

New Construction Retail/Office Space for Lease

LEVELS CROSSING RETAIL

851 MIDDLETOWN WARWICK ROAD
MIDDLETOWN, DE 19709



1,755 - 10,530
SF AVAILABLE



ADJACENT BUILDING
FULLY LEASED:

WINGSTOP | LIQUOR STORE
NAIL SALON | KOREAN BBQ QSR



ZONING:
C-3



BUILDING 2



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THE SPACE

Location	851 Middletown Warwick Road Middletown, DE 19709
County	New Castle County
Zoning	C-3 (Employment/Regional Retail)
Size	10,530 SF (Six (6) 1,755 SF Units Available)
Space	Building 2
Lease Rate	Please contact listing agent
Lease Type	NNN

HIGHLIGHTS

- 1,755 SF - 10,530 SF AVAILABLE
- Levels Crossing continues to experience strong leasing momentum, with Building 1 now fully leased to a diverse mix of food, service, and retail users including Wingstop, a liquor store, a nail salon, a smoke shop, and a Korean BBQ QSR.
- Building 2 represents the final opportunity to join this rapidly growing retail destination. The newly constructed 10,530 SF retail building offers six flexible 1,755 SF units that can accommodate a variety of retail, restaurant, medical, office, and service-oriented users.
- Located at the Route 301 and Levels Road interchange, the property benefits from exceptional visibility, strong traffic counts, and proximity to major employers including Amazon, Clarios, Breakthru Beverage, STA Pharmaceuticals, and Datwyler.
- This thriving location is surrounded by national retailers like Target, Walmart, Kohls, and Sprouts Farmers Market, ensuring excellent visibility and customer traffic. Positioned in Middletown's rapidly growing market, this site provides unmatched exposure to daily commuters and shoppers.
- Adjacent to Middletown's Major Employment Corridor
- Direct Access to More Than 8 Million SF of Industrial Development
- Surrounded by National Retailers and Daily Necessity Uses
- Restaurant-ready infrastructure including multiple grease traps already installed, full sprinkler system, and prominent pylon signage availability



