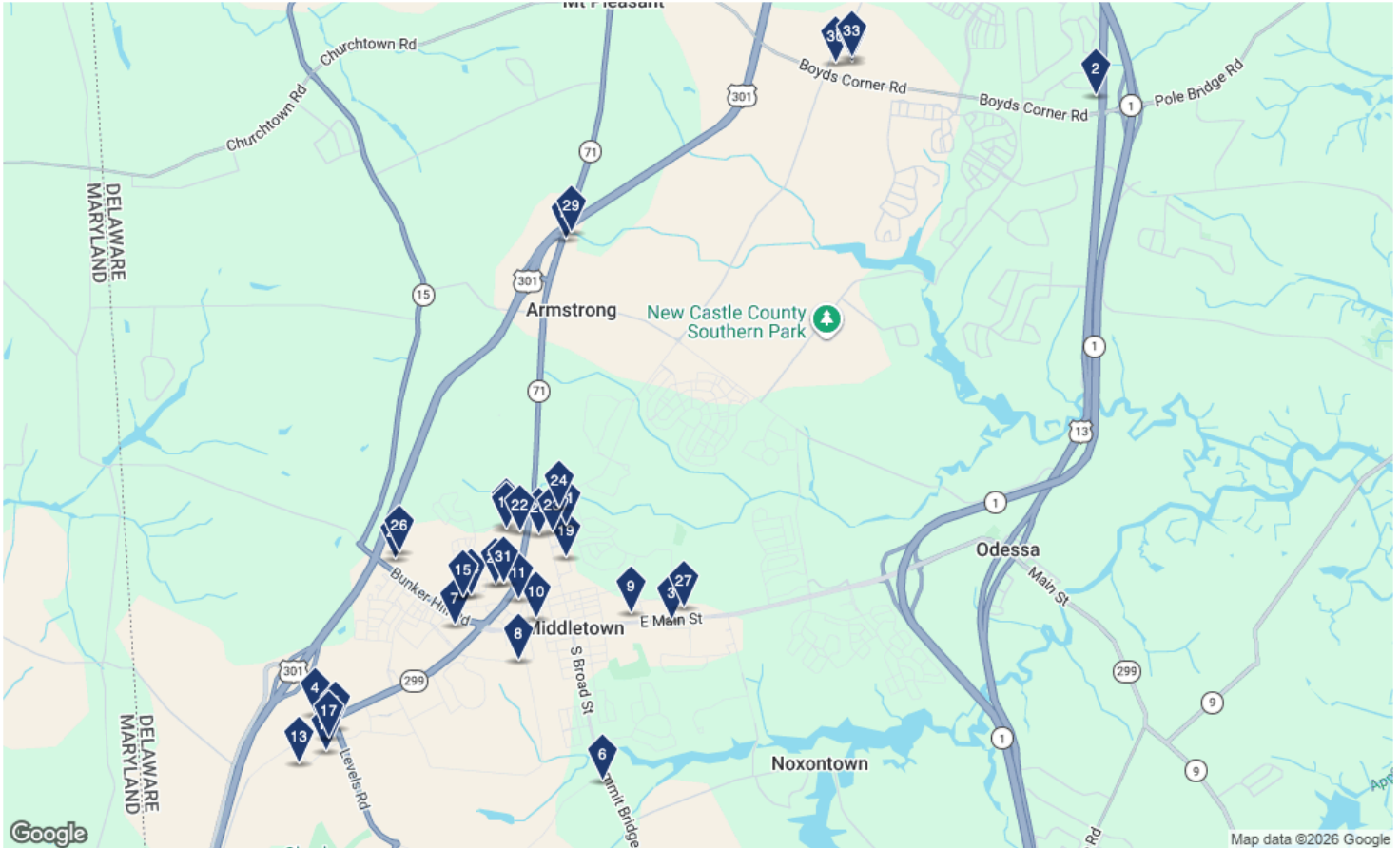




Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	2,862 SF	31,851 SF	13,520 SF	262,205 SF
Year Built	1933	2006	2013	2027
Available SF	1,814 SF	9,758 SF	4,800 SF	87,730 SF
Asking Rent Per SF/YR	\$9.00	\$24.98	\$22.50	\$37.00
Availability %	7.1%	26.6%	30.2%	100%
Vacancy %	0.0%	25.9%	29.3%	100%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.9	★ ★ ★ ☆ ☆ 3	★ ★ ★ ★ ☆ 4

