

Summit Crossing Shoppes

FOR LEASE | MIDDLETOWN RETAIL | 1,407 SF AVAILABLE AT SIGNALIZED INTERSECTION



4435 Summit Bridge Road
Middletown, DE 19709

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DSM
COMMERCIAL

THE SPACE

Location	4435 Summit Bridge Road Middletown, DE 19709
Size	1,407 SF
Lease Rate	Please contact listing agent
Lease Type	NNN

HIGHLIGHTS

- Positioned along Summit Bridge Road just north of Boyd's Corner, this ±1,407 SF retail space offers a prime opportunity within a high-traffic commercial corridor in Middletown, DE. The property benefits from signalized access, strong daily traffic counts, and proximity to established national and regional retailers including Dunkin', Walgreens, and other well-known operators.
- Located at a fully signalized intersection
- 25,112 VPD on Summit Bridge Road
- Positioned in a growing Middletown trade area
- Strong surrounding household incomes and demographics
- Located just north of Boyd's Corner intersection
- Ideal for retail, office, service, or food users



POPULATION

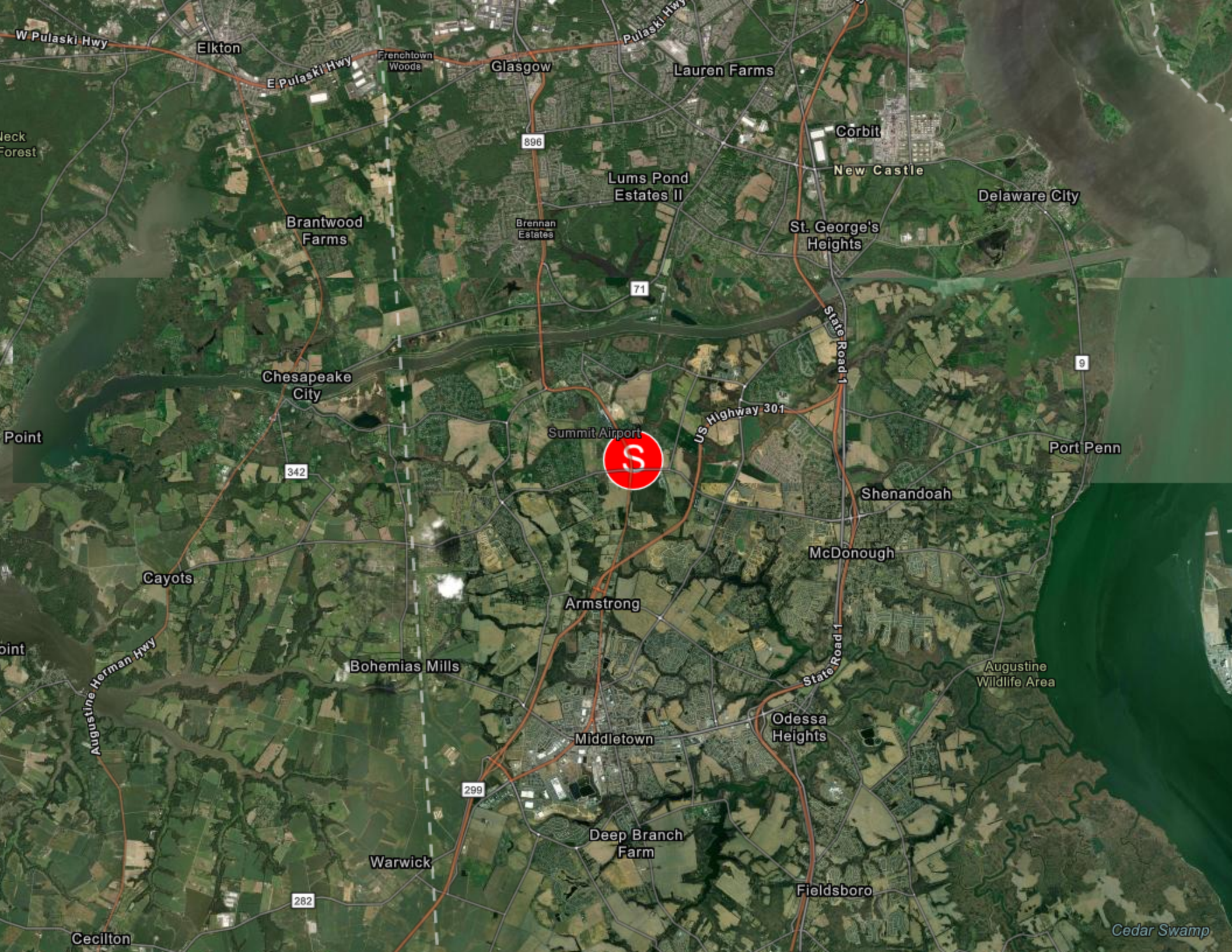
	1.00 MILE	3.00 MILE	5.00 MILE
	1,108	17,281	63,293

