic growing area! Located on South DuPont Boulevard (Route 13), at the Route 1 Interchange in Smyrna, DE, Simon's Corner offers great visibility & is home to high-volume national retailers including: Hardees, WSFS, Wawa, Dollar General, Concord Pet Foods, Walgreen's, Anytime Fitness & many more. Delaware's 5th largest and in recent years, fastest growing municipality, Smyrna is strategically located with convenient access to markets and transportation networks and is poised for continued economic and residential growth.

PROPERTY DETAILS

Available Space:

- **Pad Sites:**
 - Pad 1: 6,000 SF (Divisible)
 - Pad 2: 15,000 SF (Divisible)
 - Pad 3: 15,000 SF (Divisible)
- **Lease Rate:** Please contact leasing agent
- **AADT:** South DuPont Boulevard: 37,481

DEMOGRAPHICS AT A GLANCE

2017 Demographics (ESRI)	1 Mile	3 Mile	5 Mile
Total Population	6,002	25,127	36,891
Daytime Population	4,852	20,360	28,648
Households	2,166	8,945	11,971
Avg. Household Income	\$80,390	\$75,290	\$74,740
Median Age	38.0	37.0	37.6



FOR MORE INFORMATION, CONTACT:

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DSM Commercial
Real Estate Services
910 S. Chapel Street
Suite 100
Newark, DE 19713

UP TO 36,000 SF PROPOSED RETAIL EXPANSION



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SIMON'S CORNER

599 Jimmy Drive
Smyrna, DE 19977

INLINE RETAIL SPACE

RETAIL A



RETAIL B



FOR MORE INFORMATION, CONTACT:

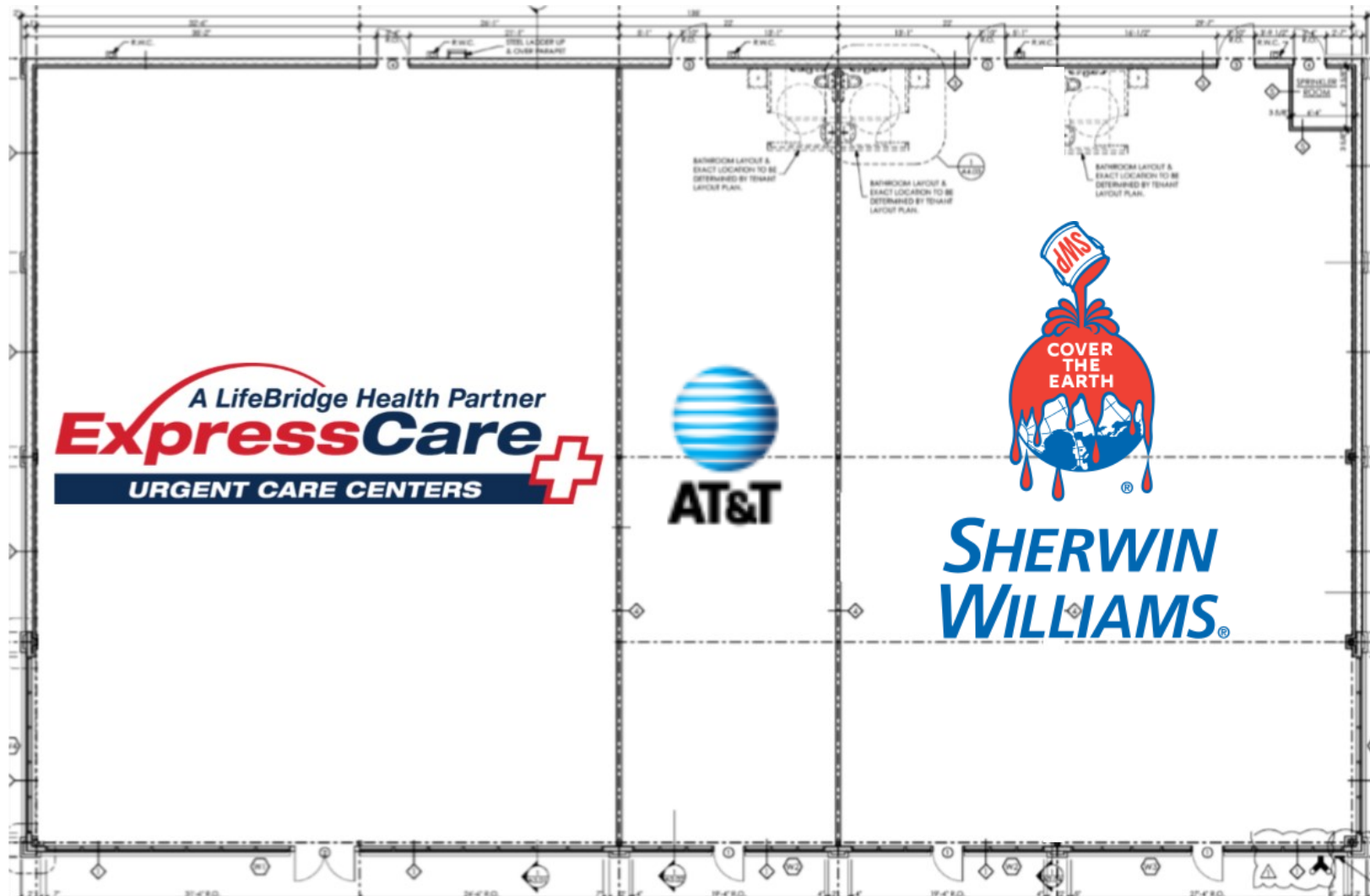
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SHARED PAD FLOOR PLAN



