

DOWNTOWN MIDDLETOWN RETAIL OPPORTUNITY



Retail Space For Lease

12 East Main Street
Middletown DE 19709

Alex Wittig
DSM Commercial
(302) 283-1800
awittig@dsmre.com

Robert Wittig, Jr.
DSM Commercial
(302) 283-1800
rwittigjr@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	12 East Main Street Middletown, DE 19709
Size	1,200 SF
Lease Rate	\$25.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- This highly visible retail space offers exceptional exposure along East Main Street in the heart of downtown Middletown. Formerly occupied by Specs for Less, the 1,200 SF suite is positioned among established neighboring tenants including State Farm, benefiting from consistent foot traffic and strong local demand.
- Located within a vibrant, walkable corridor lined with restaurants, shops, and neighborhood services, this space presents an excellent opportunity for retailers or service providers to establish a presence in one of Delaware's fastest-growing communities.
- Proven retail space with prior occupancy history
- Right-sized footprint for boutique retail or service concepts
- Authentic Main Street presence in a high-growth community
- Efficient storefront for businesses that value charm, convenience, and visibility
- Great fit for specialty retail, wellness, beauty, office-retail, or appointment-based users



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,926	29,184	55,890

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$101,032	\$135,356	\$152,715

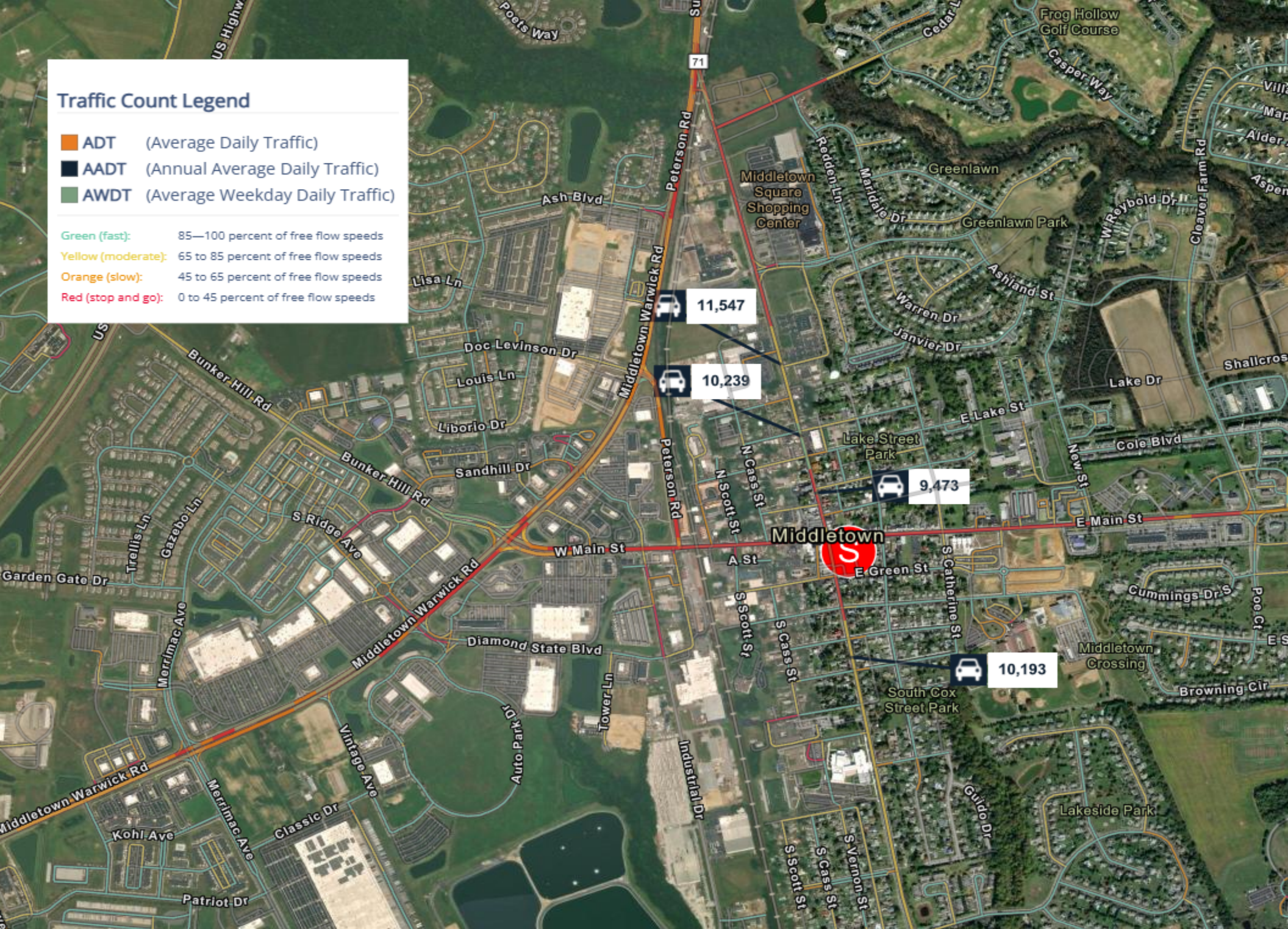
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,019	10,143	18,868

