

WILLOW GROVE MILL

INTERSECTION RT 299 & RT 1 | MIDDLETOWN, DE 19709

JOIN



Encompass Health

GROUND LEASES/BUILD TO SUIT AVAILABLE

OFFICE & RETAIL ZONING



PROPERTY HIGHLIGHTS

- OUTSTANDING HIGH TRAFFIC LOCATION
- AT RT. 1 SOUTH OFF RAMP
- RT. 1 - 46,208 VPD
- RT. 1 SUMMER PEAK TRAFFIC 90,000+ VPD
- SIGNALIZED INTERSECTION/17,034 VPD
- LOCATED DIRECTLY ACROSS FROM CHRISTIANA HOSPITAL RT. 299 FRONTAGE .3 MILES WEST OF RT. 1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2019	4,880	29,360	48,805
EST. DAYTIME POP. 2019	2,166	19,359	27,334
EST. HOUSEHOLDS 2019	1,685	10,173	16,608
EST. AVG. HH INCOME 2019	\$161,155	\$109,224	\$106,289

MIDDLETOWN ODESSA RD TRAFFIC COUNT: 17,034 *DELDOT 2018

RT. 1 NORTH TRAFFIC COUNT: 46,498 VPD *DELDOT 2018

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

RETAIL
LEASES

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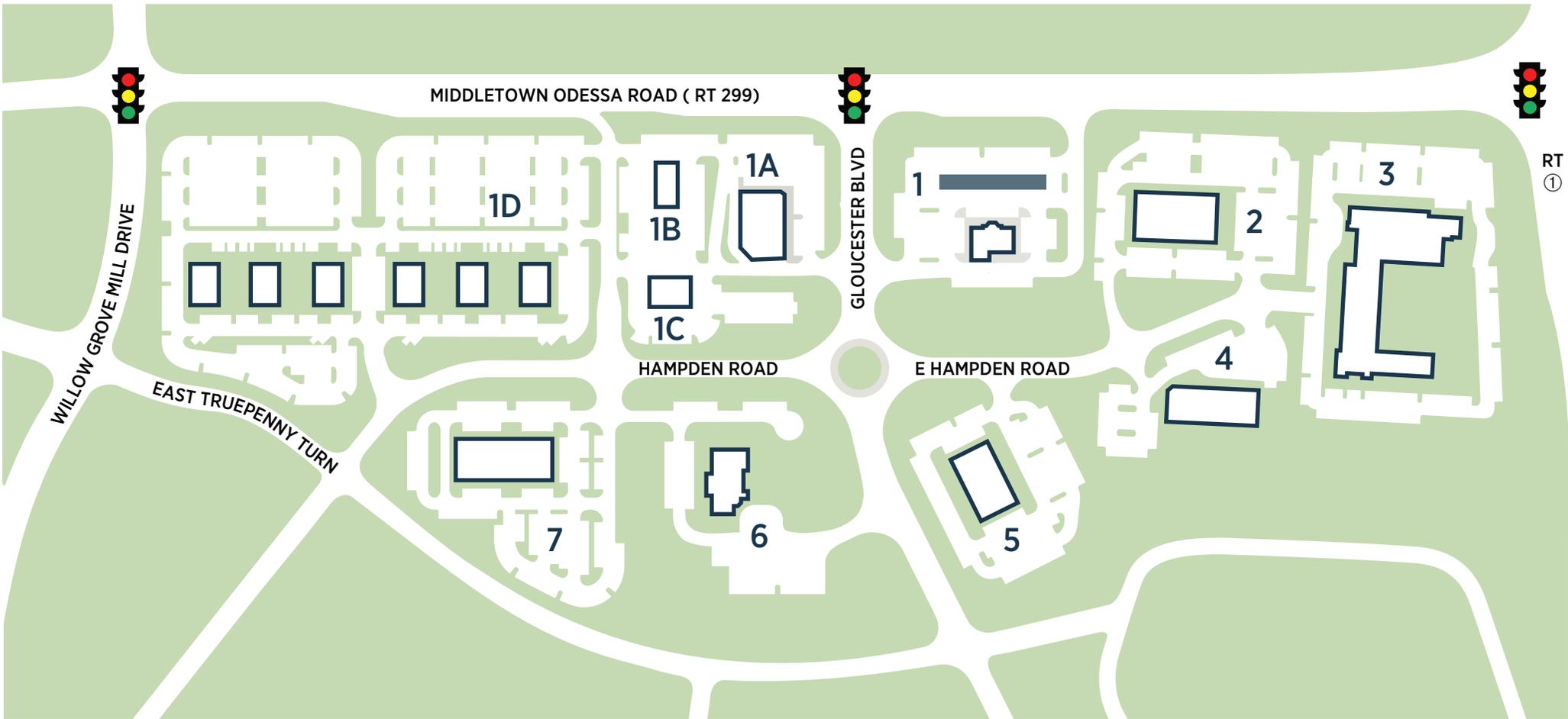
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NAI EMORY HILL REAL ESTATE SERVICES INC.

