



PROPERTY DESCRIPTION

Join Mango Mango, Primo Hoagies, Live Hydration Spa, My Salon Suites, Club Pilates, Home Frite, and more in the heart of Middletown's bustling Westown Shopping District!

This prime retail or office space places you alongside top brands like Walmart, Kohl's, Chick-fil-A, Walgreens, Starbucks, and Aldi. Located at the intersection of South Ridge Avenue and Lake Seymour Drive, our three new buildings present outstanding opportunities for your business.

PROPERTY DETAILS

- **Building 1: Fully Leased** (My Salon Suites, Club Pilates, Turkish Market)
- **Building 2: Fully Leased** (Live Hydration Spa, Project Lean Nation, Home Frite, Day Spa, Mango Mango, and Primo Hoagies)
- **Building 3: 1,250 SF Available**
- **Lease Rate:** \$29.00/SF/NNN

PROPERTY HIGHLIGHTS

- 105 surface parking spaces
- Signage
- New Construction

DEMOGRAPHICS AT A GLANCE	1 MILE	3 MILES	5 MILES
Total Population	2,820	21,533	35,913
Total Households	1,296	8,502	13,477
Average HH Income	\$71,701	\$100,963	\$117,323
Median Age	46.7	43.2	42.8



For More Information, Contact:

