

# NYLON CAPITAL CENTER

**Dann Gladnick**

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1000-1035 W STEIN HWY & 800 ATLANTA RD, SEAFORD, DE 19973

**FOR LEASE**



**DSM**  
COMMERCIAL

3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM



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1000-1035 W Stein Hwy & 800 Atlanta Rd  
Seaford, DE 19973

# RETAIL FOR LEASE



### PROPERTY DESCRIPTION

**NOW LEASING!** Soon to be a premier destination in Sussex County, Delaware, the 218,000+ square foot Nylon Capital redevelopment is located in the heart of Seaford, fronting Stein Highway. This innovative community center will feature a dynamic mix of institutional and recreational spaces, combining adaptive reuse with new construction to create a vibrant environment for a diverse range of tenants. This development will redefine how residents and travelers experience western Sussex County, offering opportunities to work, learn, shop, dine, and engage in recreational sports without leaving its expansive 23-acre campus.

Confirmed anchor tenants include notable educational institutions such as Delaware Technical Community College, BrightBloom Centers, and The Mill, a professional co-working venue offering both shared and private office and meeting spaces. Additionally, a new 22,000-square-foot, state-of-the-art healthcare facility for TidalHealth will be centrally located, overlooking the shared campus green and pickleball courts. The complex will also feature a Rite Aid Pharmacy, Vanderwende's Creamery and the much-anticipated reopening of the town's beloved bowling alley!

To inquire about the approximately 50,000 square feet still available for lease, contact our leasing team today!

### PROPERTY DETAILS & HIGHLIGHTS

- Approximately 218,000+ square feet of commercial space spanning 23 acres
- 50,000 square feet +/- available for lease
- Suitable for professional/medical offices, retail storefronts, restaurants, recreational and athletic facilities, schools, and more
- Flexible lease terms and buildout options
- Minimum Divisibility: approximately 1,500 square feet



For More Information, Contact:

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TENANT LIST		
Building	Tenant	SF
A	AVAILABLE	21,096
B	Dollar Tree	10,500
C	Community Bank	5,721
D	AVAILABLE	1,359
E	Sal's Restaurant/Great Wall	6,380
F	AVAILABLE	6,061
G	AVAILABLE	4,747
H	AVAILABLE	2,466
I	AVAILABLE	3,048
J	Vanderwende's	2,144
K	AVAILABLE	22,327
L	AVAILABLE	3,720
M	Rite Aid	12,738
N	Tidal Health	2,737
Q	AVAILABLE	16,789
R	BrightBloom Centers	4,500
S	Delaware Tech	30,600
T	The Mill	19,695
PAD SITES		
O	Phase 2 Pad	20,000
P	Phase 2 Pad	20,000

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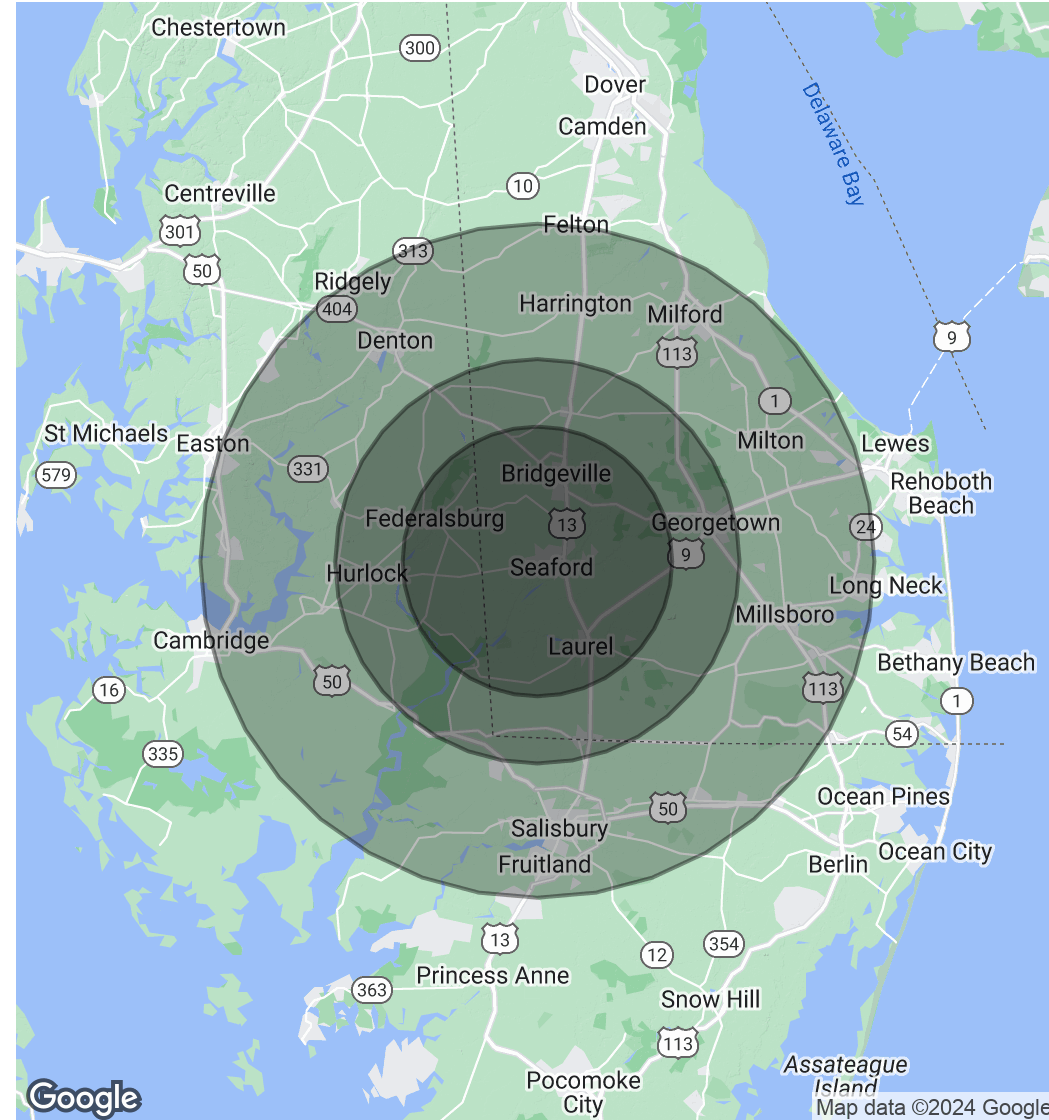
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POPULATION	10 MILES	15 MILES	25 MILES
Total Population	63,339	111,361	368,285
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	44
HOUSEHOLDS & INCOME	10 MILES	15 MILES	25 MILES
Total Households	23,722	40,285	142,543
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,009	\$84,123	\$89,841
Average House Value	\$278,550	\$284,655	\$326,878
RACE	10 MILES	15 MILES	25 MILES
Total Population - White	39,811	69,942	239,380
Total Population - Black	11,748	18,420	65,613
Total Population - Asian	518	793	4,849
Total Population - Hawaiian	2	21	27
Total Population - American Indian	291	558	1,492
Total Population - Other	4,116	8,690	19,247

Demographics data derived from AlphaMap



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