NEWMARK GRUBB FRANK KNIGHT



LOT	ADDRESS	TENANT	ACRES
1A	650 MIDDLETOWN ODESSA RD.	CVS	1.7
1B	FAST FOOD WITH DRIVE THRU	AVAILABLE GROUND LEASE	1.23
1C	RETAIL FREE STANDING BUILDING	AVAILABLE GROUND LEASE	1.51
1D	RESATAURANT PAD SITES	AVAILABLE GROUND LEASE	11.02
6	130 HAMPDEN RD.	MIDDLETOWN POLICE STATION*	5.46
7	100 HAMPDEN RD.	AVAILABLE GROUND LEASE	4.59

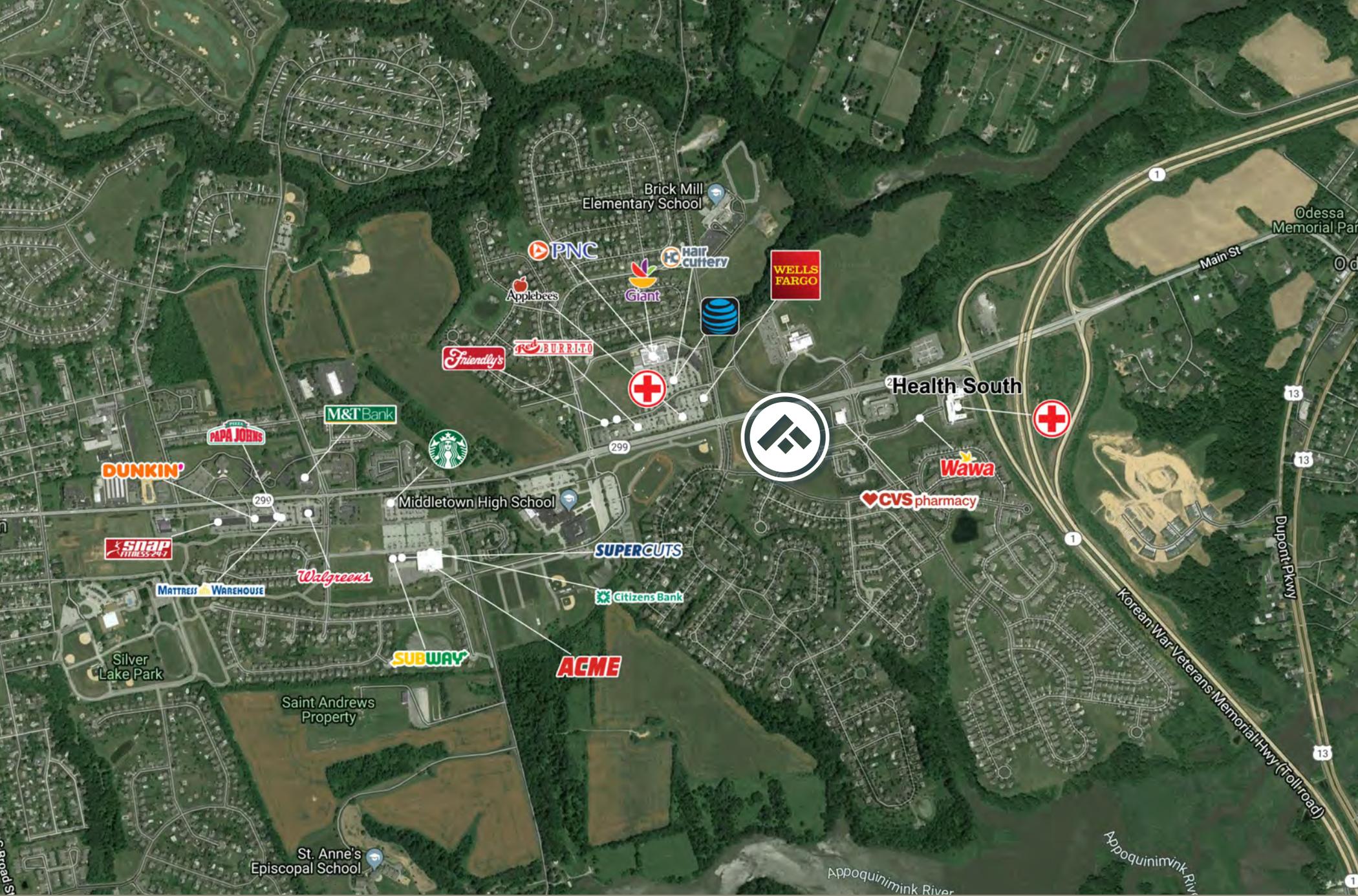
LOT	ADDRESS	TENANT	ACRES
1	690 MIDDLETOWN ODESSA RD.	WAWA	4.08
2	235 EAST HAMPDEN RD.	AVAILABLE GROUND LEASE	4.01
3	250 EAST HAMPDEN RD.	HEALTH SOUTH	6.57
4	230 EAST HAMPDEN RD.	AVAILABLE GROUND LEASE	2.83
5	210 EAST HAMPDEN RD.	AVAILABLE GROUND LEASE	3.76