Property List

Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1 700-714 Ash Blvd Middletown, Delaware 19...	Retail ★ ★ ☆ ☆ ☆	1980	13,520 SF (100%)	1,200 - 2,400	\$37.00 SF/Year/NNN	Not For Sale



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	2397 DuPont Pky Middletown, Delaware 19...	Retail ★★★★☆	2026	13,284 SF (39.8%)	1,600 - 8,000	\$28.00 SF/Year/NNN	Not For Sale
3	362-392 E Main St Middletown, Delaware 19...	Retail ★★★★☆	1983/2003	25,600 SF (81.3%)	1,600 - 4,800	\$20.00 SF/Year/NNN	Not For Sale
4	851 Middletown Warwic... Middletown, Delaware 19...	Retail ★★★★☆	2026	10,530 SF	1,655 - 10,530	\$35.00 SF/Year/NNN	Not For Sale
5	Summerton Place 103 Patriot Dr Middletown, Delaware 19...	Apartments ★★★★☆	2019	28 Units	1,518 - 4,767	\$27.00 SF/Year/NNN	Not For Sale
6	Cricklewood Grove 5350 Summit Bridge Rd Middletown, Delaware 19...	Retail ★★★★☆	2007	40,000 SF (87.4%)	1,665 - 5,050	\$12.50 SF/Year/MG	Not For Sale
7	1006 Bunker Hill Rd Middletown, Delaware 19...	Retail ★★★★☆	2027	3,000 SF	2,000 - 3,000	\$30.00 SF/Year/NNN	Not For Sale
8	410 Diamond State Blvd Middletown, Delaware 19...	Light Distribution ★★★★☆	2024	13,440 SF (83.1%)	2,275	\$14.50 SF/Year/NNN	Not For Sale
9	223 E Main St Middletown, Delaware 19...	Retail ★★★★☆	1990	8,190 SF (70.7%)	2,400	\$20.00 SF/Year/NNN	Not For Sale
10	225 W Main St Middletown, Delaware 19...	Retail ★★★★☆	1933	5,450 SF	3,078 - 5,450	\$25.00 SF/Year/NNN	Not For Sale
11	Food Lion 501 W Main St Middletown, Delaware 19...	Retail ★★★★☆	1996	33,818 SF (90.2%)	3,300	\$25.00 SF/Year/NNN	Not For Sale
12	Patriot Business Center 108 Patriot Dr Middletown, Delaware 19...	Showroom ★★★★☆	2018	25,000 SF (87.5%)	3,137	\$14.00 SF/Year/NNN	Not For Sale
13	119 Patriot Dr Middletown, Delaware 19...	Warehouse ★★★★☆	2022	17,500 SF (89.6%)	1,814	\$13.50 SF/Year/NNN	Not For Sale
14	Ketlay Plaza 114 Sandhill Dr Middletown, Delaware 19...	Office ★★★★☆	1983	43,991 SF (92.8%)	3,160	\$26.00 SF/Year/NNN	Not For Sale
15	Sandhill Plaza 118 Sandhill Dr Middletown, Delaware 19...	Office ★★★★☆	2008	20,935 SF (76.6%)	2,000 - 7,374	\$26.00 SF/Year/NNN	Not For Sale



