

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:

100% Leased

Traffic Counts:

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

Additional Information:

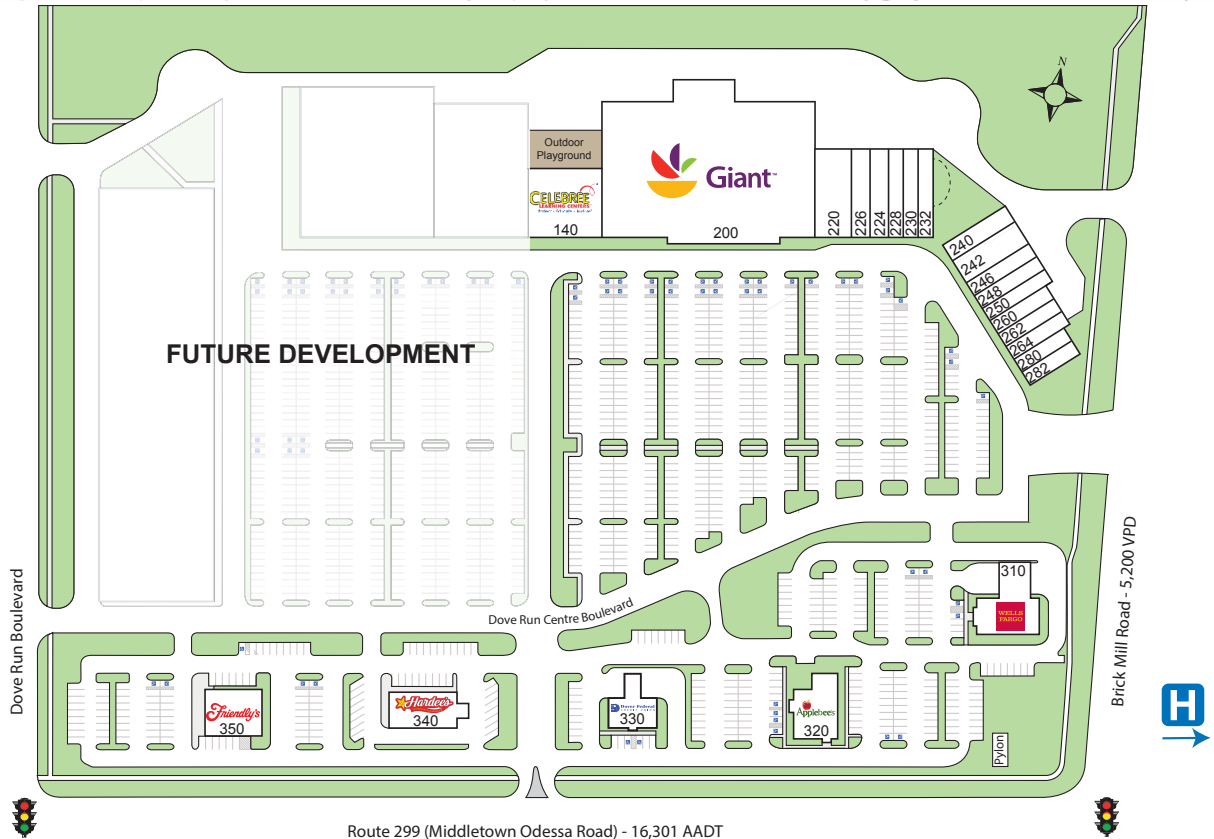
- Top performing Giant is a daily traffic generator
- Located between all the rooftops from Middletown to Odessa
- Adjacent to Dove Run, Christiana Care recently opened the Middletown Emergency Department, which is housed in a 36,500 sq. ft., 2-story facility, and is open 24/7
- Close to downtown development 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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Route 299 (Middletown Odessa Road) - 16,301 AADT

Unit #	Tenant	Square Footage	Unit #	Tenant	Square Footage
140	Celebree	9,200	250	Los Portales	2,000
200	Giant	56,291	260	Sylvan Learning Center	1,800
220	Dove Run Liquors	6,000	262	Tropical Nail Salon	1,800
226	Sunsational Tanning	3,035	264	Caruso's	1,800
224	ATI	2,965	280	National Guard	1,600
228	Middletown Eye	2,400	282	Cost Cutters	1,600
230	RMS Mortgage	2,400	Padsites:		
232	Good Vibes	2,400	310	Wells Fargo	4,500
240	Compass Realty	1,750	320	Applebee's	4,835
242	Ward & Taylor	4,200	330	Dover Fed. Credit Union	2,612
246	Blood Bank of Delaware	2,000	340	Hardee's	3,475
248	Asian City	2,000	350	Friendly's	4,500