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$153,754	\$184,125	\$160,778

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	492	5,976	21,955



S

W Pulaski Hwy

E Pulaski Hwy

Pulaski Hwy

Elkton

Glasgow

Lauren Farms

Corbit

New Castle

Delaware City

Brantwood Farms

Lums Pond Estates II

St. George's Heights

Chesapeake City

Summit Airport

US Highway 301

State Road 1

Port Penn

Shenandoah

McDonough

Cayots

Armstrong

Bohemias Mills

Augustine Wildlife Area

Middletown

Odessa Heights

Augustine Herman Hwy

299

State Road 1

282

Warwick

Deep Branch Farm

Fieldsboro

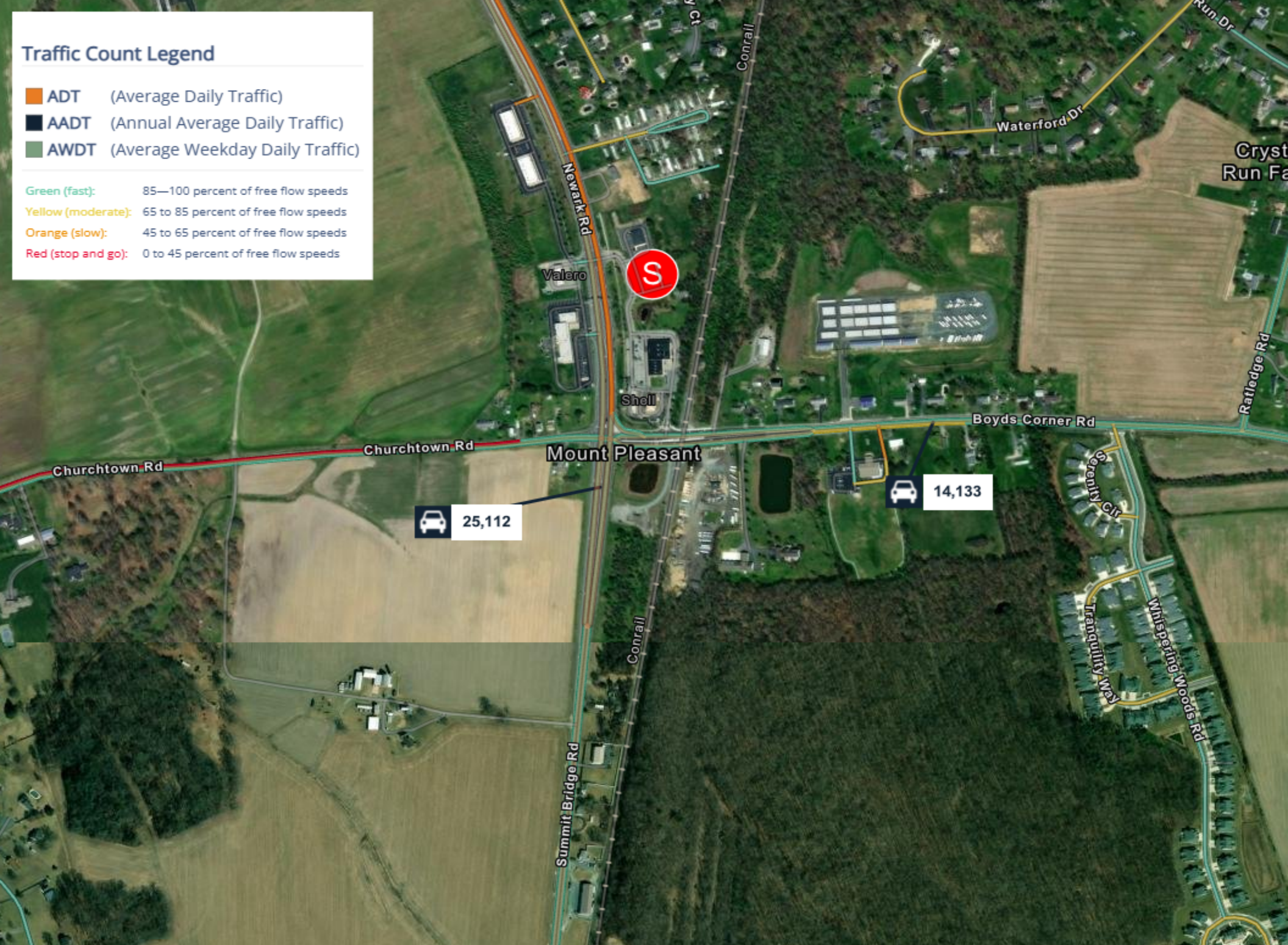
Cecilton