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
16	4901 Summit Bridge Rd Middletown, Delaware 19...	Service ★★★★☆	1990	5,200 SF	2,000 - 5,200	\$9.00 - 12.00 SF/Year/MG	Not For Sale
17	105 Patriot Dr Middletown, Delaware 19...	Light Manufactur- ing ★★★★☆	2026	9,800 SF (76.5%)	2,300	\$18.00 SF/Year/NNN	Not For Sale
18	600 Ash Blvd Middletown, Delaware 19...	Retail ★★★★☆	2027	27,172 SF (70.0%)	2,005 - 8,151	Withheld	Not For Sale
19	651 N Broad St Middletown, Delaware 19...	Office ★★★★☆	2006	67,806 SF (69.8%)	1,249 - 20,490	Withheld	Not For Sale
20	700 N Broad St Middletown, Delaware 19...	Manufacturing ★★★★☆	1990	262,205 SF (66.5%)	1,910 - 87,730	Withheld	Not For Sale
21	Middletown Square 701-749 N Broad St Middletown, Delaware 19...	Retail ★★★★☆	1990	101,111 SF (76.5%)	200 - 24,211	Withheld	Not For Sale
22	747 N Broad St Middletown, Delaware 19...	Retail ★★★★☆	2018	3,500 SF (100%)	3,500	Withheld	Not For Sale
23	755 A/B N. Broad St 755 N Broad St Middletown, Delaware 19...	Retail ★★★★☆	2000	3,200 SF (6.3%)	3,000	Withheld	Not For Sale
24	Building 2 801-881 N Broad St Middletown, Delaware 19...	Retail ★★★★☆	2000	105,938 SF (92.9%)	200 - 7,525	Withheld	Not For Sale
25	500-560 Foxborough Ln Middletown, Delaware 19...	R&D ★★★★☆	2027	45,120 SF	2,400 - 45,120	Withheld	Not For Sale
26	200-268 Foxbourough Ln Middletown, Delaware 19...	R&D ★★★★☆	2027	51,120 SF	2,400 - 51,120	Withheld	Not For Sale
27	399 E Main St Middletown, Delaware 19...	Retail ★★★★☆	1975	2,882 SF	2,882	Withheld	Not For Sale
28	441-459 Middletown Wa... Middletown, Delaware 19...	Retail ★★★★☆	2025	16,000 SF (48.6%)	1,529 - 8,217	Withheld	Not For Sale



Property List (Continued)

	 Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
29	4887 Summit Bridge Rd Middletown, Delaware 19...	Industrial ★★★★☆	2017	3,625 SF (44.8%)	2,000	Withheld	Not For Sale
30	A2 412-416 Ernst Way Middletown, Delaware 19...	Retail ★★★★☆	-	5,600 SF	1,600 - 5,600	Withheld	Not For Sale
31	Pad 3 Middletown Warwick Rd Middletown, Delaware 19...	Retail ★★★★☆	2027	2,862 SF	2,862	Withheld	Not For Sale
32	J 221 Town Center Dr Middletown, Delaware 19...	Retail ★★★★☆	-	7,600 SF (79.0%)	1,600	Withheld	Not For Sale
33	I 245 Town Center Dr Middletown, Delaware 19...	Retail ★★★★☆	-	7,500 SF	1,400 - 7,500	Withheld	Not For Sale



1 700-714 Ash Blvd
Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	13,520 SF (100%)	Max Contiguous	2,400 SF
Built	1980	Asking Rent	\$37.00 SF/Year/NNN
Tenancy	Multiple	Frontage	411' on Ash Blvd
Available	1,200 - 2,400 SF		
Parking Spaces	2.58/1,000 SF; 35 Surface Spaces		



2 2397 DuPont Pky
Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	13,284 SF (39.8%)	Max Contiguous	8,000 SF
Built	2026	Asking Rent	\$28.00 SF/Year/NNN
Tenancy	Multiple	Frontage	Route 13
Available	1,600 - 8,000 SF	Frontage	Route 1
Parking Spaces	Surface Spaces Available		



3 362-392 E Main St - Middletown Crossing Shopping Center
Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	1,600 - 4,800 SF
GLA (% Leased)	25,600 SF (81.3%)	Max Contiguous	4,800 SF
Built/Renovated	1983/2003	Asking Rent	\$20.00 SF/Year/NNN
Tenancy	Multiple	Frontage	364' on Main St
Parking Spaces	2.86/1,000 SF; 150 Surface Spaces		



4 851 Middletown Warwick Rd - Levels Crossing Shopping Center
Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	10,530 SF (0.0%)	Max Contiguous	10,530 SF
Built	2026	Asking Rent	\$35.00 SF/Year/NNN
Tenancy	Multiple	Frontage	352' on Middletown Warwick Road
Available	1,655 - 10,530 SF	Frontage	270' on Levels Road
Parking Spaces	5.03/1,000 SF; 53 Surface Spaces		





103 Patriot Dr - Summerton Place

Middletown, Delaware 19709 (New Castle County) - Southern New Castle County Sub...



