

CAPANO

MANAGEMENT



FULLY
LEASED

DARLEY GREEN

3525 - 3547 Philadelphia Pike at Manor Avenue | Claymont, DE 19703 | New Castle County

Center Size:

FULLY LEASED: Retail (Phase I)
9,604 square feet in 2 Buildings
COMING SOON: Retail (Phase II) – 9,000 square feet
Christiana Care (Medical Facility)
Residential: 281 apartments

Available Space:

FULLY LEASED

Traffic Counts:

Philadelphia Pike: 13,728 AADT

Additional Information:

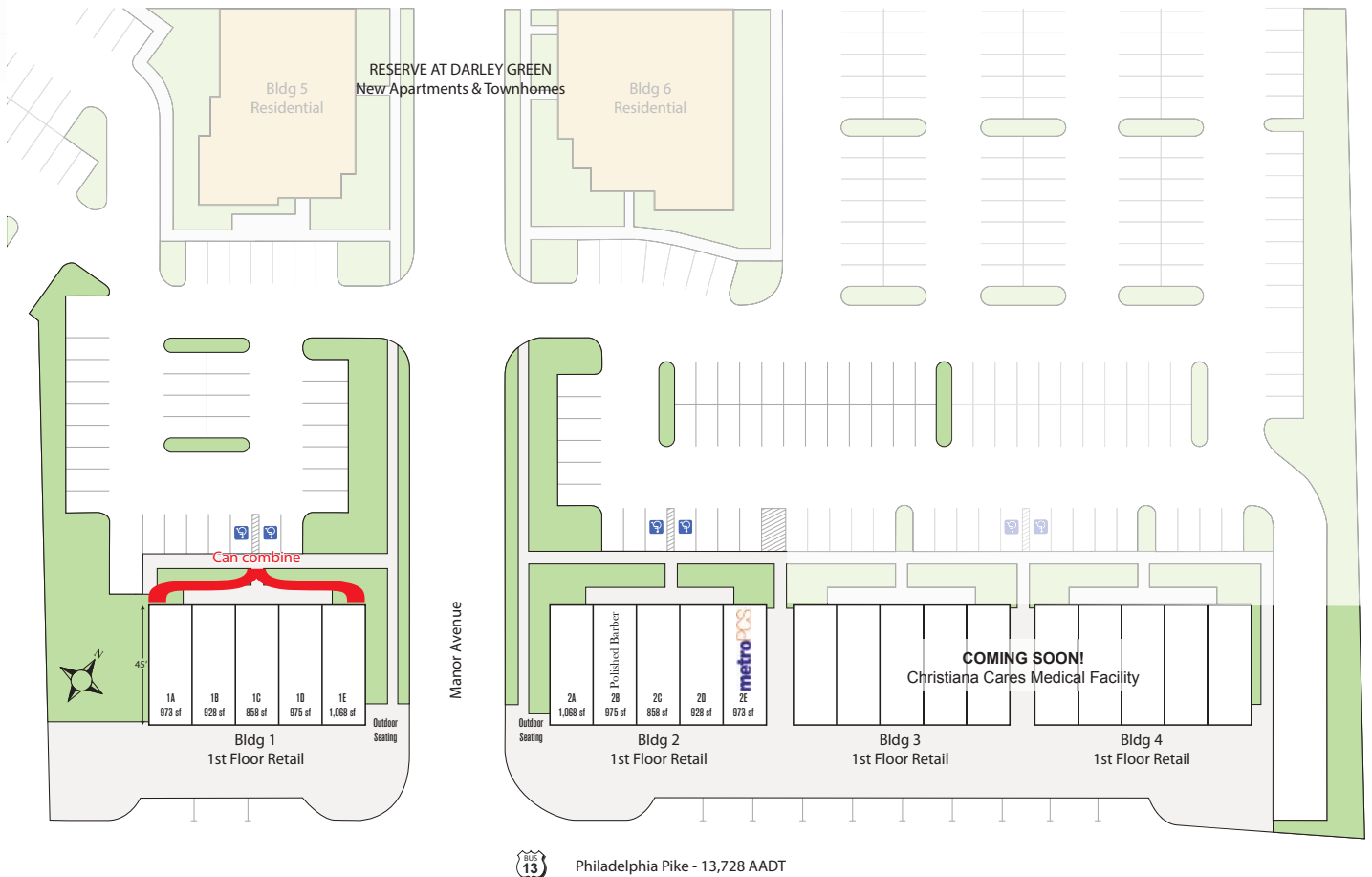
- Darley Green is a mixed-use development with a total of 18,000 square feet of retail and 281 apartments
- Phase I, which delivered in 2015, includes 2 buildings with a total of 4,802 square feet of retail on the 1st floor and apartments above in each building
- Redevelopment and revitalization initiatives are underway

Demographics:

	1 Mile	3 Mile	5 Mile
Population	10,829	59,015	145,544
Households	4,284	23,946	57,336
Avg. HH Income	\$65,224	\$84,919	\$88,504

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Unit #	Tenant	Square Footage
1A	Serenity Spa	973
1B	Taylor Beauty	928
1C & D	Preferred Home Healthcare	1,833
1E	9Round Kickboxing	1,068
2A	NY Grill	1,068
2B	Polished Barber	975
2C	Double Dipper Ice Cream	858
2D	Royal Butterflies Candy	928
2E	Metro PCS	973
BLDNG 3 & 4	Christiana Care	9,000

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