



Cynthia Bates
R&R Commercial Realty
Associate Broker
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4761 Summit Bridge Rd

Available

FOR SALE

4761 SUMMIT BRIDGE RD, MIDDLETOWN DE 19709

OFFERING SUMMARY

ADDRESS	4761 Summit Bridge Rd Middletown DE 19709
COUNTY	Newcastle

FINANCIAL SUMMARY

PRICE	\$1,050,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	783	25,196	58,082
2025 Median HH Income	\$138,816	\$132,750	\$136,343
2025 Average HH Income	\$159,974	\$152,573	\$157,231

- ❖ Step into a world of endless possibilities with this strategically positioned property that boasts not only a convenient location but also a flexible layout designed to cater to a variety of business needs. Whether you're looking to expand your portfolio or start a new venture, this property offers the ideal foundation for success in the competitive commercial real estate landscape.



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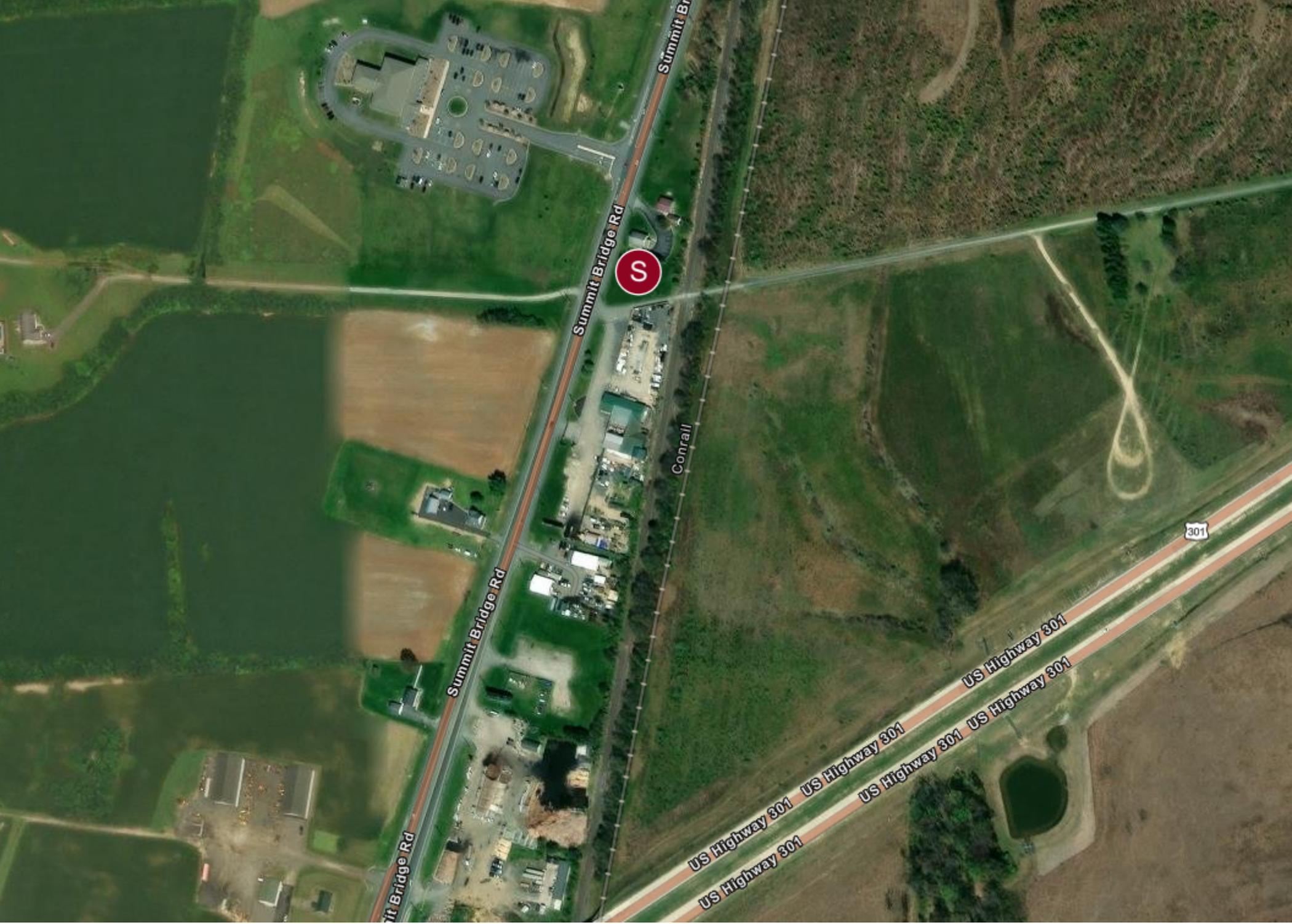
R&R Commercial Realty
46 S. State Street, Dover, DE 19901

- ❖ The property is in close proximity to major transportation routes, including Route 1 and Route 301, providing convenient access to nearby cities like Wilmington, Dover, and Philadelphia. This strategic location enhances the property's marketability and accessibility for potential customers and employees. The surrounding area features a mix of residential neighborhoods, commercial developments, and green spaces, creating a balanced environment for both work and leisure.
- ❖ 2.34+/- acres on busy major roadway
- ❖ Property has 3 buildings, 1,175+/- SF Office space, 448+/- SF Garage and a 960+/- SF Insulated Garage



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ROUTE 896 (70' WIDE) SUMMIT BRIDGE ROAD



TP # 13-012.00-033
Zoned I

1" = 50'
SCALE

CONRAIL-DELAWARE RAILROAD CO.



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The information contained herein is not a substitute for a thorough due diligence investigation. R&R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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