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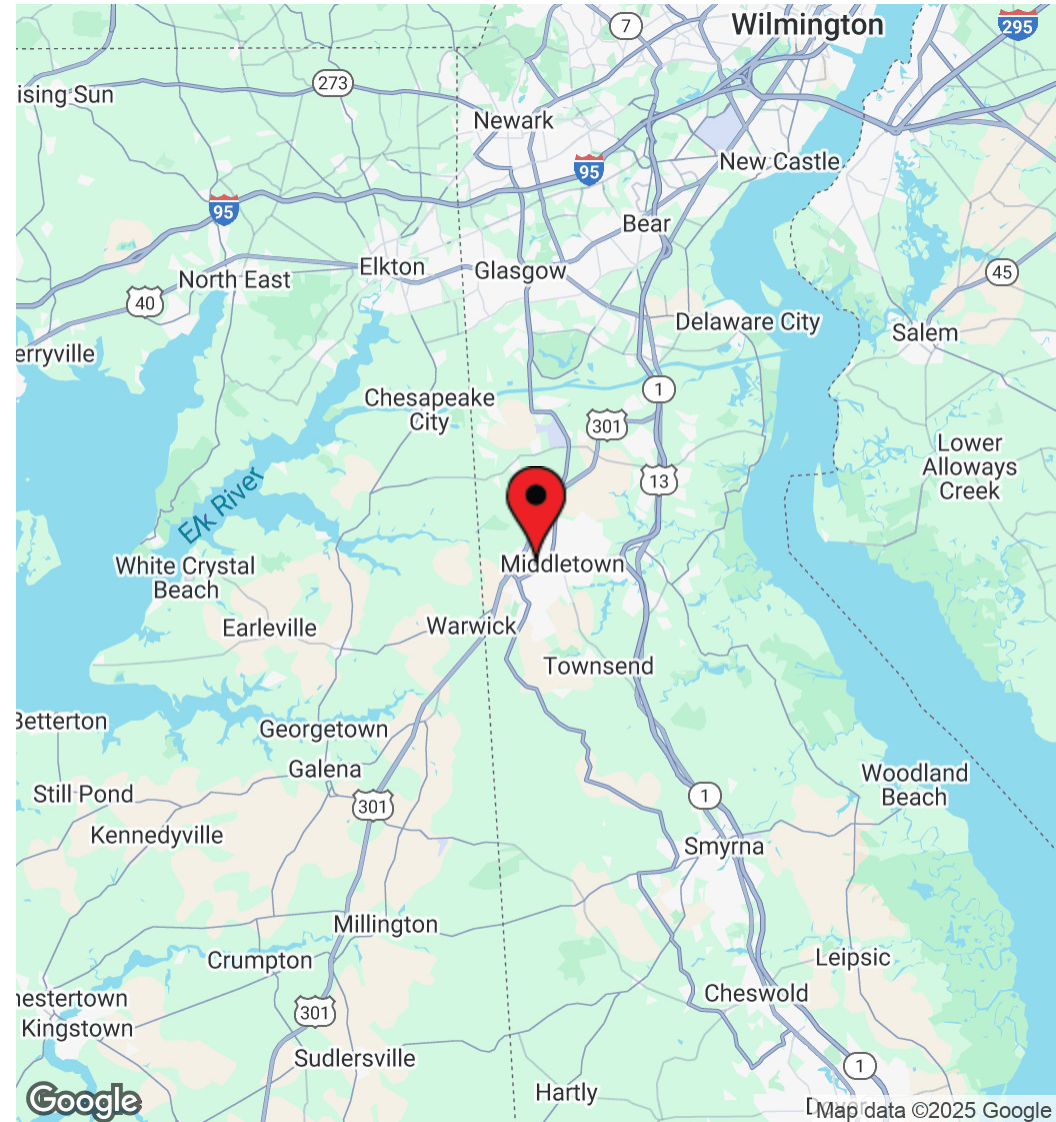
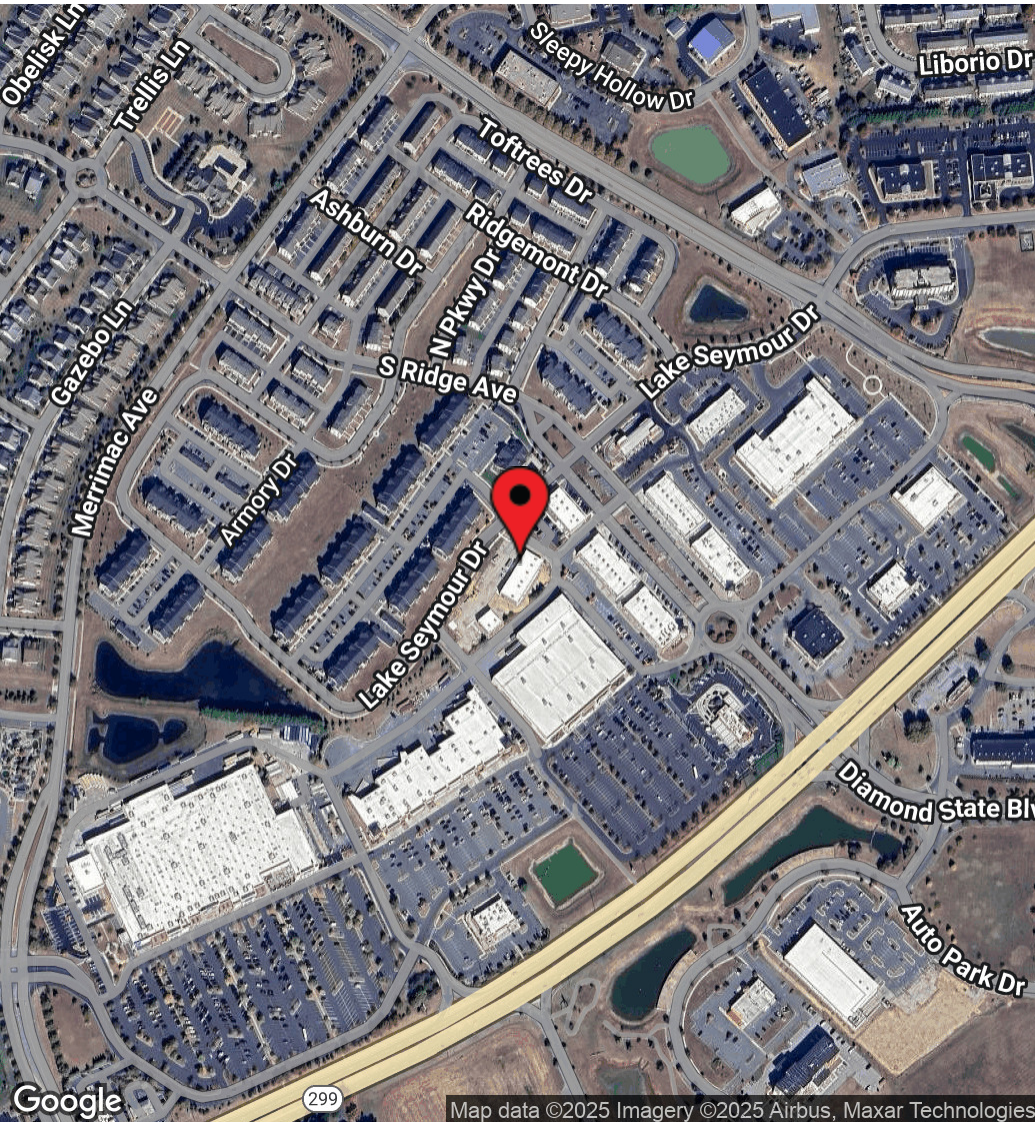
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1601 Lake Seymour Drive
Middletown, DE 19709

