

CAPANO MANAGEMENT



DOVE RUN SHOPPING CENTER

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

Center Size:

Phase I: 125,214 square feet (existing)
Future Development – Adjacent Parcel

Available Space:

Unit #246: 2,000 square feet - Inline
Unit #232: 2,400 square feet - Endcap

Traffic Counts:

At Route 1: 48,600 AADT
At Route 299: 16,301 AADT
At Brick Mill Road: 5,200 VPD

Additional Information:

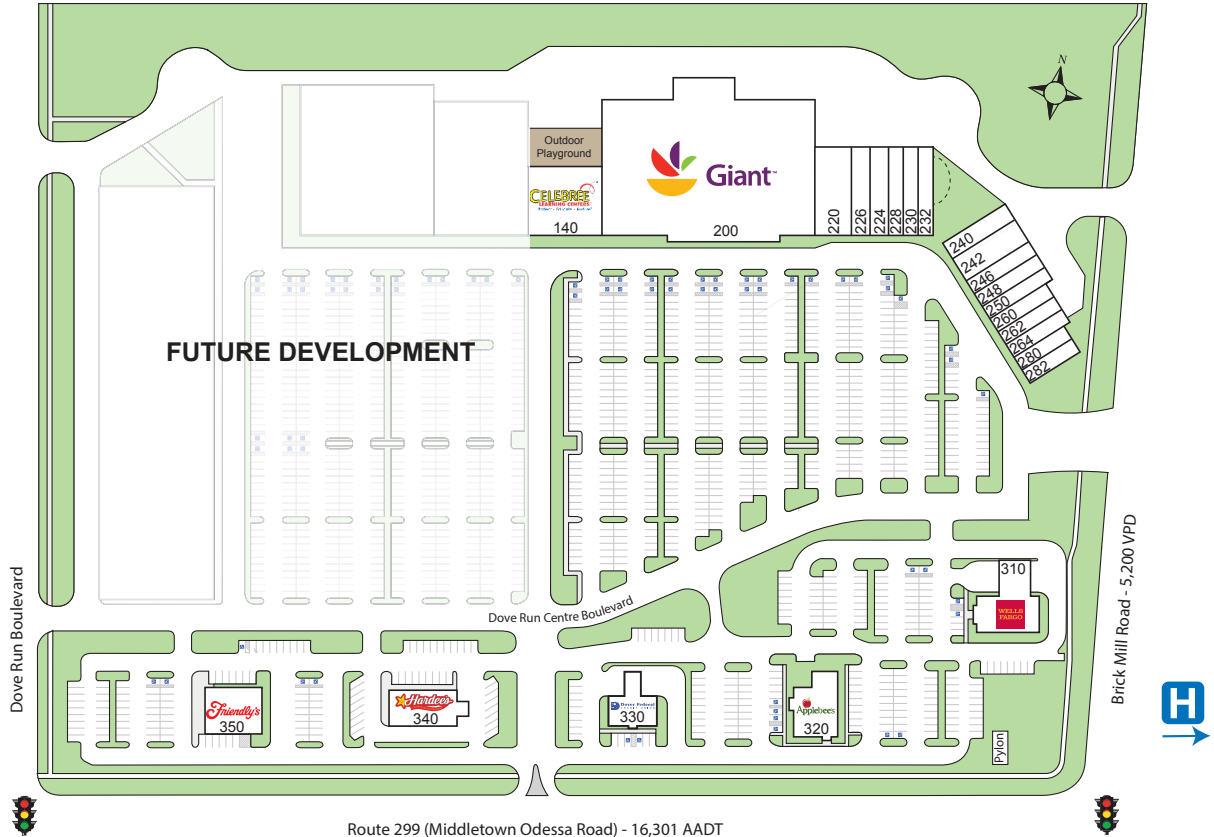
- Top performing Giant is a daily traffic generator
- Located between all the rooftops from Middletown to Odessa
- Adjacent to Dove Run, Christiana Care recently opened the Middletown Emergency Department, which is housed in a 36,500 sq. ft., 2-story facility, and is open 24/7
- Close to downtown development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

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	RMS Mortgage	2,400
232	Dentistry in Middletown	2,400
240	Compass Realty	1,750
242	Ward & Taylor	4,200
244	Asian City	2,000
248	Blood Bank of Delmarva (New Lease)	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	National Guard	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

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REV 03.15.23