* LAND DONATED BY FUSCO

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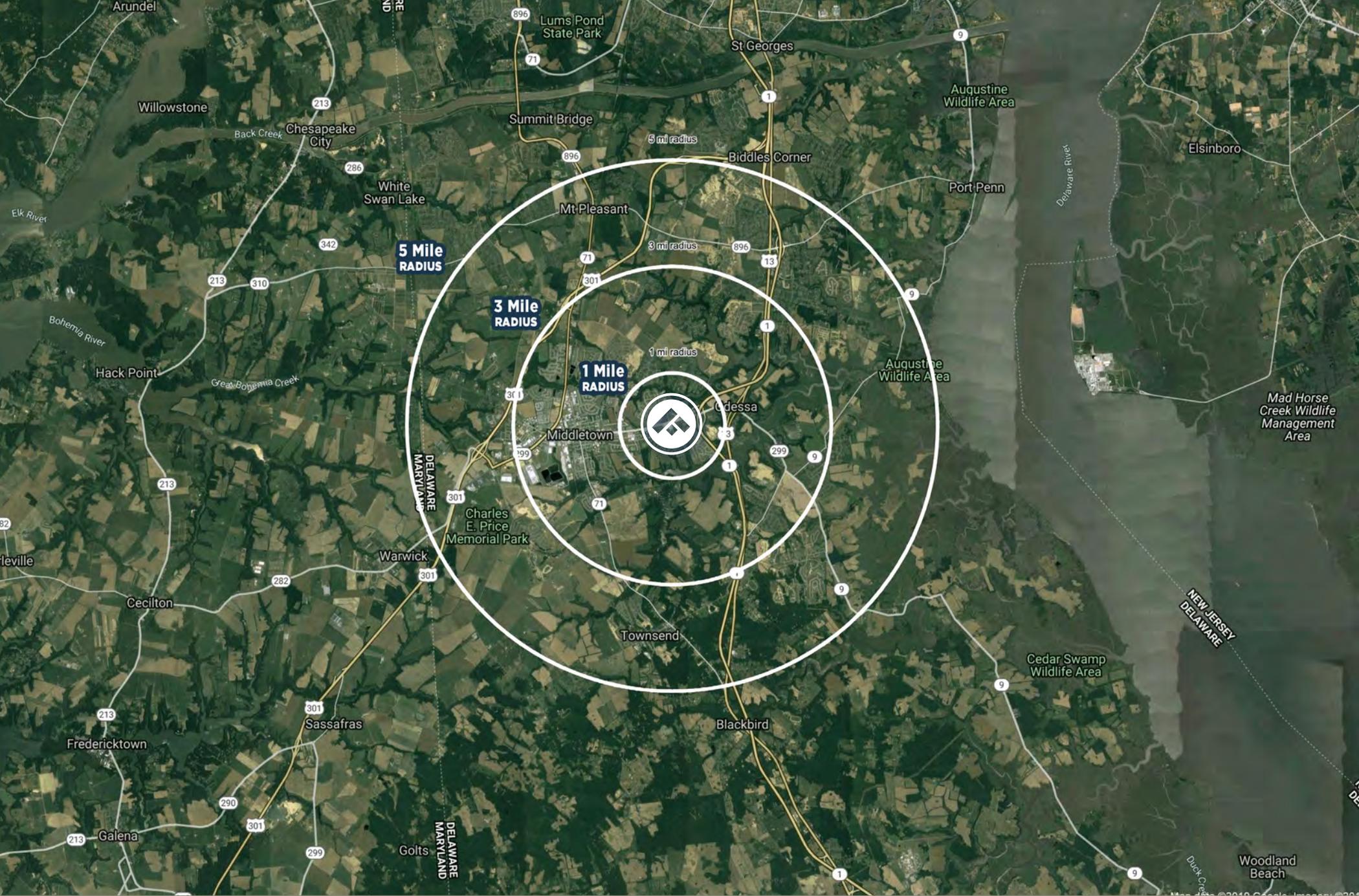




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