RETAIL SPACE FOR LEASE



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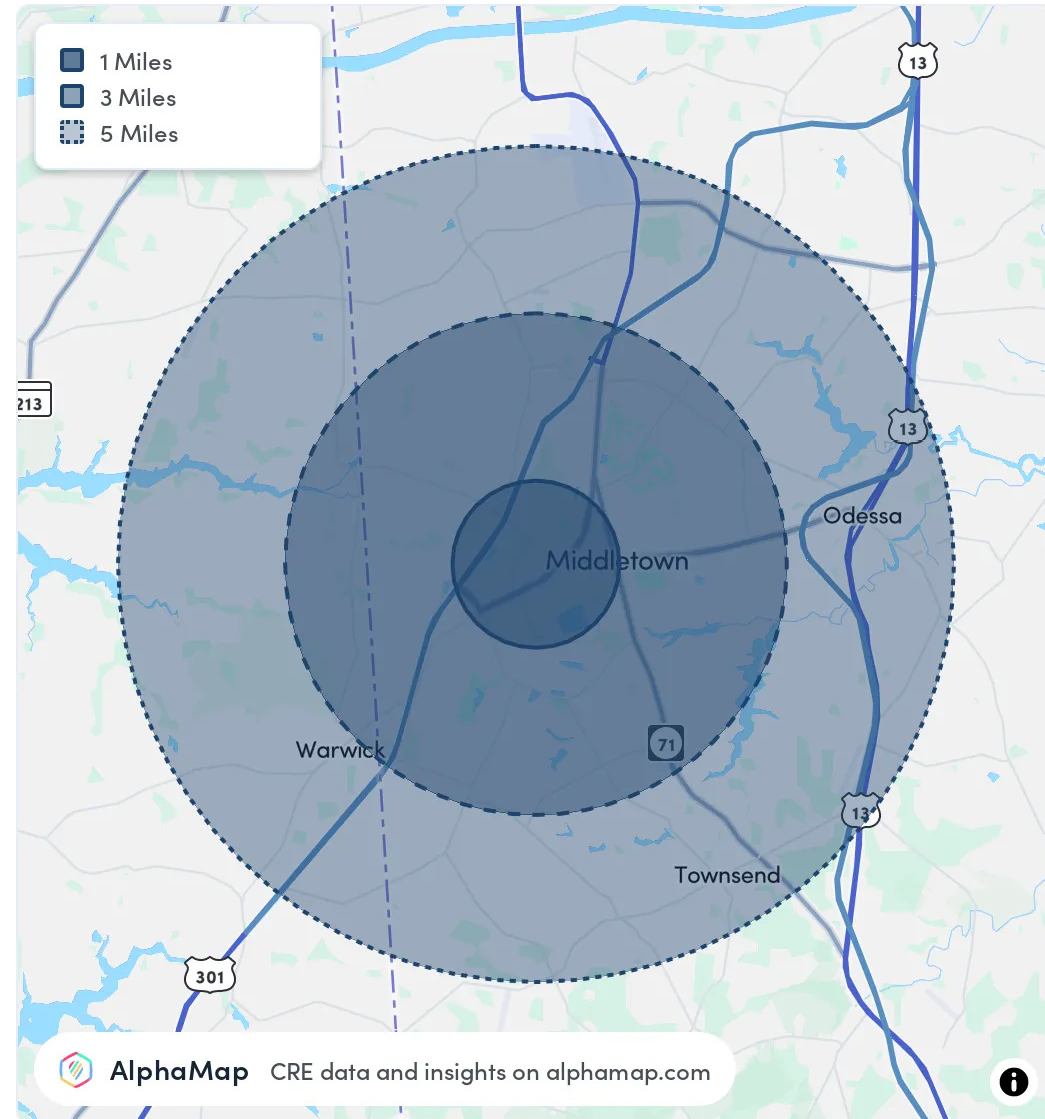
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,606	25,548	40,924
Average Age	42	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,273	8,775	13,784
Persons per HH	2.5	2.9	3
Average HH Income	\$81,081	\$121,046	\$133,651
Average House Value	\$422,399	\$448,135	\$467,483
Per Capita Income	\$32,432	\$41,740	\$44,550
RACE	1 MILE	3 MILES	5 MILES
Population White	2,859	13,544	23,428
Population Black	1,797	7,495	10,826
Population American Indian	8	53	91
Population Asian	242	1,343	1,937
Population Pacific Islander	2	6	12
Population Other	263	1,088	1,424

Map and demographics data derived from AlphaMap



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