

CAPANO MANAGEMENT



DOVE RUN SHOPPING CENTER

Rt. 299 & Dove Run Boulevard | Middletown, DE 19709 | New Castle County

Center Size:

Phase I: 118,942 square feet (existing)
Phase II-IV: 151,200 square feet (future development)

Available Space:

#230: 2,400 square feet - Inline
#240: 1,750 square feet - Endcap
Coming Soon: Phase III: 74,414 square feet
Phase IV: 46,962 square feet
(Phase III and IV can be combined)

Traffic Counts:

Route 299: 20,039 AADT

Additional Information:

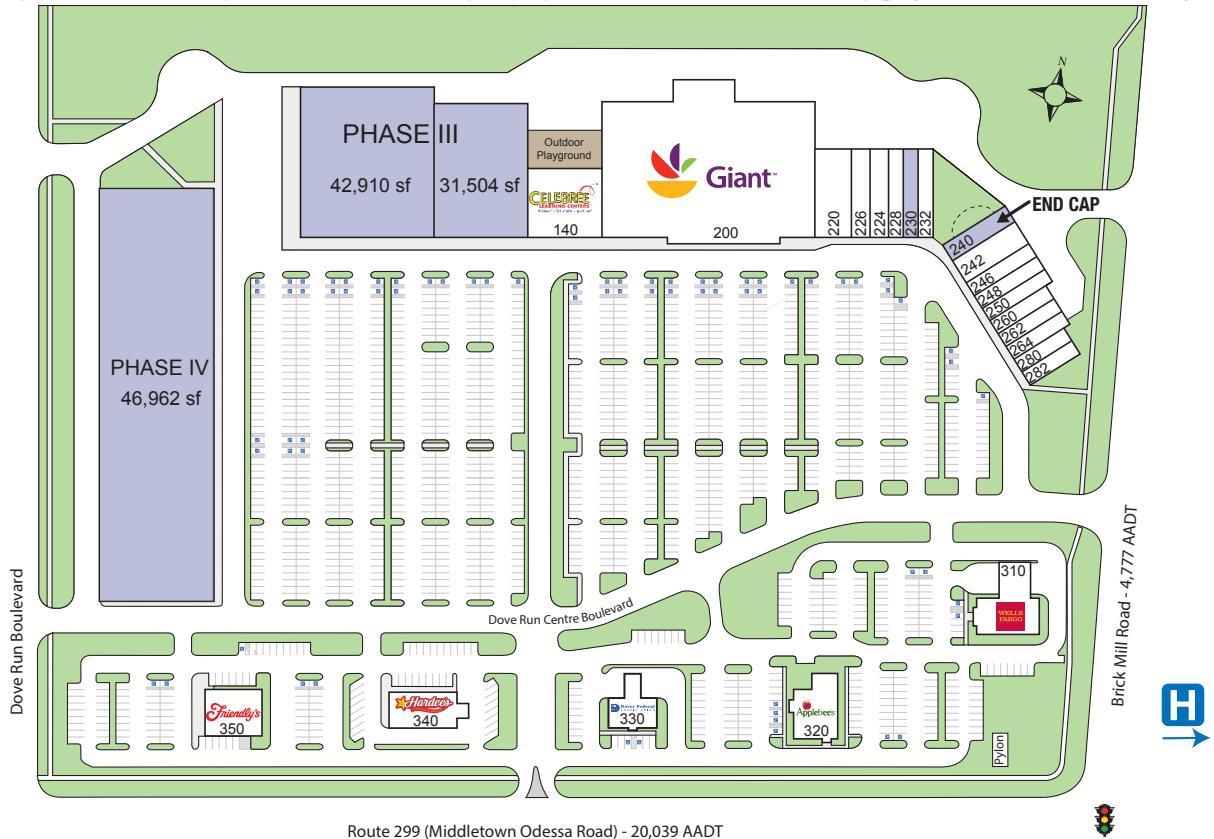
- Top performing Giant is a daily traffic generator
- Located between all the rooftops from Middletown to Odessa
- Adjacent to Dove Run, Christiana Care recently opened the \$34M Middletown Emergency Department, which is housed in a 36,500 sq. ft., 2-story facility, with 90 employees and is open 24/7

Demographics:

	1 Mile	3 Mile	5 Mile
Population	5,961	25,171	41,765
Households	1,887	8,362	13,563
Avg. HH Income	\$115,703	\$99,594	\$107,163

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Unit #	Tenant	Square Footage
140	Celebree	9,200
200	Giant	56,291
220	Dove Run Liquors	6,000
226	Sunsational Tanning	3,035
224	ATI	2,965
228	Middletown Eye	2,400
230	AVAILABLE	2,400
232	Moon Cleaners	2,400
240	AVAILABLE - END CAP	1,750
242	Ward & Taylor	5,000
246	Advance America	2,000
248	Asian City	2,000

Unit #	Tenant	Square Footage
250	Los Portales	2,000
260	Sylvan Learning Center	1,800
262	Tropical Nail Salon	1,800
264	Caruso's	1,800
280	AT & T	1,600
282	Cost Cutters	1,600

Padsites:

310	Wells Fargo	4,500
320	Applebee's	4,835
330	Dover Fed. Credit Union	2,612
340	Hardee's	3,475
350	Friendly's	4,500

NEW CONSTRUCTION:

PHASE III	74,414
PHASE IV	46,962

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MANAGEMENT

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REV 12.1.20