



**PROPERTY DESCRIPTION**

Prime ground lease/build to suit opportunity available just west of the intersection of Middletown Warwick Road and Levels Road in the booming Middletown, DE area! 6.0 acres of commercially zoned land located adjacent to Royal Farms and within .25 miles from the new 301 interchange. The existing acreage can be subdivided to a minimum of 1.5 acres to accommodate a prospective Tenant's acreage requirement. Ground lease and build to suit pricing will be established based on a prospective Tenant's acreage and delivery requirements. This property is located in close proximity to the 1.2 million square foot Amazon Fulfillment Center, Datwyler Pharmaceuticals production plant, 400,000 square foot Clarios distribution facility, 282,000 square foot Breakthru Beverage Company and the new 2,200,000 square foot STA Pharmaceutical manufacturing campus. Don't miss your chance to be located in the center of the employment hub and be a part of the large-scale surrounding development.

**PROPERTY DETAILS**

- **Available:** 6.0 acres
- **Lease Rate:** Negotiable
- **Lease Term:** 5 year minimum
- **Zoning:** C-3 (employment/regional retail)
- **Tax Parcel ID#:** 23-065.00-003
- **Traffic Counts:** 22,000 VPD

**DEMOGRAPHICS**

**POLYGON AREA**

DEMOGRAPHICS	POLYGON AREA
Total Population	117,049
Daytime Population	91,713
Average HH Income	\$91,574
Total Households	39,662
Median Age	39.0



