

PROPERTY DESCRIPTION

Fully approved multi-family apartment record plan for sale located within an existing mixed-use development at Simons Corner in Smyrna, DE. The property is approved for 270 apartment units, comprised of ten (10) 3-story buildings featuring a mix of 1, 2 & 3 bedroom apartments in a garden style design in addition to a two-story 1,722 sf community center and three (3) 6-stall parking garages. The property is part of the Simons Corner Shopping Center, the newest, most prominent retail center in the trade area which features a variety of pad and in-line retail users, including Aldi, Wawa, Walgreens, M&T Bank, WSFS Bank, Concord Pet, Dollar General, Anytime Fitness, Express Care, AT&T Mobile, and Hardee's.

LOCATION DESCRIPTION

The property is well-located at the foot of the South Smyrna Route 1 on/off ramps at DuPont Highway and offers convenient access to all points north and south, including major employment centers in Dover, Middletown, Christiana, Newark, and Wilmington, via convenient access to both Route 1 and DuPont Highway.

PROPERTY DETAILS

- **Asking Price:** \$5,400,000.00
- **Acreage:** 14.17 acres
- All off-site & on-site improvements are complete (entrance, traffic signals and public utilities are on-site)

PROPERTY HIGHLIGHTS

- **Smyrna School District:** Located in the highly regarded Smyrna School District—home to award-winning schools like Smyrna Elementary (2023 National Distinguished School) and North Smyrna Elementary (2024 Delaware Recognition School)—with strong STEM programs at Smyrna Middle and High.
- **Major surrounding employers:** Surrounded by major employers including Amazon, Bayhealth Hospital, Delaware State University, and Procter & Gamble—driving consistent daytime traffic and economic growth.
- **Traffic Counts:**
 - Route 1: 54,962 VPD
 - Route 13: 29,124 VPD



For More Information, Contact:

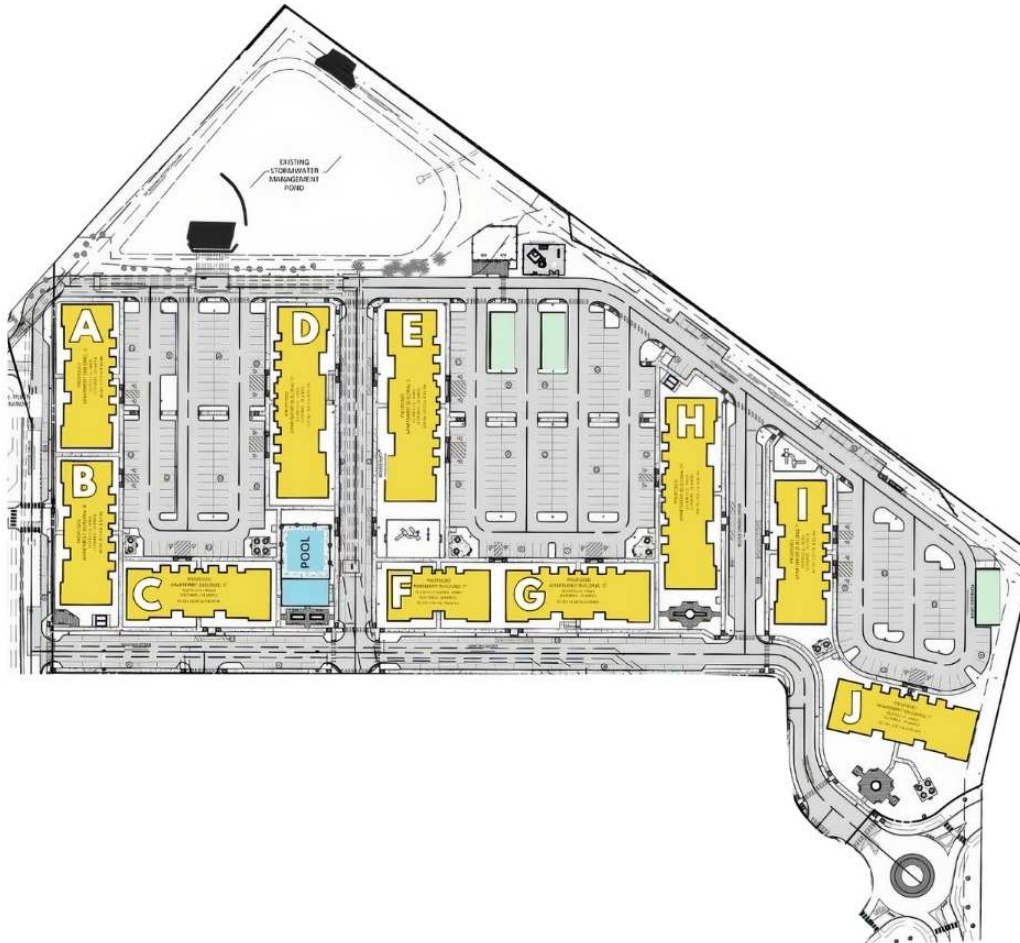
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RECORD PLAN



