



## 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.

### First Floor Availabilities

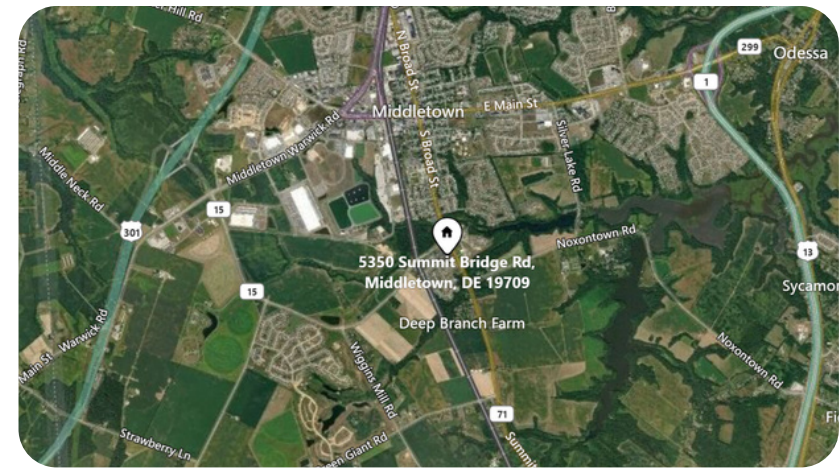
No first floor availabilities at this time.

Please contact the listing agent for pricing and additional information.

### Second Floor Availabilities

Second floor, elevator served, total of +/-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" Gross Lease.

This space is in Greysell condition and is offered at \$14.50/sq Gross Lease (\$2.00/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 (\$2.00/sf).



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](http://www.HabashCommercial.com)

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### Habash Commercial Realty

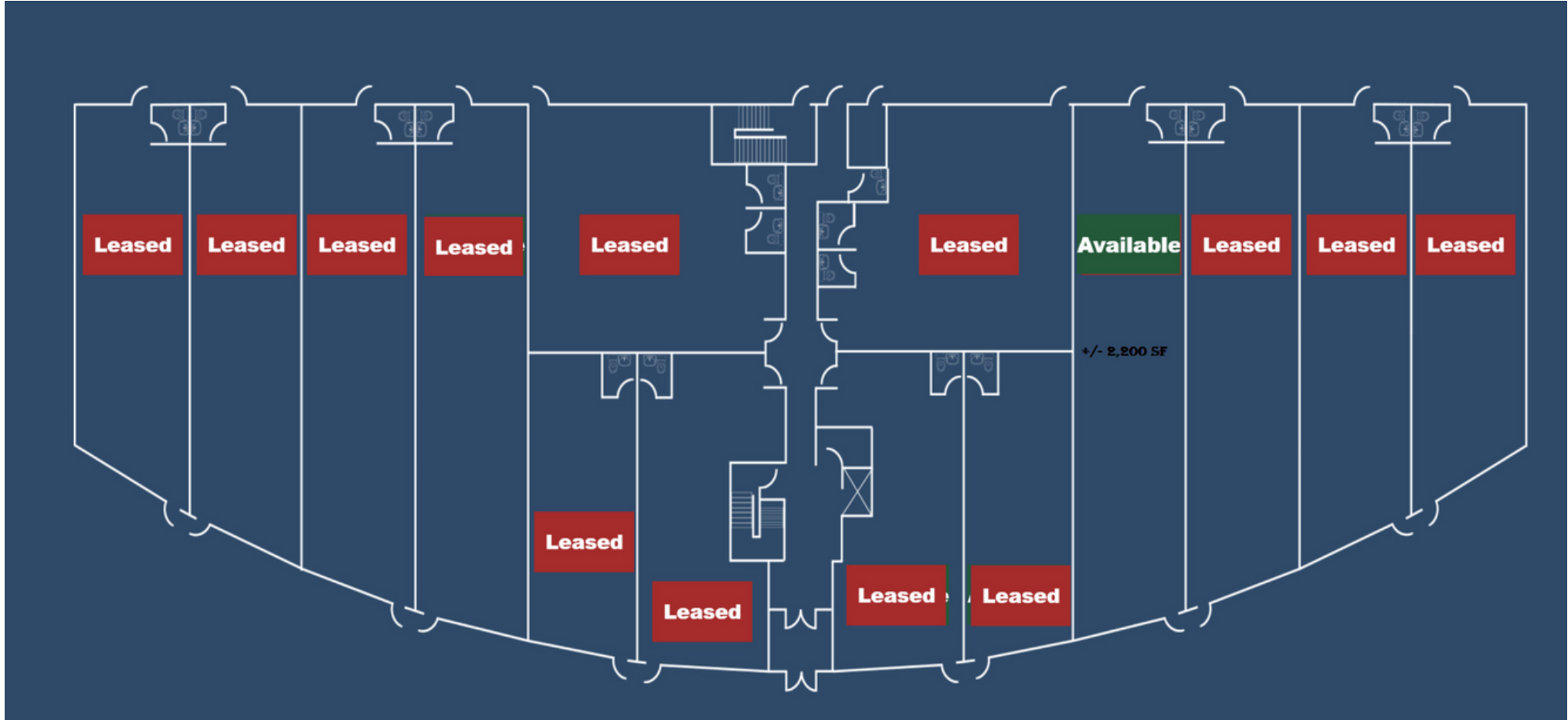
205 Philadelphia Pike  
Wilmington, DE 19809  
(302) 544-9144