POPULATION

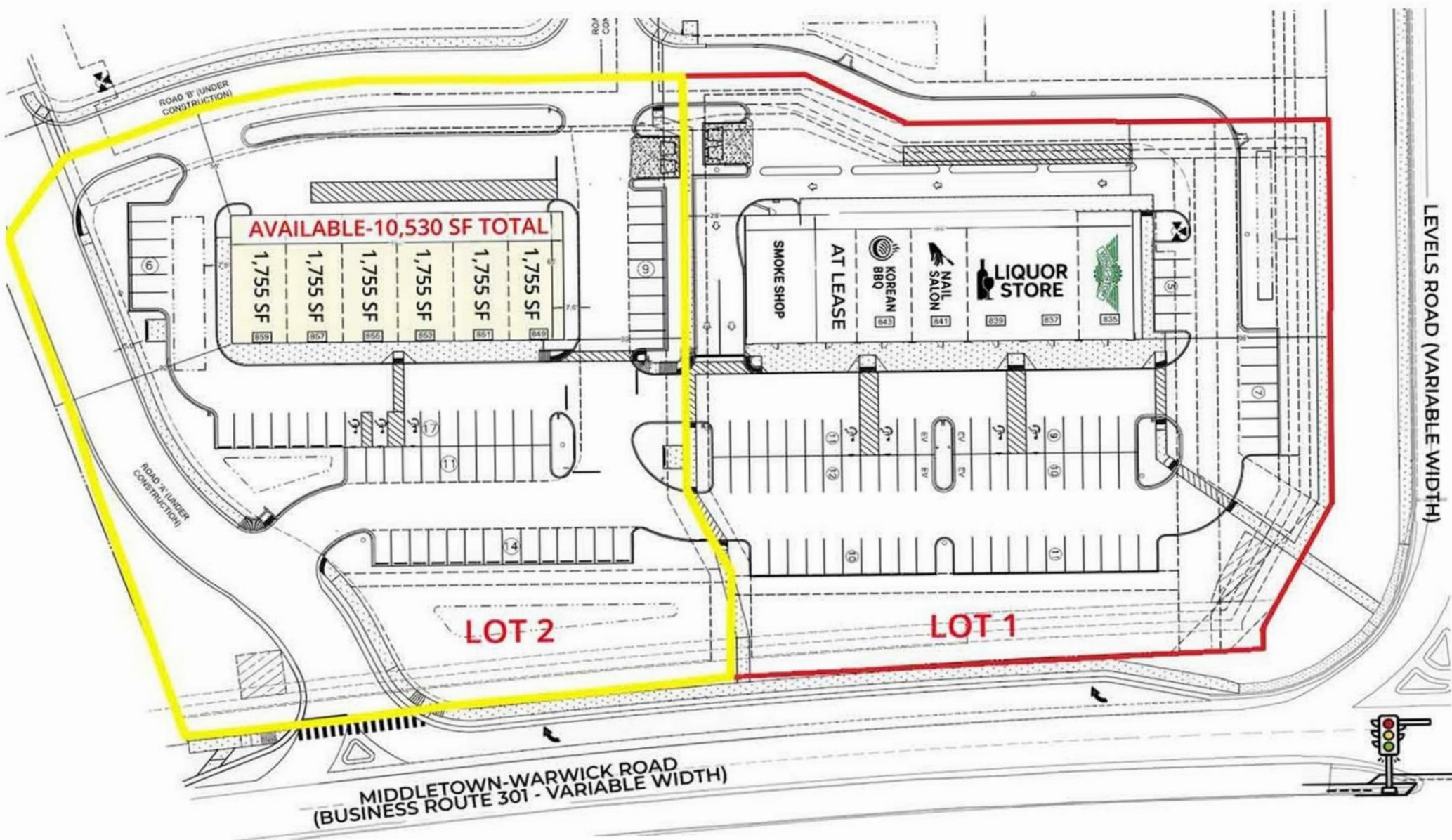
1.00 MILE	3.00 MILE	5.00 MILE
2,112	20,851	38,371

