

CAPANO MANAGEMENT



BROOKSIDE PLAZA

19-77 Marrows Road | Newark, DE 19713 | New Castle County

Center Size:

Phase I & II: 87,745 square feet (existing)
Phase III: 22,000 square feet

Available Space:

Inline: Unit #25: 2,120 square feet
Unit #55: 8,028 square feet
Future Dev: Inline - 11,000 square feet or padsite

Traffic Counts:

Marrows Rd: 8,255 AADT
Chestnut Hill Rd: 27,740 AADT

Additional Information:

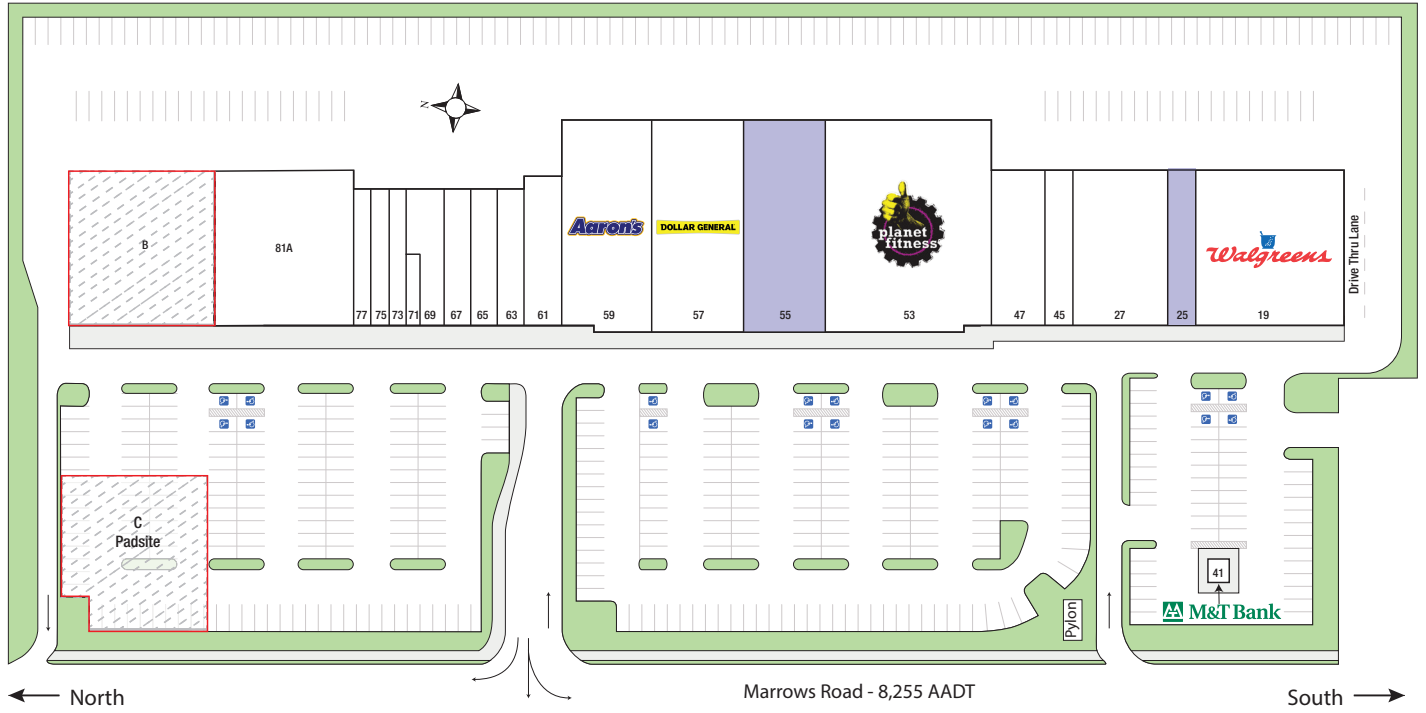
- Busy neighborhood center conveniently located between University of Delaware & Christiana
- High-traffic intersection of Marrows & Chestnut Hill Roads with easy access and ample parking
- Great visibility to Route 4 corridor

Demographics:

	1 Mile	3 Mile	5 Mile
Population	10,,298	85,636	178,657
Households	3,784	29,964	66,171
Avg. HH Income	\$64,940	\$76,330	\$79,745

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Unit #	Tenant	Square Footage
19	Walgreens	11,440
25	AVAILABLE	2,120
27	Westside Health	7,400
45	United Check Cashing	2,200
47	Hair & Beauty World	4,015
53	Planet Fitness	16,494
55	AVAILABLE	8,028
57	Dollar General	9,038
59	Aaron's Rental	8,700
61	China King	3,300

Unit #	Tenant	Square Footage
63	Country Maid	2,200
65	Agostino's Pizza	2,200
67	Tulip Nails	2,200
69	Brookside Laundromat	2,200
71	Look Optical	960
73	MT Barber	1,560
75	MetroPCS	1,560
77	El Mercadito Grocer	1,600
81A	CSL	11,000
41	M&T Bank	450
81B/C	End cap/Pad-NEW CONSTRUCTION	11,000