



PROPERTY DESCRIPTION

FOR LEASE! Retail/Office space available at Main Street Station in Middletown, DE. The property is conveniently located at the Railroad Crossing on the corner of W Main Street & Peterson Road providing direct and easy access to/from Middletown Warwick Road (Route 299). This center can accommodate users between 1,200 SF – 3,600 SF and is in immediate proximity to restaurants, retailers and office users. There is an excess of parking available on site. The suites are each delivered with one restroom, drop ceiling & lighting, painted walls, and a broom-swept concrete floor.

PROPERTY DETAILS

- **Available:** 1,200 - 3,600 SF
- **Lease Rate:** \$30/SF + NNN (est. \$3.50/SF)
- **Zoning:** C-2
- **Parking:** 81 surface spots
- **Traffic Counts:** 21,312 (West Main Street)
- Excellent visibility along W Main Street
- Pylon signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,672	23,373	39,223
Total Households	2,708	9,115	14,474
Average HH Income	\$72,631	\$106,755	\$119,875
Median Age	42.2	43.0	42.4



For More Information, Contact:

Griffin Conaty
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302.283.1800 Office
302.545.2061 Cell

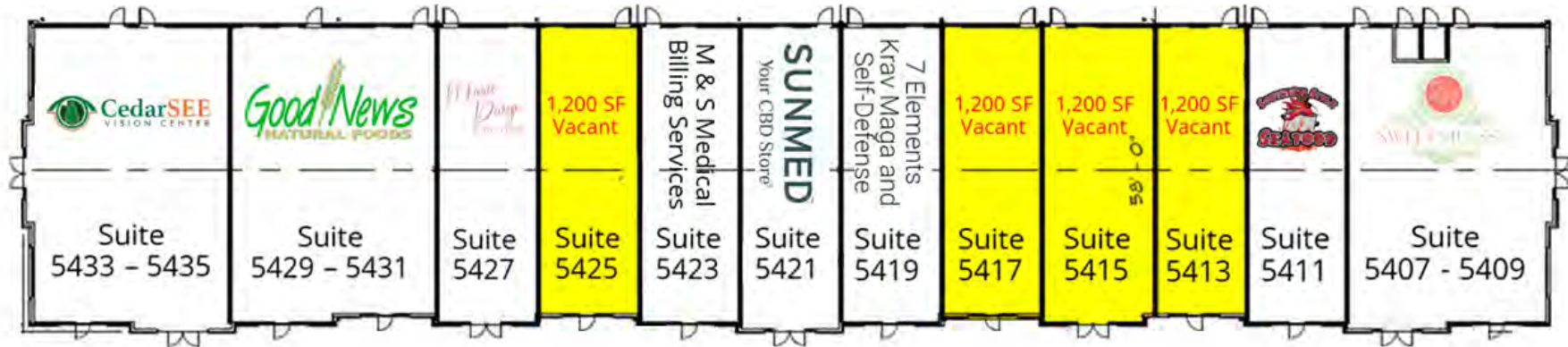
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DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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MAIN STREET STATION

5407 - 5435 Peterson Road
Middletown, DE 19709

**RETAIL/OFFICE SPACE
FOR LEASE**



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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 3,600 SF

Lease Term:	Negotiable
Lease Rate:	\$30.00/SF/NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 5413	Available	1,200 SF	NNN	\$30.00 SF/yr
Suite 5415	Available	1,200 SF	NNN	\$30.00 SF/yr
Suite 5417	Available	1,200 SF	NNN	\$30.00 SF/yr
Suite 5425	Available	1,200 SF	NNN	\$30.00 SF/yr

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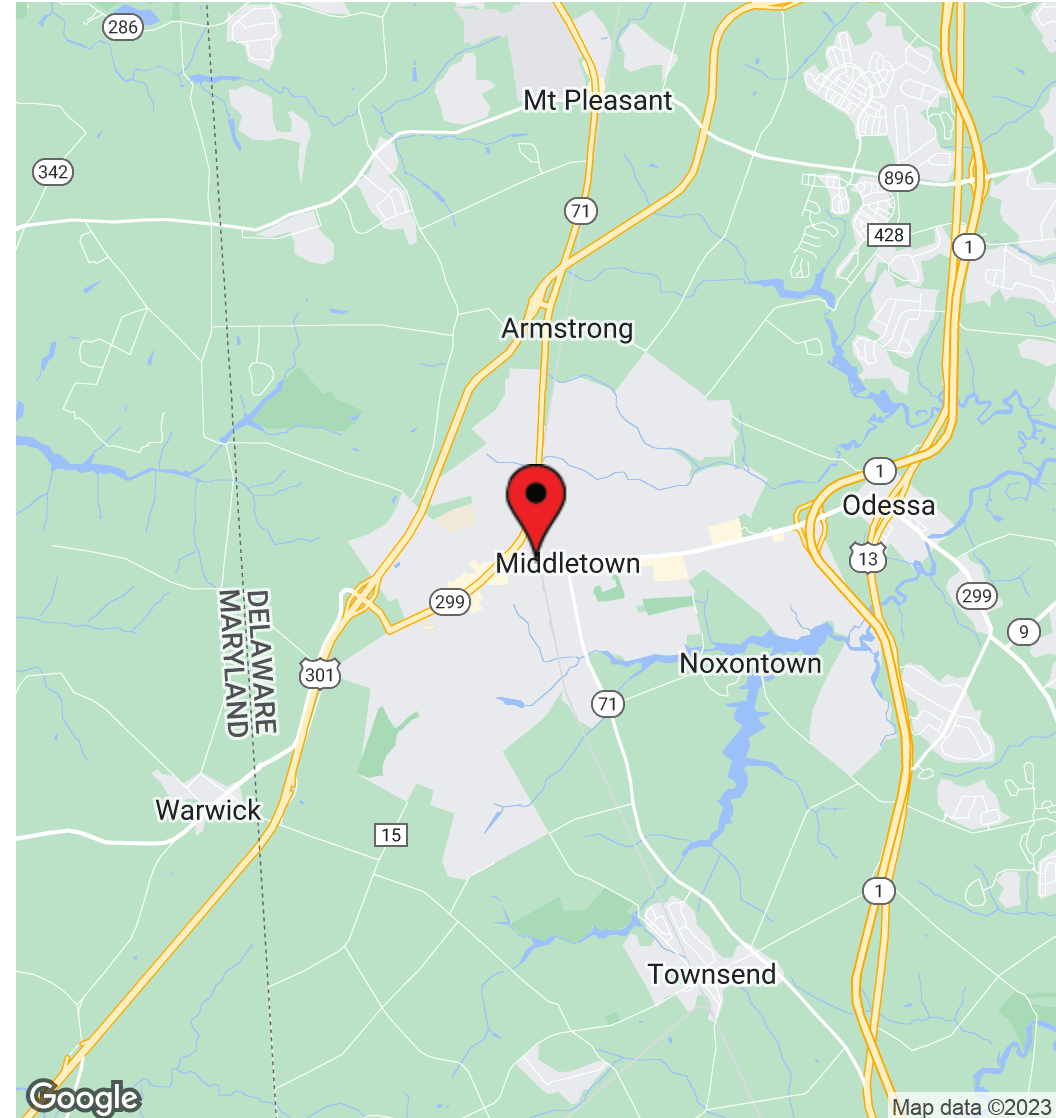


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