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,950	\$117,062	\$140,860

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
906	7,702	13,113

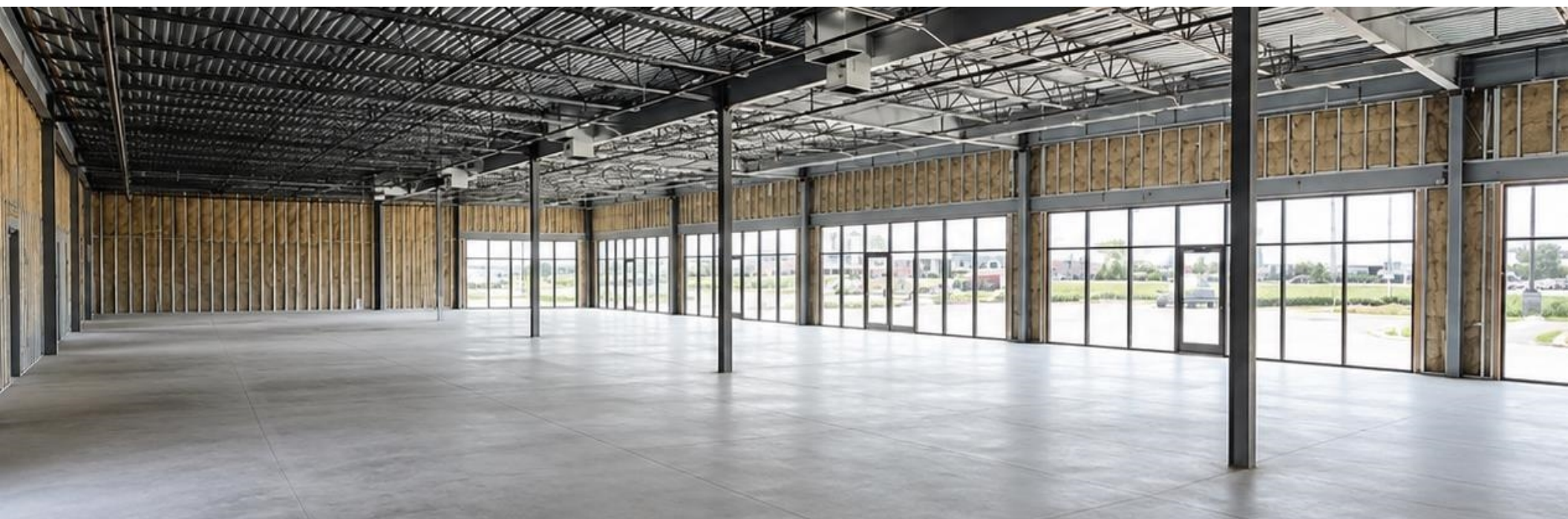




Building 2 Exterior



Monument Signage Opportunity



Up to 10,530 SF Available

STRATEGIC RETAIL POSITIONING

ALONG THE ROUTE 301 GROWTH CORRIDOR

LEVELS CROSSING

851 MIDDLETOWN WARWICK ROAD
MIDDLETOWN, DE 19709



LOCATION OVERVIEW

Levels Crossing is strategically positioned at the signalized intersection of Middletown Warwick Road and Levels Road, immediately adjacent to the Route 301 interchange in one of Delaware's fastest-growing retail and residential markets. The property benefits from direct access to a rapidly expanding consumer base, significant employment growth, and one of the region's most important transportation corridors.

Its location places retailers within minutes of major national brands, established shopping destinations, expanding residential communities, and one of the largest concentrations of industrial employment in the State of Delaware.



ROUTE 301 REGIONAL CONNECTIVITY

Direct access to U.S. Route 301 with convenient connections to I-95, Route 1, Maryland, and Southern Delaware.



EXPLOSIVE RESIDENTIAL GROWTH

ZIP Code 19709 grew from approximately 45,000 residents in 2020 to more than 51,000 residents by 2025 and is projected to continue growing through 2030.



MAJOR EMPLOYMENT DRIVERS

Adjacent to Amazon's existing fulfillment center and near the planned next-generation Amazon logistics campus and surrounded by significant industrial employment.



ESTABLISHED RETAIL ENVIRONMENT

Immediate proximity to Walmart, Kohl's, Aldi, Lowe's, Wawa, Chick-fil-A, Starbucks, HomeGoods, Marshalls, Panera Bread, and numerous other national retailers.

MIDDLETOWN BY THE NUMBERS



51,000+
RESIDENTS

ZIP Code 19709 Population (2025 Estimate)⁽¹⁾



3.9 MILLION SF

**PROPOSED NEW AMAZON
FULFILLMENT FACILITY NEARBY⁽²⁾**

Significant long-term employment and economic impact for the Middletown market.



**FASTEST-GROWING REGION
IN DELAWARE**

Driven by residential, retail, and employment expansion along the Route 301 corridor.⁽³⁾

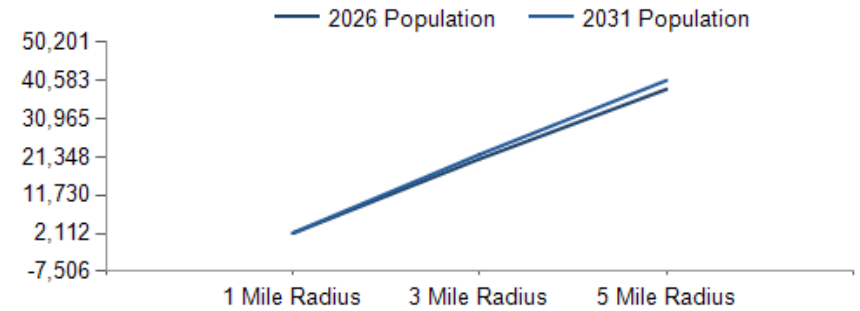
(1) Source: Aterio.io – Population Forecast

(2) Source: Construction Equipment Guide – Amazon to Build Second Center in Middletown, DE