- 6-Car Garage Building: 66' x 28', 1,848 SF
- Office/Pool House/Meeting Space: 2-stories, 1,722/SF/Floor

BLDG	SF	STORIES	UNITS	DETAILS
A	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
B	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
C	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
D	12,898	3	36	(18) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
E	12,898	3	36	(18) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
F	7,259	3	18	(18) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
G	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
H	12,898	3	36	(18) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
I	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom
J	9,973	3	24	(6) one-bedroom, (12) 2-bedroom & (6) 3-bedroom

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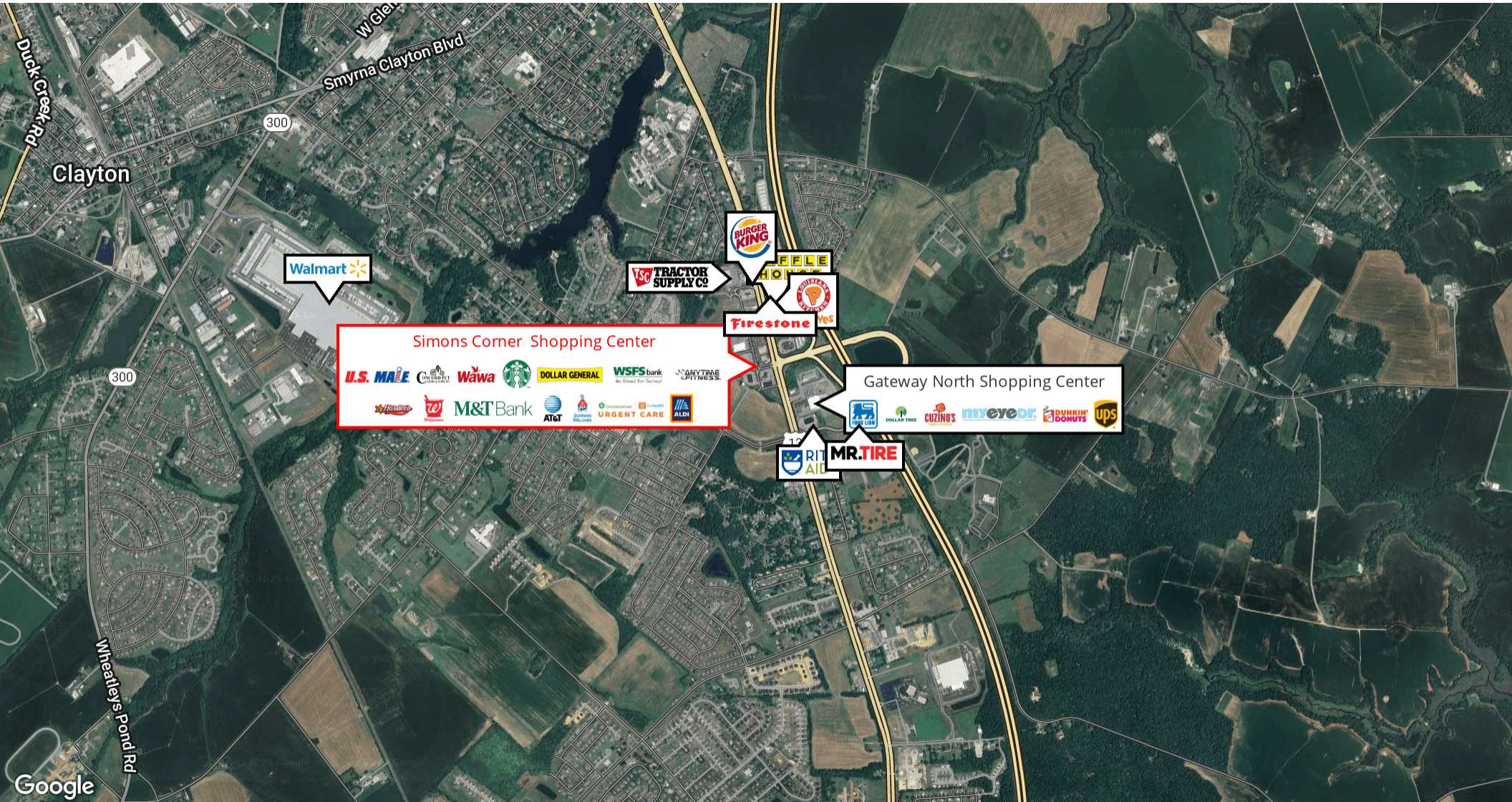