Apartments

Property Summary

Units	28	Vacancy %	7.1
Built	2019	Asking Rent Per Unit	\$2,056
Stories	3	Commercial Available	1,518 - 4,767 SF
Elevators	1 passenger	Commercial Asking Rent	\$27.00 SF/Year/NNN
Market Segment	All		
Parking Spaces	95 Surface Spaces		



Property Notes

The bed-bath mix, unit counts and sizes are estimated per property management.



5350 Summit Bridge Rd - Cricklewood Grove

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	40,000 SF (87.4%)	Max Contiguous	5,050 SF
Built	2007	Asking Rent	\$12.50 SF/Year/MG
Tenancy	Multiple	Frontage	Summit Bridge Road
Available	1,665 - 5,050 SF		
Parking Spaces	Surface Spaces Available; Covered Spaces Available		



Property Notes

40,000sf Retail / Professional Building for Lease or Purchase. Several 1st floor retail/professional space availabilities, and 6,000+ sf (remaining) elevator served upper level professional space - dividable.* Lease Rate and Terms Negotiable.* Available For Purchase @ asking price of 4.8M w/ Seller Financing at Seller's Sole Discretion.* Join Atlantic Broad Band, Bright Stars Child Care, Sapphire Dance, C21, Electric Beach Tanning, Di Napoli Pizza, Envy Salon, Done Done Fitness etc . . .



1006 Bunker Hill Rd

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	3,000 SF (0.0%)	Available	2,000 - 3,000 SF
Status	Proposed	Max Contiguous	3,000 SF
Built	May 2027	Asking Rent	\$30.00 SF/Year/NNN
Tenancy	Multiple		
Parking Spaces	Surface Spaces Available		





410 Diamond State Blvd

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Light Distribution

Property Summary

RBA (% Leased)	13,440 SF (83.1%)	Max Contiguous	2,275 SF
Built	2024	Asking Rent	\$14.50 SF/Year/NNN
Tenancy	Multiple	Drive Ins	6 total/12' w x 14' h
Available	2,275 SF	Levelers	None
Parking Spaces	2.53/1,000 SF; 34 Surface Spaces		



223 E Main St

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	8,190 SF (70.7%)	Max Contiguous	2,400 SF
Built	1990	Asking Rent	\$20.00 SF/Year/NNN
Tenancy	Multiple	Frontage	122' on East Main Street
Available	2,400 SF		
Parking Spaces	5.25/1,000 SF; 43 Surface Spaces		



225 W Main St

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	5,450 SF (0.0%)	Max Contiguous	5,450 SF
Built	1933	Asking Rent	\$25.00 SF/Year/NNN
Tenancy	Single	Frontage	108' on Main St
Available	3,078 - 5,450 SF		



501 W Main St - The Market Place

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Neighborhood Center	Max Contiguous	3,300 SF
GLA (% Leased)	33,818 SF (90.2%)	Asking Rent	\$25.00 SF/Year/NNN
Built	1996	Frontage	1,000' on Middletown Warwick Road
Tenancy	Multiple	Frontage	800' on Main Street
Available	3,300 SF		





108 Patriot Dr - Patriot Business Center

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Showroom

Property Summary

RBA (% Leased)	25,000 SF (87.5%)	Asking Rent	\$14.00 SF/Year/NNN
Built	2018	Clear Height	21'8"
Tenancy	Multiple	Drive Ins	8 total
Available	3,137 SF	Levelers	None
Max Contiguous	3,137 SF		
Parking Spaces	2.56/1,000 SF; 64 Surface Spaces		