Cedar Swamp

Traffic Count Legend

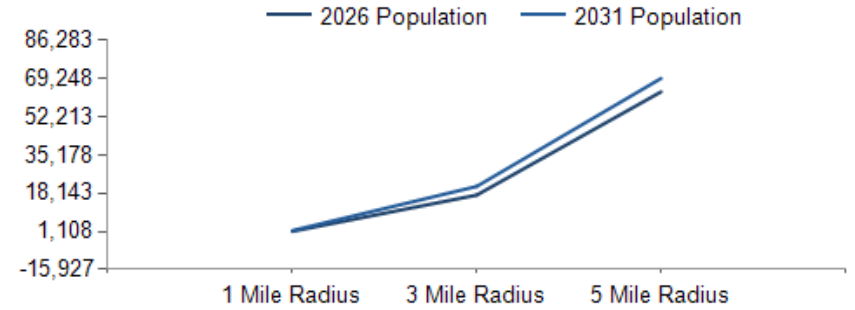
- ADT** (Average Daily Traffic)
- AAAT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds

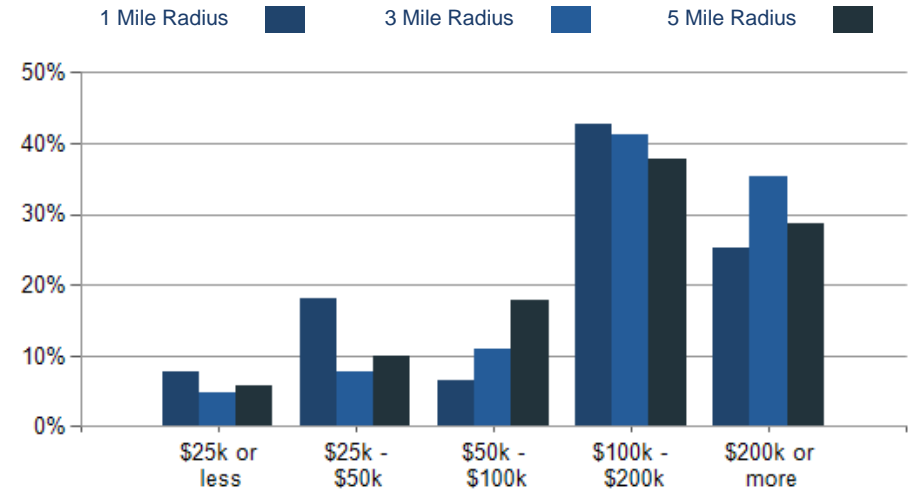


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	568	5,932	26,820
2010 Population	624	8,083	45,399
2026 Population	1,108	17,281	63,293
2031 Population	1,468	21,159	69,248
2026 African American	225	3,397	15,093
2026 American Indian	2	26	129
2026 Asian	73	1,317	5,342
2026 Hispanic	52	1,042	4,502
2026 Other Race	17	324	1,746
2026 White	734	10,977	36,286
2026 Multiracial	56	1,236	4,682
2026-2031: Population: Growth Rate	28.95%	20.65%	9.05%

