



Former Family Dollar

Available For Lease

FOR LEASE

7,640 SF

301-311 N BROAD ST, MIDDLETOWN DE 19709

THE SPACE

Location

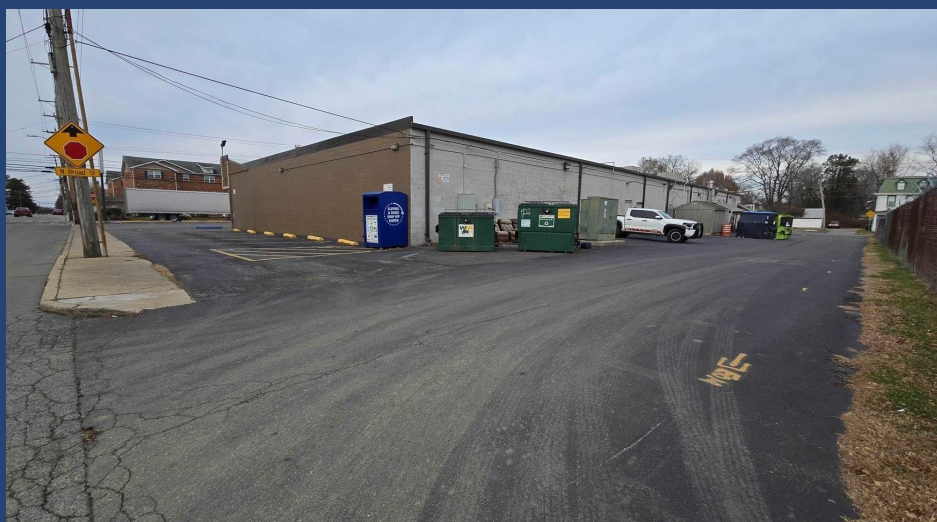
301-311 N Broad St
Middletown, DE 19709

County

New Castle

HIGHLIGHTS

- ❖ 7,640+/- SF For Lease ~ Former Family Dollar
- ❖ Other tenant's include Pat's Pizzeria & Shing Kwong Chinese Takeout
- ❖ Located in the Downtown Development District
- ❖ Large open sales floor with backroom
- ❖ Other tenants include, Pat's Select Pizza and Shing Kwong Chinese Take-out
- ❖ Approximately 10,768 VPD on N Broad St
- ❖ Excellent location with Plenty of Parking
- ❖ High traffic corridor: Broad Street is one of Middletown's primary commercial arteries, bringing consistent drive-by visibility and easy access for customers. Retail storefronts here benefit from both local residents and commuters.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,651	29,102	55,447

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,763	\$135,267	\$153,295

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,706	10,105	18,705

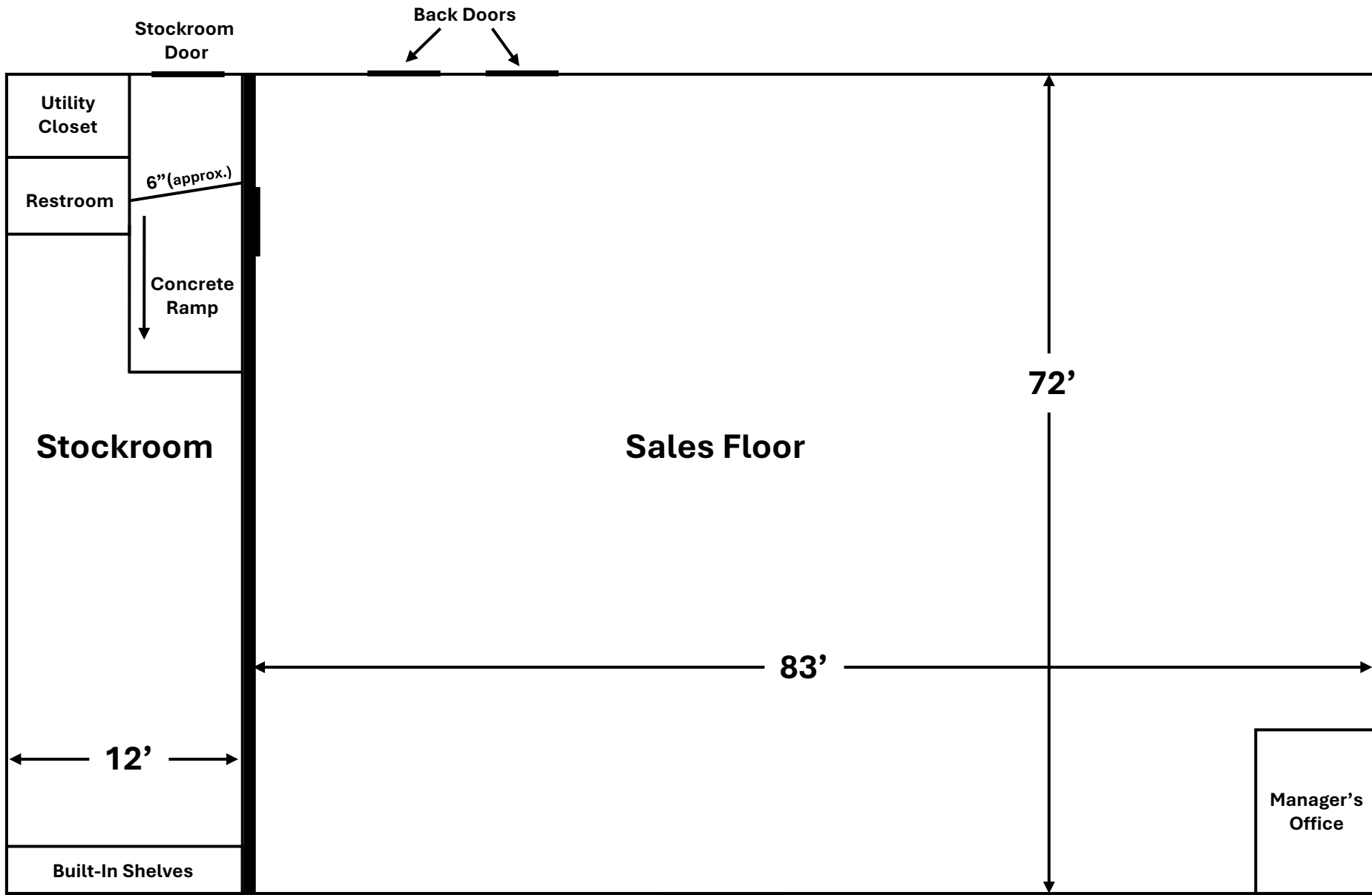


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46 S. State Street, Dover, DE 19901

Building Summary | FOR LEASE

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**All measurements are interior and approximated*



Front Door



Capriotti's SANDWICH SHOP

planet fitness

goodwill

DOLLAR TREE

HOBBY LOBBY



SPROUTS
FARMERS MARKET

PETSMART

SEASONS PIZZA
CALABRO

FOOD LION

MATTRESS FIRM

OrangeTheory
FITNESS



N Broad St – 10,768 VPD

E Lake St

**7,640 sf
For Lease
(Former
Family Dollar)**



FOR LEASE

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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



Exclusively Marketed by:

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