For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
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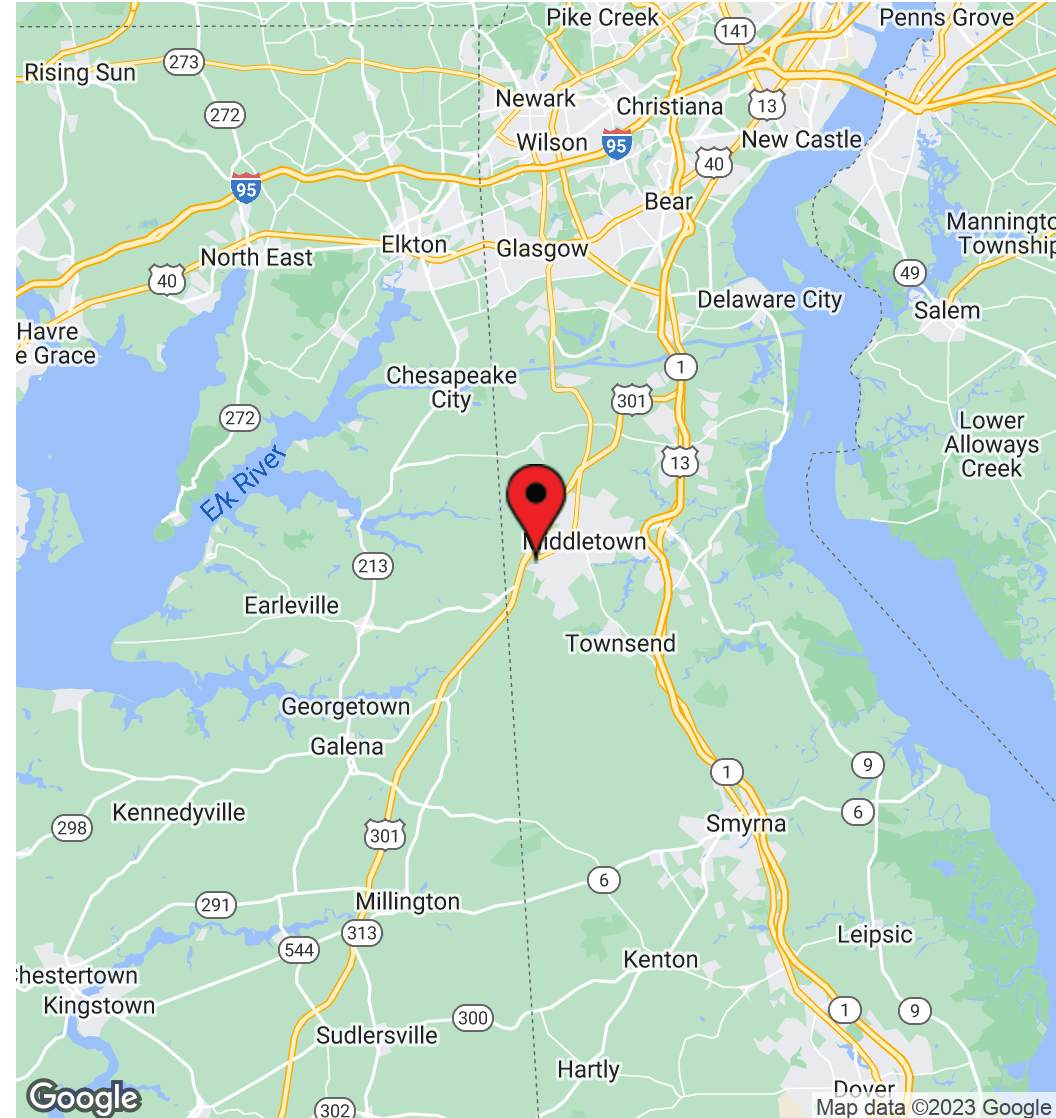
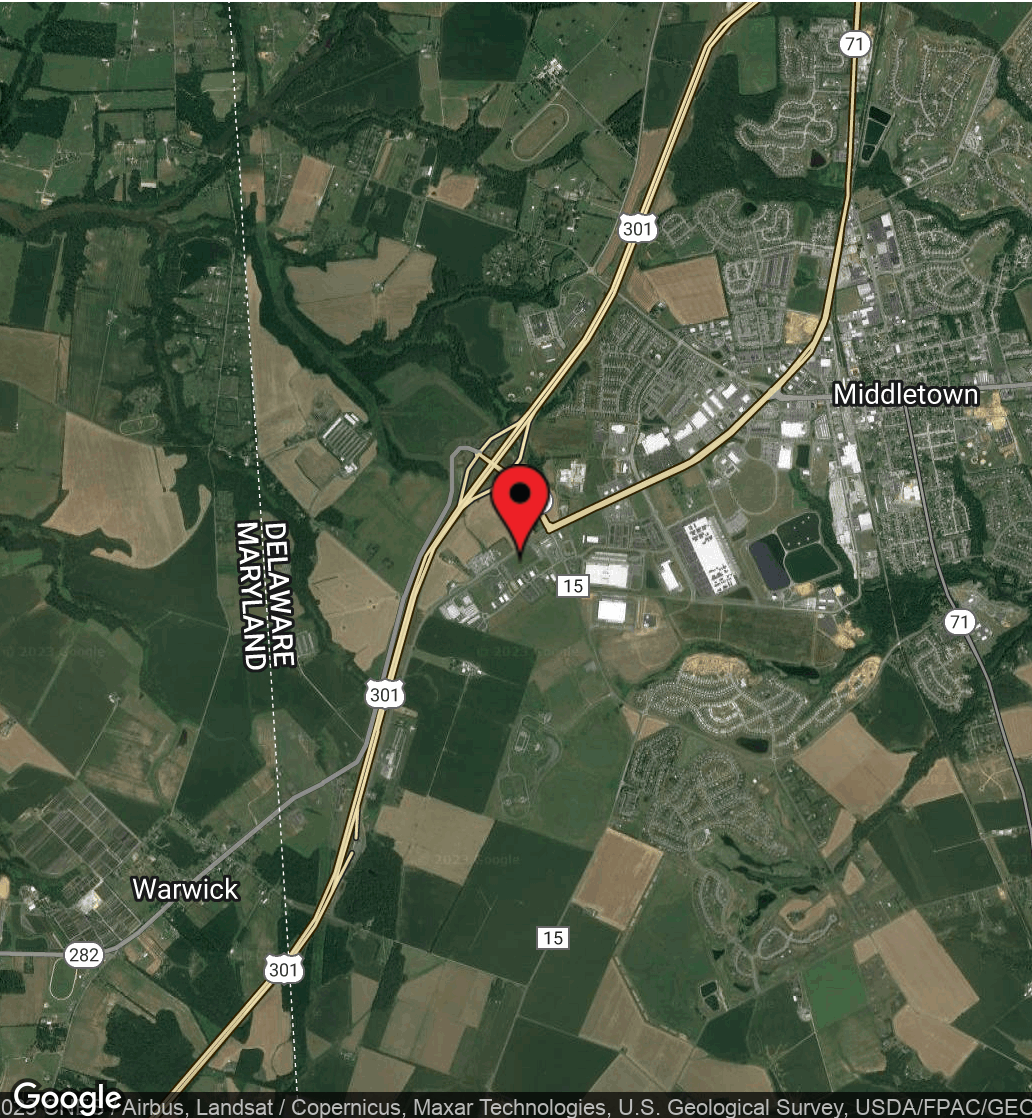
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870 Middletown Warwick Road  
Middletown, DE 19709

SUBDIVIDABLE COMMERCIAL LAND  
**FOR LEASE**



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