

Retail Opportunities Available at The Shoppes at Camden Town Center

12,000 SF Freestanding Pad Site + 3,200 SF Inline Space Available



12,000 SF

Freestanding Pad Site
Call for Rate



3,200 SF

Inline Retail Space



\$25/SF NNN

Inline Lease Rate



31,512 VPD

Traffic Count



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HIGHLIGHTS

- The Shoppes at Camden Town Center offers a strong retail leasing opportunity within an established shopping center serving the growing Camden, Delaware market.
- Current availability includes a 12,000 SF freestanding pad site and a 3,200 SF inline retail space, offering flexibility for retailers, service providers, restaurants, medical users, fitness concepts, or other neighborhood-serving uses.
- Strong co-tenancy with ALDI, Dollar Tree, GameStop, Domino's, GNC, Verizon, Sally Beauty, Supercuts, and more
- Located near Walmart and Lowe's, creating consistent retail traffic to the area
- Ample surface parking with multiple access points throughout the center
- Pylon signage available
- Excellent visibility and access from the surrounding retail corridor
- Traffic count of approximately 31,512 VPD along Route 13



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,811	30,106	78,542

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$109,973	\$102,865	\$95,371

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,564	11,311	30,052

Space	Floor	Size	Lease Rate	Lease Type	Notes
Inline Retail	1	3,200 SF	\$25.00 PSF (Yearly)	NNN	Estimated NNN's: \$3.19/SF
Freestanding Pad Site	1	12,000 SF	Please contact listing agent	NNN	Prominent pad opportunity within established retail center

12,000 SF AVAILABLE

ALDI

GameStop

Yards & Bone

Domino's

SUPERCUTS

Check 'n' Go

SALLY'S BEAUTY SUPPLY

GNC LIVE WELL

Liquor Store

DOLLAR TREE

Eco Cleaners

Lucky Nails

MAIL ZONE

Jade Garden

Verizon Wireless

AVAILABLE 3,200 SF

Mattress Firm

tropical CAFE SMOOTHIE

CIGAR WORLD

15' WIDE LANDSCAPE BUFFER

15' WIDE LANDSCAPE BASEMENT

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Thomas Harmon Drive

Wal-Mart Drive

Thomas Harmon Drive

79'-0 1/2" V.I.F.



81'-8 1/2" V.I.F.

E

E

A

RESTROOM FINISHED
MILL TO MATCH ALL
OTHER RPLM

RESTROOM

RESTROOM

PL-1
STORAGE /
UTILITY

PL-1
RESTROOM

RESTROOM

PL-1
TANNING

PL-1
OFFICE
(STAFF)

PL-1
TRAINER

PL-1
OFFICE

PL-1

PL-1

79'-0 1/2" V.I.F.