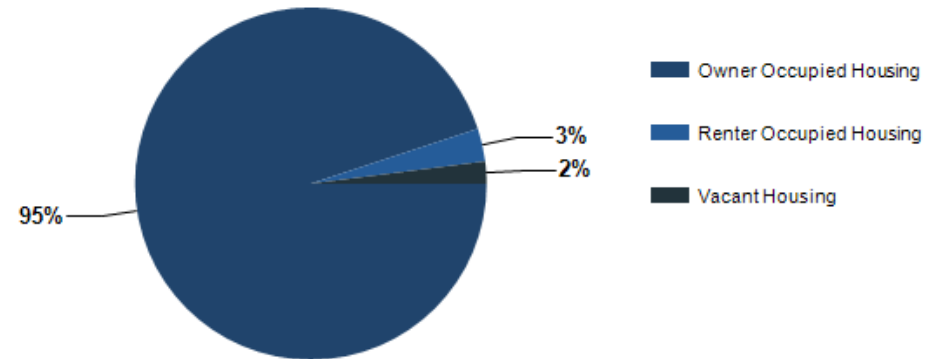
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	123	560
\$15,000-\$24,999	36	170	711
\$25,000-\$34,999	35	153	659
\$35,000-\$49,999	54	312	1,512
\$50,000-\$74,999	17	293	1,817
\$75,000-\$99,999	15	355	2,122
\$100,000-\$149,999	130	1,135	4,421
\$150,000-\$199,999	81	1,328	3,882
\$200,000 or greater	124	2,108	6,271
Median HH Income	\$133,970	\$162,861	\$140,118
Average HH Income	\$153,754	\$184,125	\$160,778



2026 Household Income



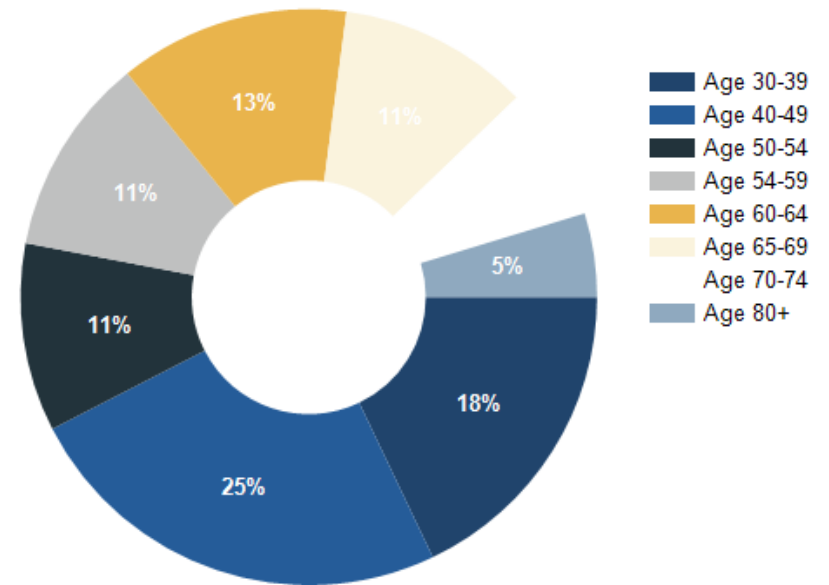
2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	58	990	3,643
2026 Population Age 35-39	64	1,146	3,997
2026 Population Age 40-44	88	1,354	4,451
2026 Population Age 45-49	79	1,173	4,341
2026 Population Age 50-54	72	1,177	4,538
2026 Population Age 55-59	76	1,180	4,406
2026 Population Age 60-64	88	1,202	4,144
2026 Population Age 65-69	73	976	3,447
2026 Population Age 70-74	51	697	2,585
2026 Population Age 75-79	32	509	2,094
2026 Population Age 80-84	16	264	1,260
2026 Population Age 85+	10	176	798
2026 Population Age 18+	851	13,123	48,950
2026 Median Age	42	40	41
2031 Median Age	43	41	41

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$145,352	\$155,593	\$123,368
Average Household Income 25-34	\$171,566	\$178,432	\$149,995
Median Household Income 35-44	\$152,624	\$179,228	\$158,845
Average Household Income 35-44	\$178,805	\$205,136	\$179,552
Median Household Income 45-54	\$156,578	\$187,979	\$169,229
Average Household Income 45-54	\$180,658	\$213,322	\$191,560
Median Household Income 55-64	\$133,706	\$179,092	\$157,176
Average Household Income 55-64	\$156,837	\$202,198	\$176,729
Median Household Income 65-74	\$103,862	\$121,788	\$108,905
Average Household Income 65-74	\$121,333	\$146,281	\$134,466
Average Household Income 75+	\$65,277	\$93,906	\$89,871