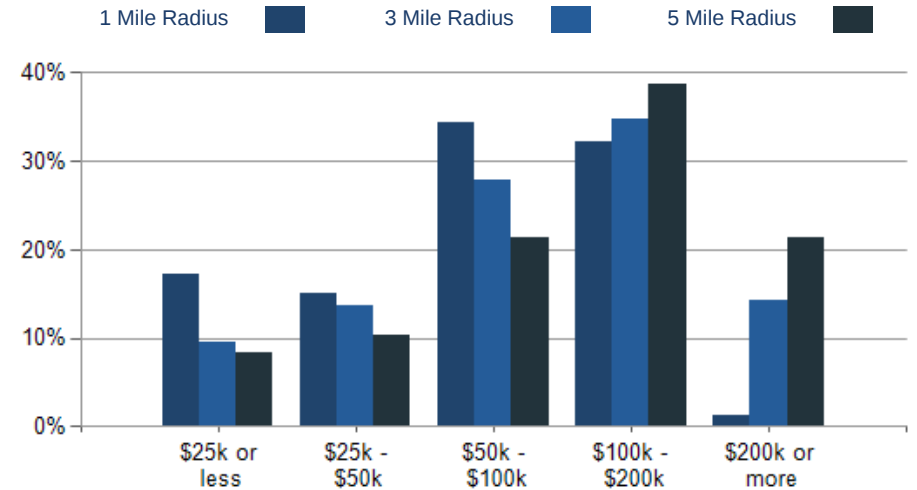
(3) Source: Wikipedia – Middletown, Delaware

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	182	7,035	13,283
2010 Population	296	15,978	29,062
2026 Population	2,112	20,851	38,371
2031 Population	2,253	21,965	40,583
2026 African American	472	6,371	10,455
2026 American Indian	5	47	82
2026 Asian	76	1,046	1,895
2026 Hispanic	205	2,074	3,346
2026 Other Race	91	941	1,391
2026 White	1,280	10,775	21,469
2026 Multiracial	188	1,664	3,069
2026-2031: Population: Growth Rate	6.50%	5.25%	5.65%

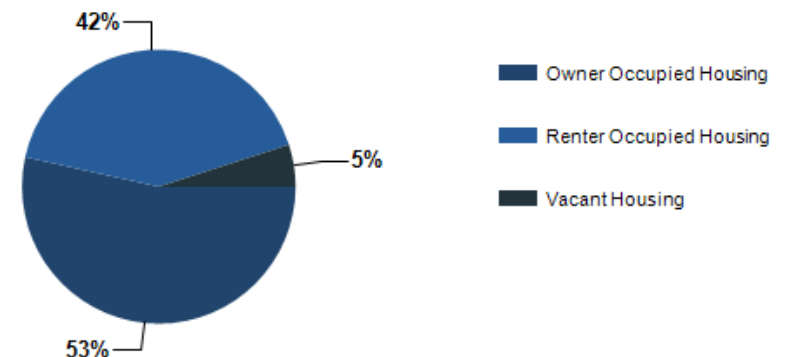
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	48	278	460
\$15,000-\$24,999	107	455	628
\$25,000-\$34,999	63	293	402
\$35,000-\$49,999	73	760	941
\$50,000-\$74,999	216	972	1,273
\$75,000-\$99,999	94	1,170	1,539
\$100,000-\$149,999	221	1,780	2,895
\$150,000-\$199,999	71	895	2,169
\$200,000 or greater	12	1,101	2,807
Median HH Income	\$68,541	\$97,898	\$122,085
Average HH Income	\$78,950	\$117,062	\$140,860