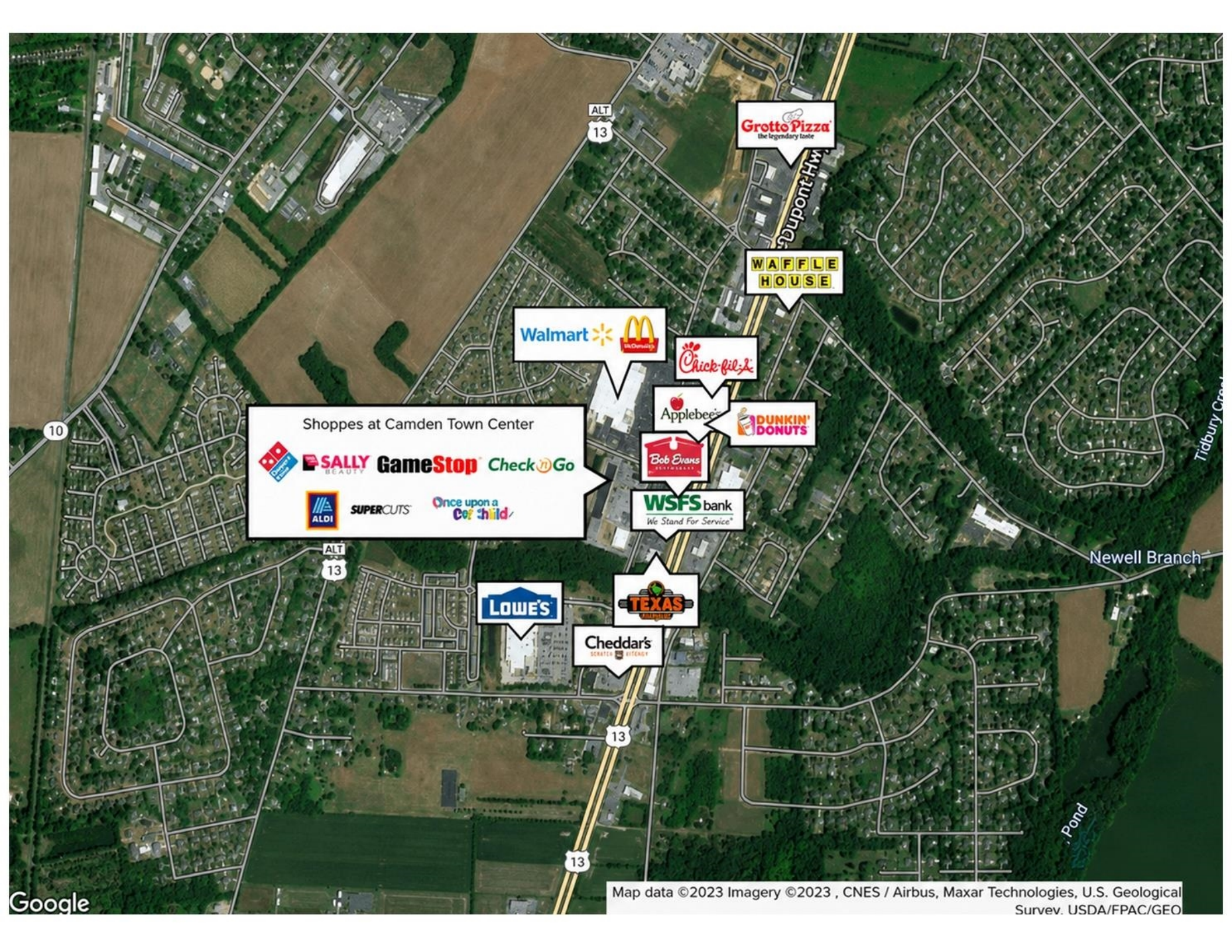
81'-8 1/2" V.I.F.