119 Patriot Dr - Patriot Business Center

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Warehouse

Property Summary

RBA (% Leased)	17,500 SF (89.6%)	Asking Rent	\$13.50 SF/Year/NNN
Built	2022	Drive Ins	6 total/12' w x 12' h
Tenancy	Multiple	Docks	None
Available	1,814 SF	Levelers	None
Max Contiguous	1,814 SF		
Parking Spaces	Surface Spaces Available		



Property Notes

Build to Suit for single tenant user or smaller single bay users; 24' clear height, sprinklered, clear span bldg

on Patriot Dr. just off Levels Rd. and Rt. 301; new Rt. 1 By-Pass to intersect at Levels and 301



114 Sandhill Dr - Ketlay Plaza

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Office

Property Summary

RBA (% Leased)	43,991 SF (92.8%)	Tenancy	Multiple
Built	1983	Available	3,160 SF
Stories	2	Max Contiguous	3,160 SF
Typical Floor	21,995 SF	Asking Rent	\$26.00 SF/Year/NNN
Parking Spaces	2.27/1,000 SF; 100 Surface Spaces		



15

118 Sandhill Dr - Sandhill Plaza

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Office

Property Summary

RBA (% Leased)	20,935 SF (76.6%)	Tenancy	Multiple
Built	2008	Available	2,000 - 7,374 SF
Stories	2	Max Contiguous	4,901 SF
Typical Floor	10,467 SF	Asking Rent	\$26.00 SF/Year/NNN
Parking Spaces	2.39/1,000 SF; 50 Surface Spaces		



16

4901 Summit Bridge Rd

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Service

Property Summary

RBA (% Leased)	5,200 SF (0.0%)	Asking Rent	\$9.00 - 12.00 SF/Year/MG
Built	1990	Drive Ins	6 total
Tenancy	Multiple	Docks	None
Available	2,000 - 5,200 SF	Levelers	None
Max Contiguous	3,200 SF		
Parking Spaces	3.46/1,000 SF; 18 Surface Spaces		



17

105 Patriot Dr

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	9,800 SF (76.5%)	Max Contiguous	2,300 SF
Status	Proposed	Asking Rent	\$18.00 SF/Year/NNN
Built	October 2026	Clear Height	21'
Tenancy	Multiple	Drive Ins	2 total
Available	2,300 SF	Levelers	None



18

600 Ash Blvd - Northside Shopping Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Strip Center	Tenancy	Multiple
GLA (% Leased)	27,172 SF (70.0%)	Available	2,005 - 8,151 SF
Status	Proposed	Max Contiguous	2,110 SF
Built	August 2027	Asking Rent	Withheld



19

651 N Broad St - Middletown Square Office Park

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Office

Property Summary

RBA (% Leased)	67,806 SF (69.8%)	Tenancy	Multiple
Built	2006	Available	1,249 - 20,490 SF
Stories	4	Max Contiguous	13,125 SF
Elevators	2 passenger	Asking Rent	Withheld
Typical Floor	16,952 SF		
Parking Spaces	3.50/1,000 SF; 332 Surface Spaces; Covered Spaces Available		



20

700 N Broad St

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Manufacturing

Property Summary

RBA (% Leased)	262,205 SF (66.5%)	Asking Rent	Withheld
Built	1990	Drive Ins	2 total/8' w x 10' h
Tenancy	Multiple	Docks	4 exterior
Available	1,910 - 87,730 SF	Levelers	4 exterior
Max Contiguous	81,360 SF		
Parking Spaces	0.32/1,000 SF; 85 Surface Spaces; Covered Spaces Available		



21

701-749 N Broad St - Middletown Square

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Max Contiguous	5,980 SF
GLA (% Leased)	101,111 SF (76.5%)	Asking Rent	Withheld
Built	1990	Frontage	Broad St
Tenancy	Multiple	Frontage	Nlawn Dr
Available	200 - 24,211 SF		
Parking Spaces	2.84/1,000 SF; 500 Surface Spaces		



22

747 N Broad St - Northside Shopping Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Strip Center	Available	3,500 SF
GLA (% Leased)	3,500 SF (100%)	Max Contiguous	3,500 SF
Built	2018	Asking Rent	Withheld
Tenancy	Single		
Parking Spaces	10.57/1,000 SF; 37 Surface Spaces		