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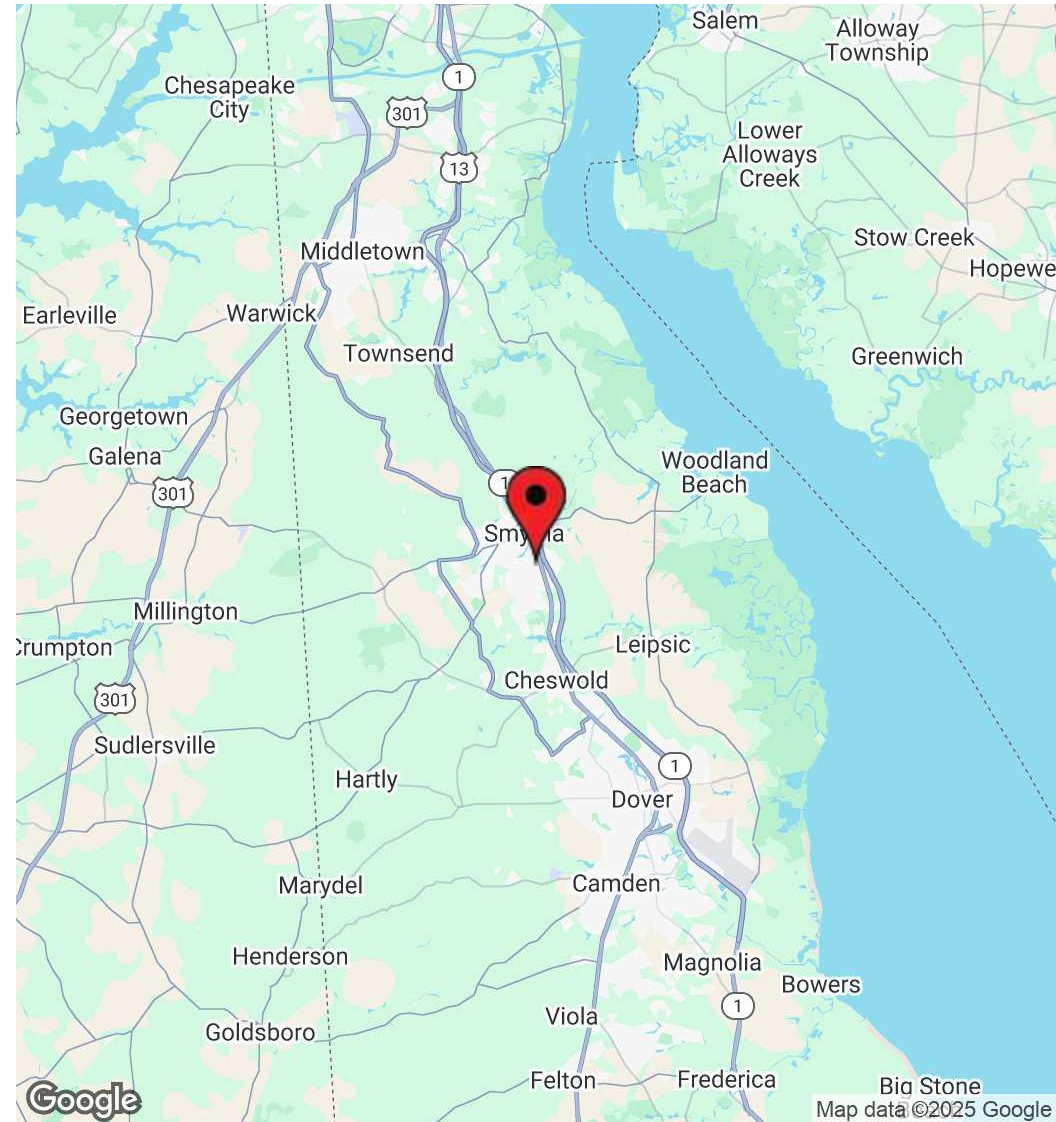
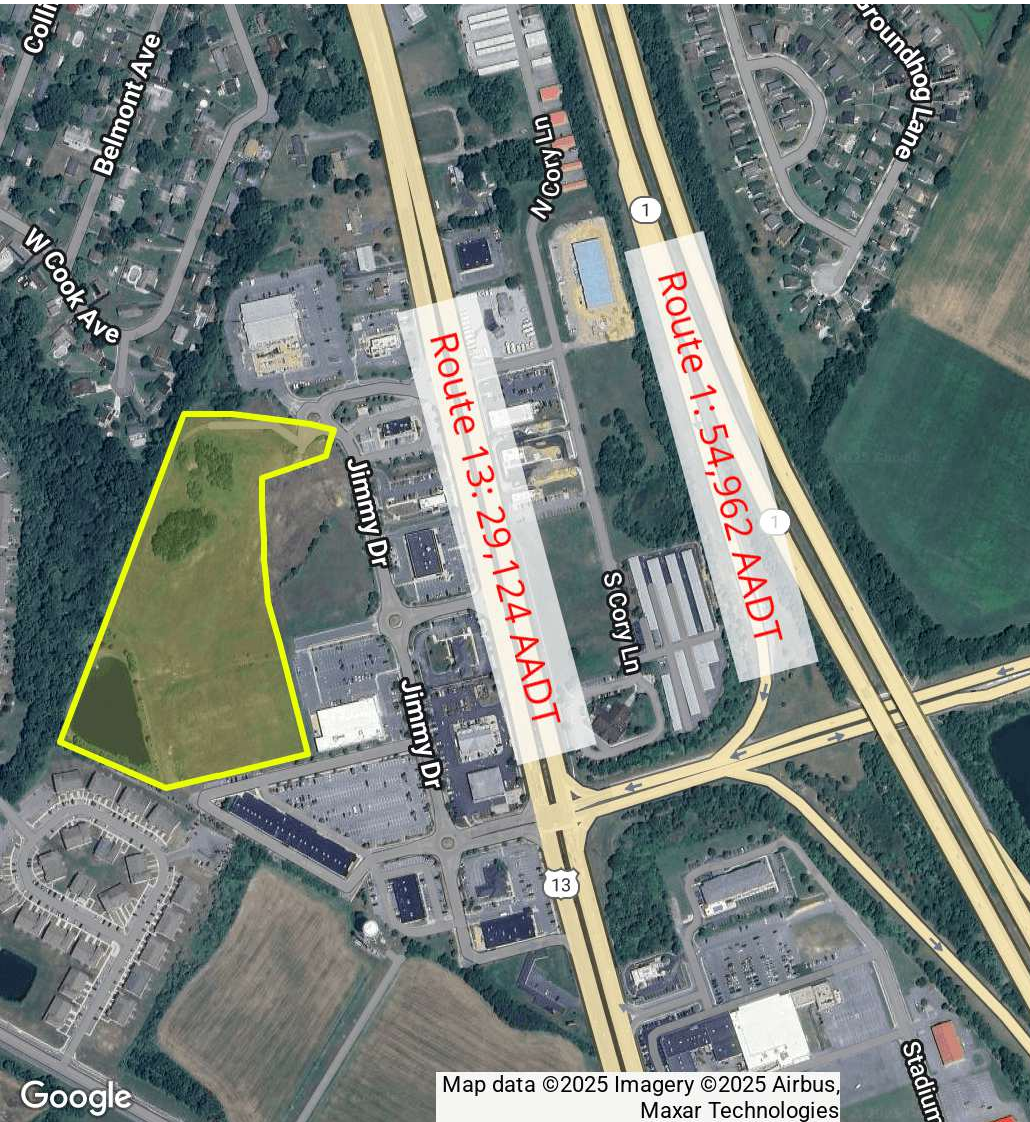
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FULLY APPROVED APARTMENT LAND DEVELOPMENT OPPORTUNITY FOR SALE