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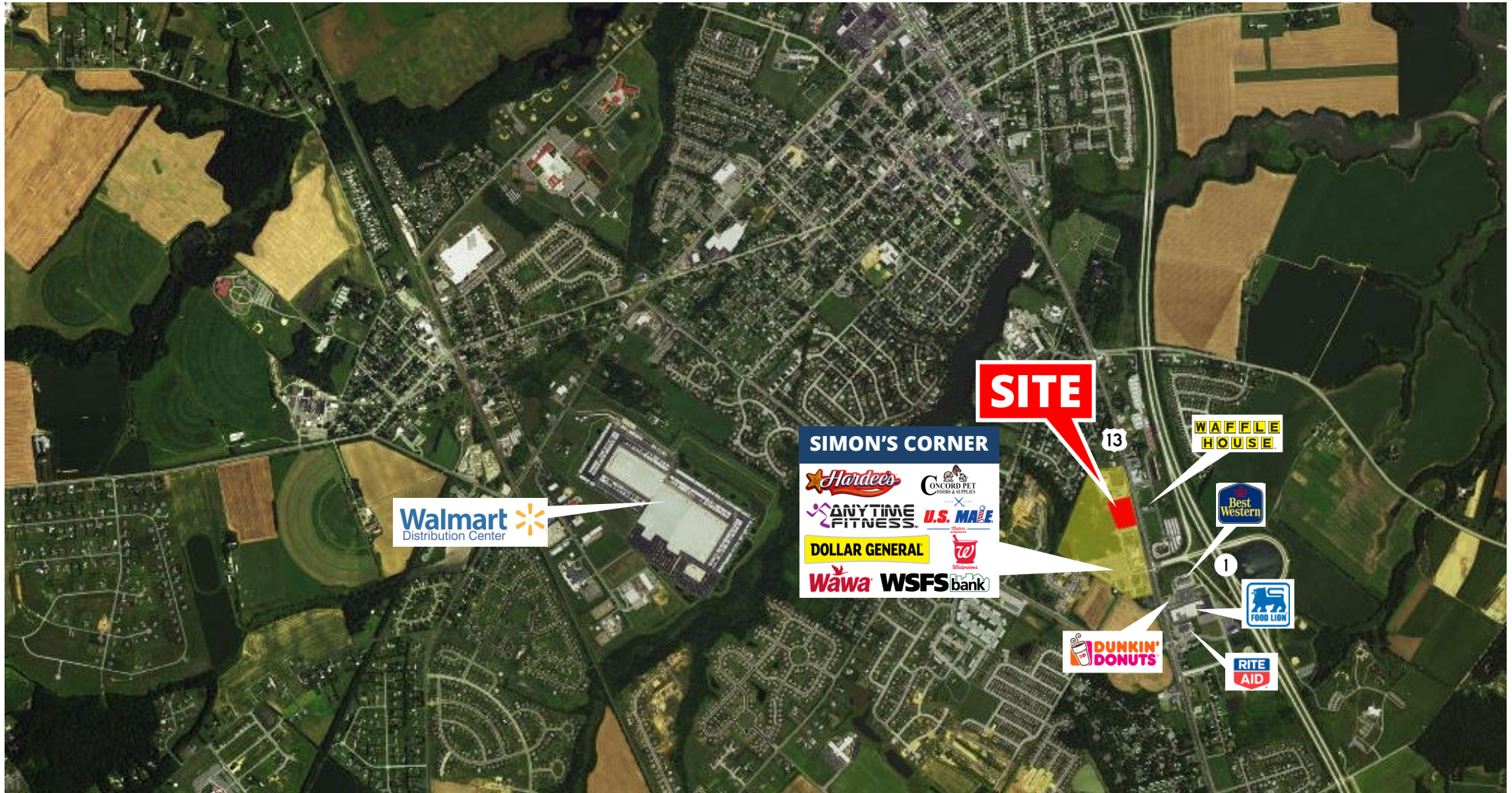
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SIMON'S CORNER

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AERIAL MAP



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TRAFFIC COUNT MAP



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