Traffic Count Legend

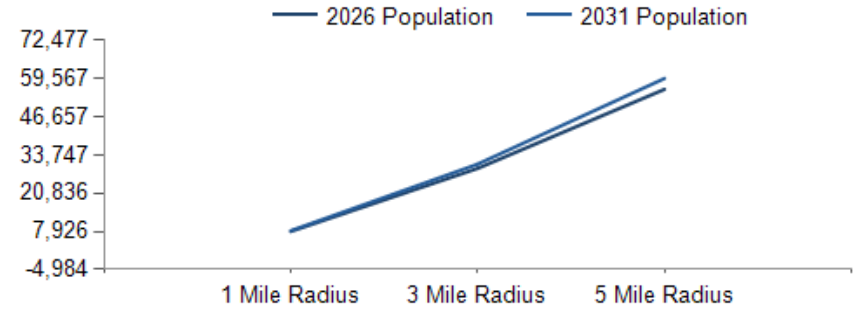
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- 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

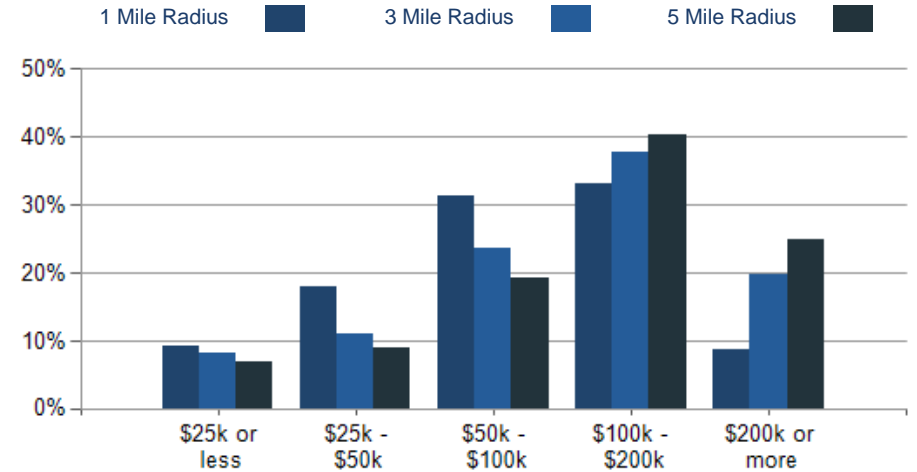


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,940	8,518	17,012
2010 Population	7,924	21,461	36,707
2026 Population	7,926	29,184	55,890
2031 Population	8,166	30,638	59,567
2026 African American	2,937	8,800	14,624
2026 American Indian	16	57	125
2026 Asian	306	1,684	2,998
2026 Hispanic	933	2,668	4,290
2026 Other Race	462	1,138	1,657
2026 White	3,595	15,162	32,033
2026 Multiracial	608	2,338	4,435
2026-2031: Population: Growth Rate	3.00%	4.90%	6.40%

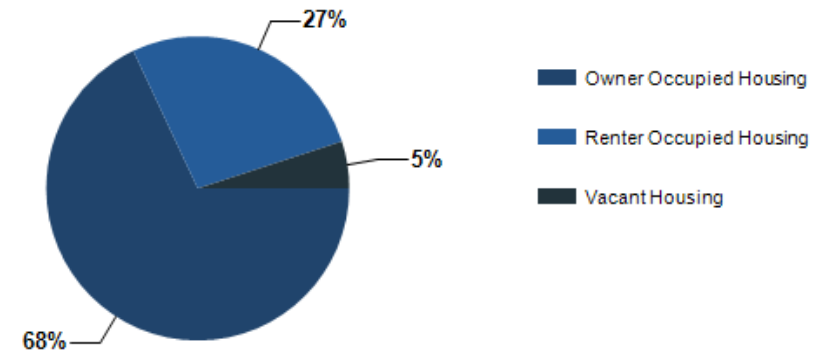
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	84	325	522
\$15,000-\$24,999	193	504	756
\$25,000-\$34,999	178	304	482
\$35,000-\$49,999	363	798	1,216
\$50,000-\$74,999	443	1,099	1,681
\$75,000-\$99,999	498	1,296	1,952
\$100,000-\$149,999	713	2,280	3,954
\$150,000-\$199,999	287	1,538	3,632
\$200,000 or greater	261	1,999	4,673
Median HH Income	\$85,552	\$114,203	\$134,978
Average HH Income	\$101,032	\$135,356	\$152,715



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	566	1,741	3,182
2026 Population Age 35-39	526	1,826	3,466
2026 Population Age 40-44	475	1,940	3,871
2026 Population Age 45-49	524	2,054	3,865
2026 Population Age 50-54	538	2,149	3,992
2026 Population Age 55-59	490	1,813	3,624
2026 Population Age 60-64	419	1,629	3,331
2026 Population Age 65-69	334	1,253	2,662
2026 Population Age 70-74	282	1,012	2,102
2026 Population Age 75-79	255	918	1,863
2026 Population Age 80-84	185	653	1,163
2026 Population Age 85+	140	428	736
2026 Population Age 18+	6,190	22,496	42,984
2026 Median Age	37	38	39
2031 Median Age	38	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,456	\$102,977	\$119,626
Average Household Income 25-34	\$90,448	\$121,920	\$143,259
Median Household Income 35-44	\$89,815	\$127,159	\$154,429
Average Household Income 35-44	\$103,720	\$148,548	\$170,521
Median Household Income 45-54	\$101,403	\$141,509	\$160,420
Average Household Income 45-54	\$115,568	\$162,127	\$179,074
Median Household Income 55-64	\$97,807	\$127,753	\$152,654
Average Household Income 55-64	\$110,698	\$149,866	\$168,294
Median Household Income 65-74	\$79,769	\$94,194	\$105,842
Average Household Income 65-74	\$97,862	\$115,229	\$128,936
Average Household Income 75+	\$80,387	\$84,925	\$86,981

Population By Age