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## 1st Floor Layout



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**Habash Commercial Realty**

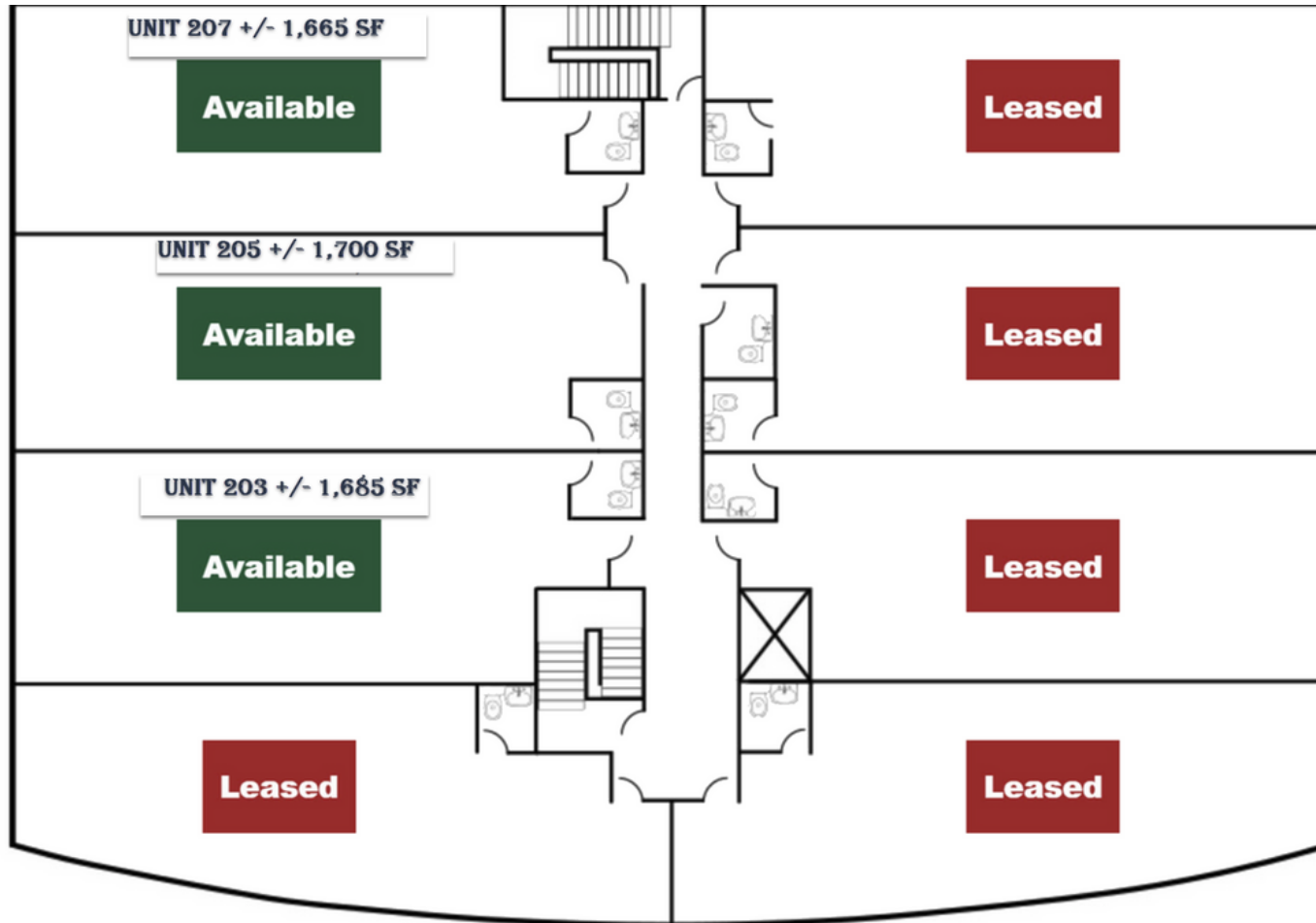
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## 2nd Floor Layout



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