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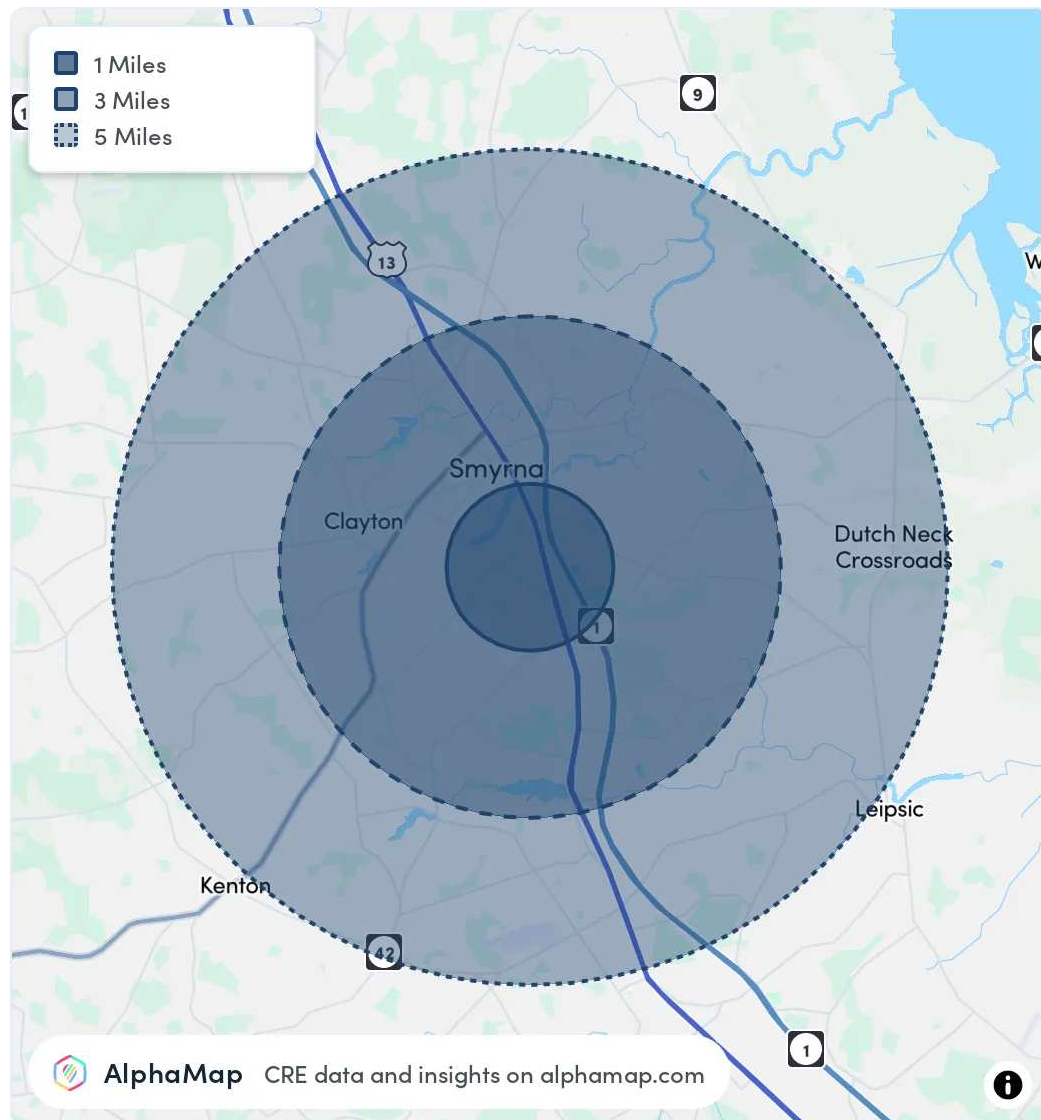
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,700	29,781	42,434
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,940	10,835	15,133
Persons per HH	2.6	2.7	2.8
Average HH Income	\$91,584	\$95,913	\$97,353
Average House Value	\$283,729	\$324,339	\$330,497
Per Capita Income	\$35,224	\$35,523	\$34,768

RACE	1 MILE	3 MILES	5 MILES
Population White	3,978	15,346	22,995
Population Black	2,527	10,431	13,767
Population American Indian	26	106	205
Population Asian	178	552	784
Population Pacific Islander	1	7	9
Population Other	267	827	1,206

Map and demographics data derived from AlphaMap



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