

CAPANO MANAGEMENT



CYPRESS HALL

28253 Lexus Drive | Milford, DE 19963 | Sussex County

Center Size:

- Phase I: 79,780 square feet (existing)
- Phase II: 16,120 square feet (planned expansion)
- Phase III: 100,000 square feet (big box)

Available Space:

- Bldg. 28257:
 - Unit #5: 1,600 square feet (Ready Now)
 - Unit #11: 1,600 square feet
- Bldg. 28263 (can combine):
 - Unit 13: 1,600 square feet - Available NOW!
 - Unit 14: 2,165 square feet - Available NOW!

Available Pad Sites for Development:

5 Parcels: Ranging from 1.40-1.91 Acres

Traffic Counts:

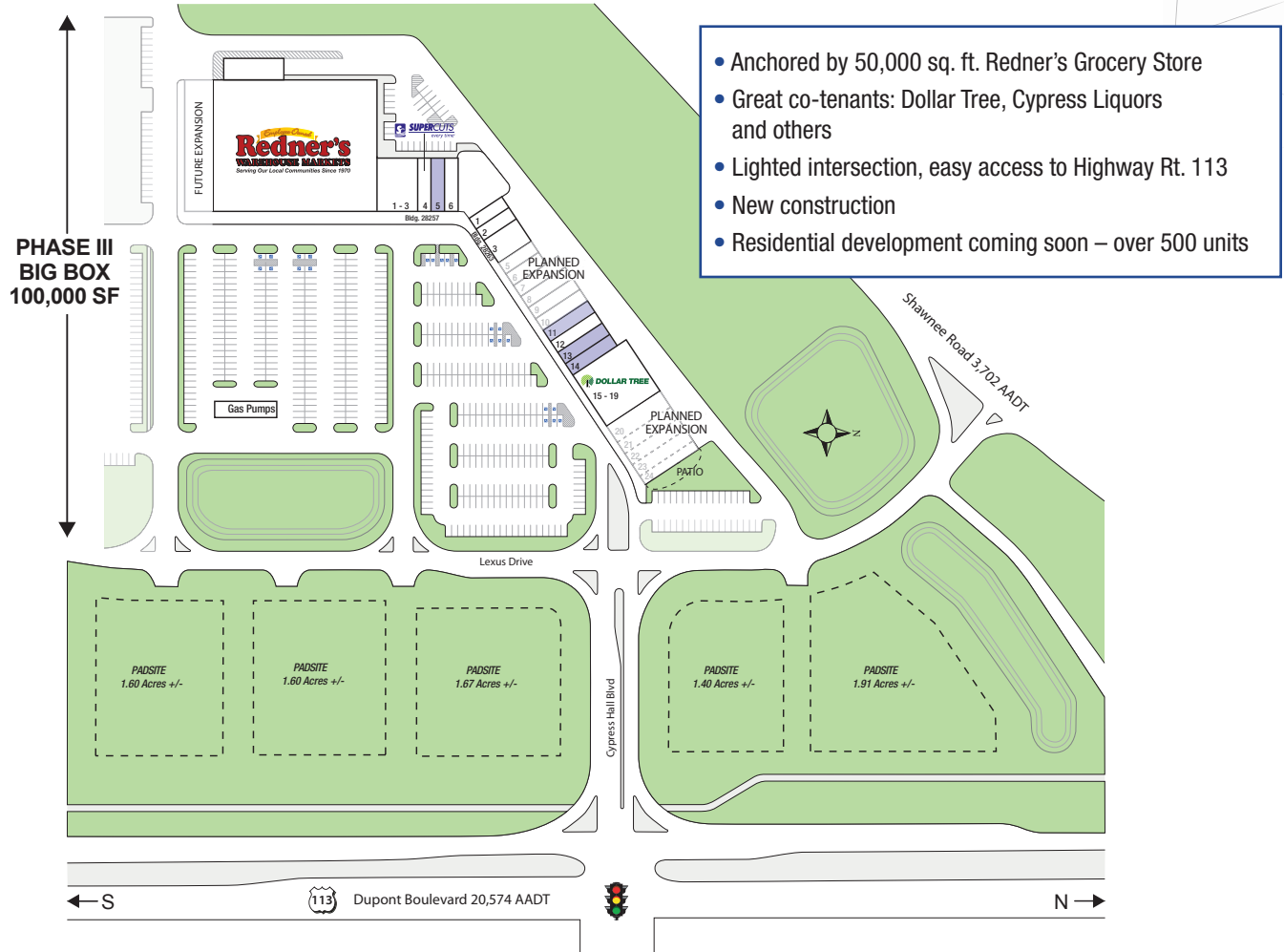
Route 113 (Dupont Blvd): 20,574 ADT

Demographics:

	1 Mile	3 Mile	5 Mile
Population	3,693	17,721	27,275
Households	1,461	6,734	10,157
Avg. HH Income	\$69,475	\$64,260	\$65,257

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Unit #	Tenant	Square Footage
Bldg. 28257	Redner's	49,223
1-3	Cypress Liquors	4,800
4	SuperCuts	1,600
5	AVAILABLE (completed unit)	1,600
6	Centifola Nails	1,600

Padsites:

1-5	AVAILABLE Ground Rent	Build to Suit
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Unit #	Tenant	Square Footage
Bldg. 28263		
1	Village Optical	1,200
2	Hunan Wok Restaurant	1,200
3	Mariner Finance	2,302
5-10	PLANNED EXPANSION	6,400 each
11	AVAILABLE	1,600
12	Benchmark PT	1,600
13	AVAILABLE	1,600
14	AVAILABLE	2,165
	Can Combine	
15-19	Dollar Tree	9,000
20-24	PLANNED EXPANSION - End Cap	9,720 total