E

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**AVAILABLE
3,200 SF**





ALT 13

Grotto Pizza
the legendary taste

Dupont Hwy

WAFFLE
HOUSE

Walmart



Chick-fil-A

Applebee's

DUNKIN'
DONUTS

Bob Evans
RESTAURANT

WSFS bank
We Stand For Service®

Shoppes at Camden Town Center



SALLY
BEAUTY

GameStop

Check n Go



SUPERCUTS

Once upon a
Cot child

LOWE'S

TEXAS
BREWERY

Cheddar's
SCRATCH ATTENDY

Newell Branch

Pond

Tidbury Creek

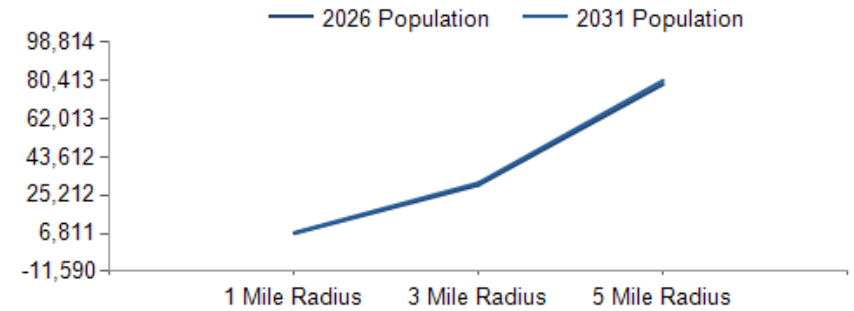
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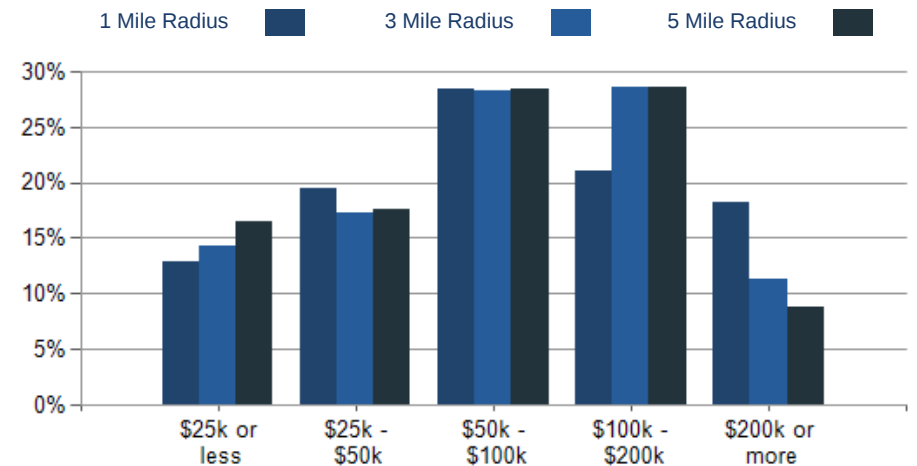
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,306	19,968	52,685
2010 Population	5,272	25,346	67,081
2026 Population	6,811	30,106	78,542
2031 Population	7,154	31,167	80,413
2026 African American	2,222	8,395	25,186
2026 American Indian	36	185	489
2026 Asian	304	1,221	2,840
2026 Hispanic	489	2,467	7,161
2026 Other Race	190	859	2,615
2026 White	3,406	16,292	39,194
2026 Multiracial	647	3,142	8,147
2026-2031: Population: Growth Rate	4.95%	3.50%	2.35%

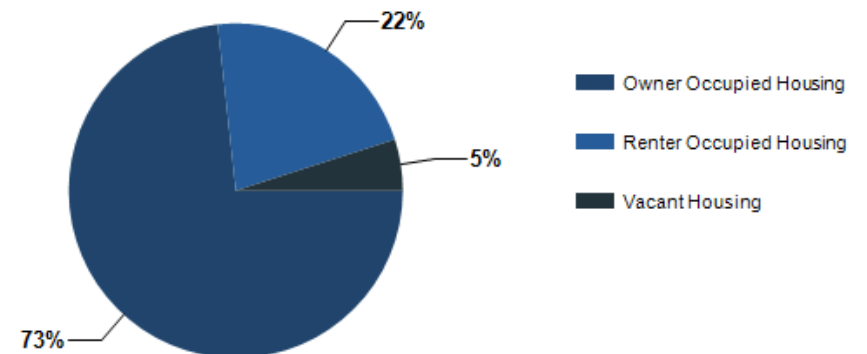
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	244	1,090	3,213
\$15,000-\$24,999	84	532	1,724
\$25,000-\$34,999	170	614	1,534
\$35,000-\$49,999	331	1,344	3,760
\$50,000-\$74,999	393	1,754	4,934
\$75,000-\$99,999	335	1,450	3,630
\$100,000-\$149,999	367	2,020	5,633
\$150,000-\$199,999	173	1,222	2,964
\$200,000 or greater	465	1,285	2,660
Median HH Income	\$78,455	\$79,419	\$74,003
Average HH Income	\$109,973	\$102,865	\$95,371



