



Cricklewood Grove

5350 Summit Bridge Rd.
Middletown, DE 19709

Retail & Office Space FOR LEASE

Property Overview

Cricklewood Grove Center with its superior architectural design offers competitively priced, high quality retail and office (general and/or medical) suites in a suburban setting with ample parking. The center has very good tenant mix within city limits of the Town of Middletown. Strategically located on Route 71, within minutes to Route 299/301. Within close proximity to Route 1, Townsend, Odessa, & Smyrna.

Second Floor Availabilities

Second floor, elevator served.

One side total is +/-5,050 square feet are available for general office, medical office, or any appropriate usage for this space. There are a total of 3 units (unit 203 is approximately 1,685 sf), (unit 205 is approximately 1,700 sf), and (unit 207 is approximately 1,665 sf). All contiguous and can be subdivided. The price is for a "as is" gray shell. Owners will consider finishing the units for a well qualified tenant and must make business sense for all parties involved. Asking \$14.50/sf "As Is"

This space is in Greysell condition and is offered at \$14.50/sq Gross Lease (\$2.50/sf). If Tenant wants the owner to finish the space and deliver it in a Vanilla Box condition, then the base rent is \$19.50/sf Gross Lease (\$2.50/sf).

The second side consists of 4 suites totalling +/- 6,820 square feet available in vanilla shell and ready to move to start Tenant fit outs.

Unit 202 is +/- 1,680 sf. Unit 204 is +/- 1,690 sf. Unit 206 is +/- 1,665 sf. Unit 208 is 1,785 sf.

Asking \$18.50 per square foot plus \$2.50 flat rate towards the NNN expenses.

Please contact listing broker for additional information or to schedule a walk through.



Get ready for a sweet deal: we're rolling out the red carpet with Full Commission for our Partner Brokers!* Curious? Ring up the listing Broker for all the juicy details!

The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's/Owner's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com



www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

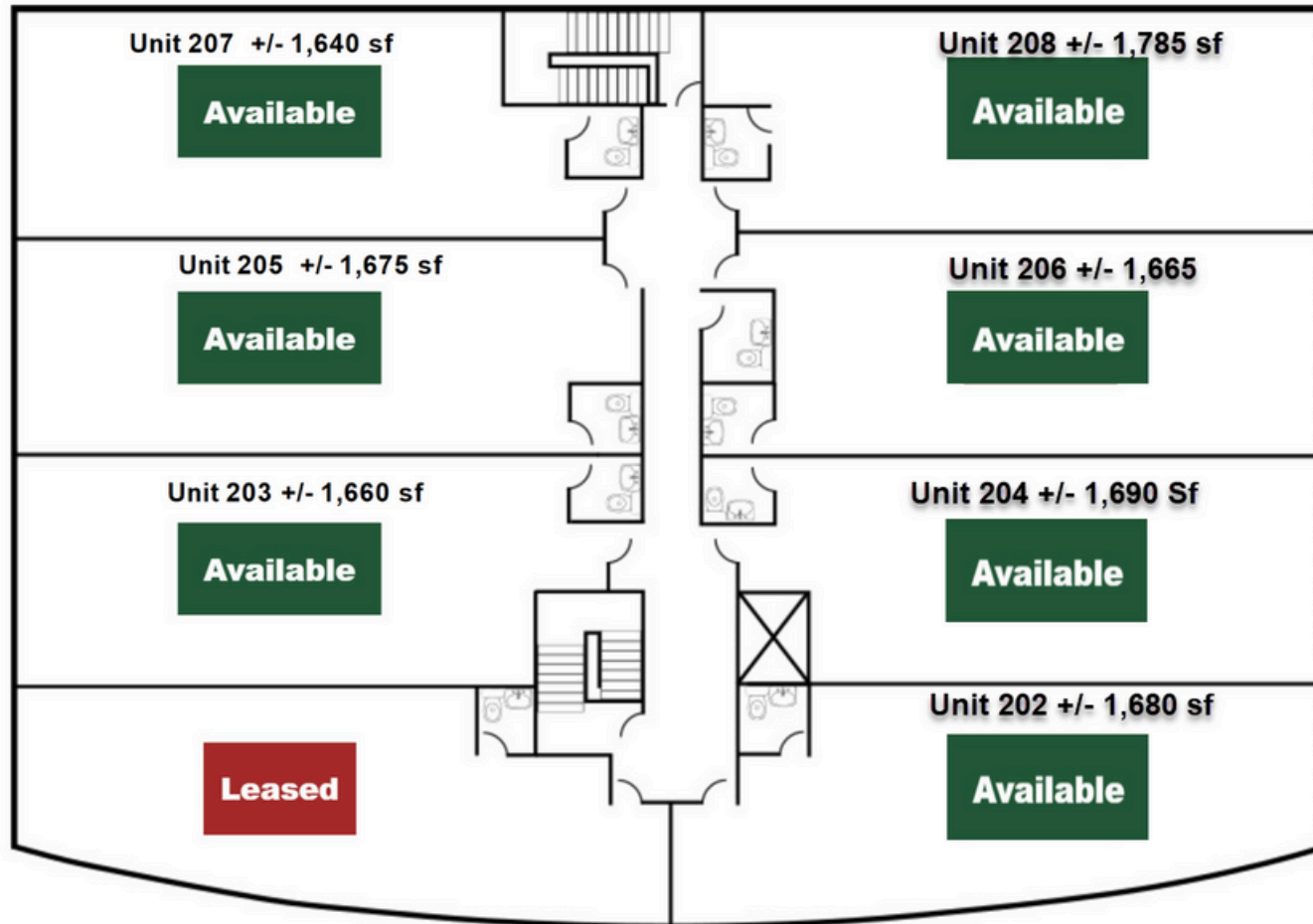
205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144

The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's/Owner's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

Cricklewood Grove

5350 Summit Bridge Rd.
Middletown, DE 19709

2nd Floor Layout



For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com



www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302)544-9144