755 N Broad St - Middletown Square

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	3,000 SF
GLA (% Leased)	3,200 SF (6.3%)	Max Contiguous	3,000 SF
Built	2000	Asking Rent	Withheld
Tenancy	Single	Frontage	83' on Broad St
Parking Spaces	6.25/1,000 SF; 20 Surface Spaces		



801-881 N Broad St - Middletown Square

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	200 - 7,525 SF
GLA (% Leased)	105,938 SF (92.9%)	Max Contiguous	2,335 SF
Built	2000	Asking Rent	Withheld
Tenancy	Multiple	Frontage	621' on Broad St
Parking Spaces	4.76/1,000 SF; 500 Surface Spaces		



500-560 Foxborough Ln - Middletown Exchange

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



R&D

Property Summary

RBA (% Leased)	45,120 SF (0.0%)	Asking Rent	Withheld
Status	Proposed	Clear Height	18'
Built	October 2027	Drive Ins	8 total
Tenancy	Multiple	Docks	8 exterior
Available	2,400 - 45,120 SF	Levelers	None
Max Contiguous	45,120 SF		



200-268 Foxborough Ln - Middletown Exchange

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



R&D

Property Summary

RBA (% Leased)	51,120 SF (0.0%)	Asking Rent	Withheld
Status	Final Planning	Clear Height	18'
Built	October 2027	Drive Ins	10 total
Tenancy	Multiple	Docks	8 exterior
Available	2,400 - 51,120 SF	Levelers	None
Max Contiguous	51,120 SF		





399 E Main St

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

GLA (% Leased)	2,882 SF (0.0%)	Max Contiguous	2,882 SF
Built	1975	Asking Rent	Withheld
Tenancy	Single	Frontage	272' on Cleaver Farm Rd
Available	2,882 SF	Frontage	223' on E Main St
Parking Spaces	5.20/1,000 SF; 15 Surface Spaces		



441-459 Middletown Warwick Rd - Northside Shopping Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Strip Center	Available	1,529 - 8,217 SF
GLA (% Leased)	16,000 SF (48.6%)	Max Contiguous	1,688 SF
Built	2025	Asking Rent	Withheld
Tenancy	Multiple		
Parking Spaces	2.81/1,000 SF; 45 Surface Spaces		



4887 Summit Bridge Rd

Middletown, Delaware 19709 (New Castle County) - New Castle County Submarket



Industrial

Property Summary

RBA (% Leased)	3,625 SF (44.8%)	Asking Rent	Withheld
Built	2017	Drive Ins	2 total
Tenancy	Multiple	Docks	None
Available	2,000 SF	Levelers	None
Max Contiguous	2,000 SF		
Parking Spaces	Surface Spaces Available		



412-416 Ernst Way - Bayberry Town Center

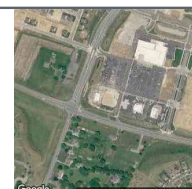
Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	1,600 - 5,600 SF
GLA (% Leased)	5,600 SF (0.0%)	Max Contiguous	5,600 SF
Status	Proposed	Asking Rent	Withheld



31

Middletown Warwick Rd - Northside Shopping Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Strip Center	Tenancy	Single
GLA (% Leased)	2,862 SF (0.0%)	Available	2,862 SF
Status	Proposed	Max Contiguous	2,862 SF
Built	December 2027	Asking Rent	Withheld



32

221 Town Center Dr - Bayberry Town Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	1,600 SF
GLA (% Leased)	7,600 SF (79.0%)	Max Contiguous	1,600 SF
Status	Proposed	Asking Rent	Withheld
Tenancy	Multiple		



33

245 Town Center Dr - Bayberry Town Center

Middletown, Delaware 19709 (New Castle County) - South New Castle County Submar...



Retail

Property Summary

Center Type	Community Center	Available	1,400 - 7,500 SF
GLA (% Leased)	7,500 SF (0.0%)	Max Contiguous	7,500 SF
Status	Proposed	Asking Rent	Withheld
Tenancy	Multiple		