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

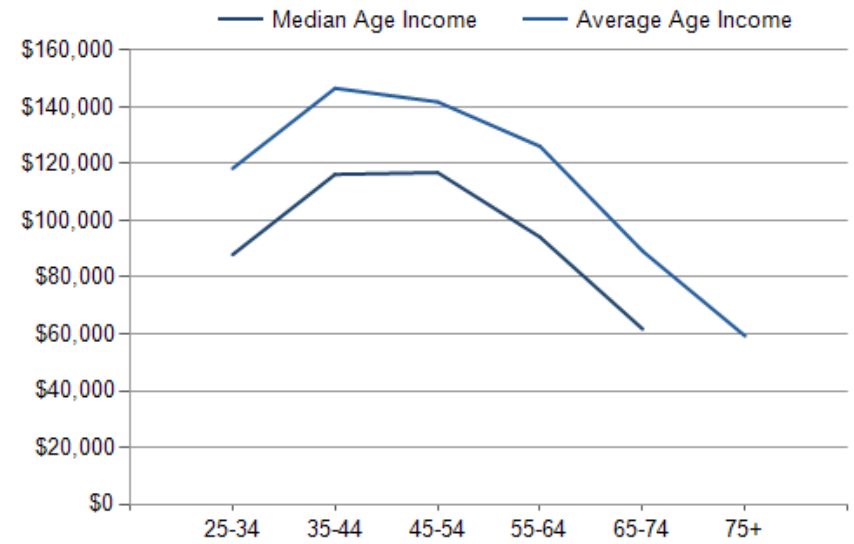
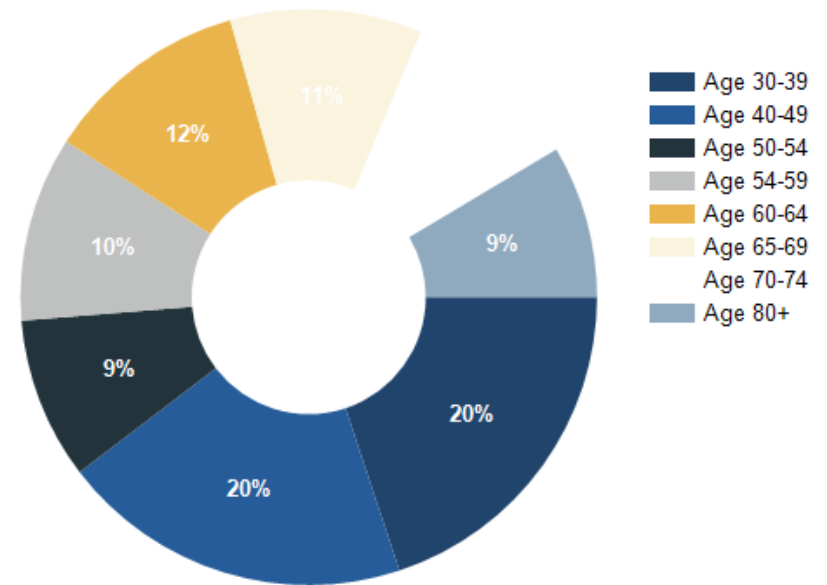


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	405	1,829	5,378
2026 Population Age 35-39	394	1,839	5,150
2026 Population Age 40-44	430	1,866	4,774
2026 Population Age 45-49	361	1,633	4,146
2026 Population Age 50-54	365	1,713	4,129
2026 Population Age 55-59	417	1,787	4,340
2026 Population Age 60-64	462	2,039	4,754
2026 Population Age 65-69	432	1,853	4,404
2026 Population Age 70-74	404	1,671	3,884
2026 Population Age 75-79	344	1,354	3,045
2026 Population Age 80-84	219	896	2,014
2026 Population Age 85+	138	637	1,523
2026 Population Age 18+	5,411	23,456	60,796
2026 Median Age	42	41	38
2031 Median Age	43	42	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,912	\$82,491	\$72,188
Average Household Income 25-34	\$118,290	\$103,370	\$91,431
Median Household Income 35-44	\$116,207	\$105,163	\$100,012
Average Household Income 35-44	\$146,550	\$125,451	\$116,056
Median Household Income 45-54	\$116,879	\$112,830	\$103,310
Average Household Income 45-54	\$141,770	\$132,412	\$120,021
Median Household Income 55-64	\$94,095	\$89,228	\$86,124
Average Household Income 55-64	\$126,081	\$112,988	\$105,585
Median Household Income 65-74	\$61,723	\$62,658	\$59,515
Average Household Income 65-74	\$89,199	\$85,256	\$81,347
Average Household Income 75+	\$59,298	\$65,477	\$62,916

Population By Age



Camden Town Center

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