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

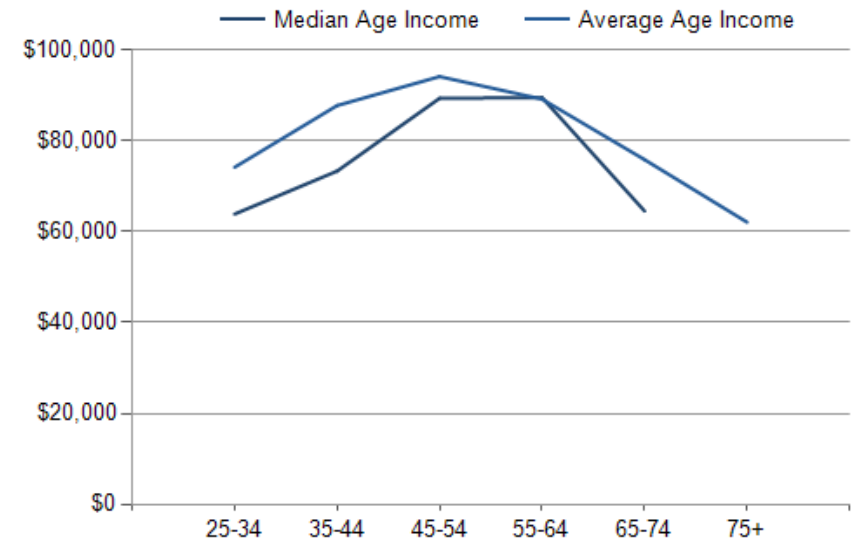
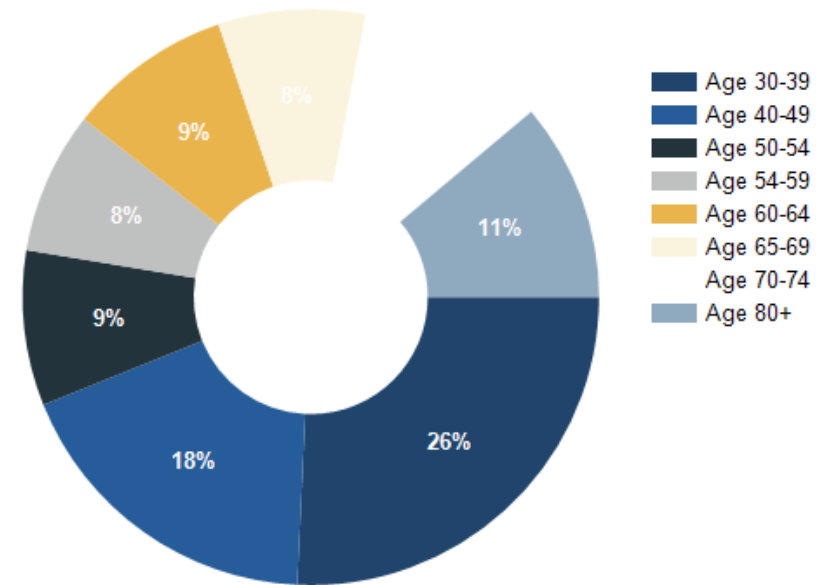


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	157	1,343	2,262
2026 Population Age 35-39	162	1,370	2,375
2026 Population Age 40-44	124	1,359	2,509
2026 Population Age 45-49	101	1,419	2,634
2026 Population Age 50-54	108	1,465	2,789
2026 Population Age 55-59	99	1,277	2,472
2026 Population Age 60-64	114	1,180	2,302
2026 Population Age 65-69	102	913	1,748
2026 Population Age 70-74	134	777	1,374
2026 Population Age 75-79	138	728	1,206
2026 Population Age 80-84	110	536	819
2026 Population Age 85+	72	371	537
2026 Population Age 18+	1,730	16,152	29,725
2026 Median Age	42	39	38
2031 Median Age	43	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,885	\$87,762	\$107,266
Average Household Income 25-34	\$74,210	\$105,151	\$128,943
Median Household Income 35-44	\$73,361	\$108,078	\$134,967
Average Household Income 35-44	\$87,788	\$128,590	\$155,512
Median Household Income 45-54	\$89,400	\$117,135	\$150,900
Average Household Income 45-54	\$94,185	\$138,670	\$167,454
Median Household Income 55-64	\$89,565	\$110,657	\$137,301
Average Household Income 55-64	\$89,208	\$130,932	\$156,734
Median Household Income 65-74	\$64,570	\$86,467	\$99,312
Average Household Income 65-74	\$75,892	\$105,533	\$120,384
Average Household Income 75+	\$62,114	\$77,137	\$83,158

Population By Age



Levels Crossing Retail | Building 2

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