

# 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:

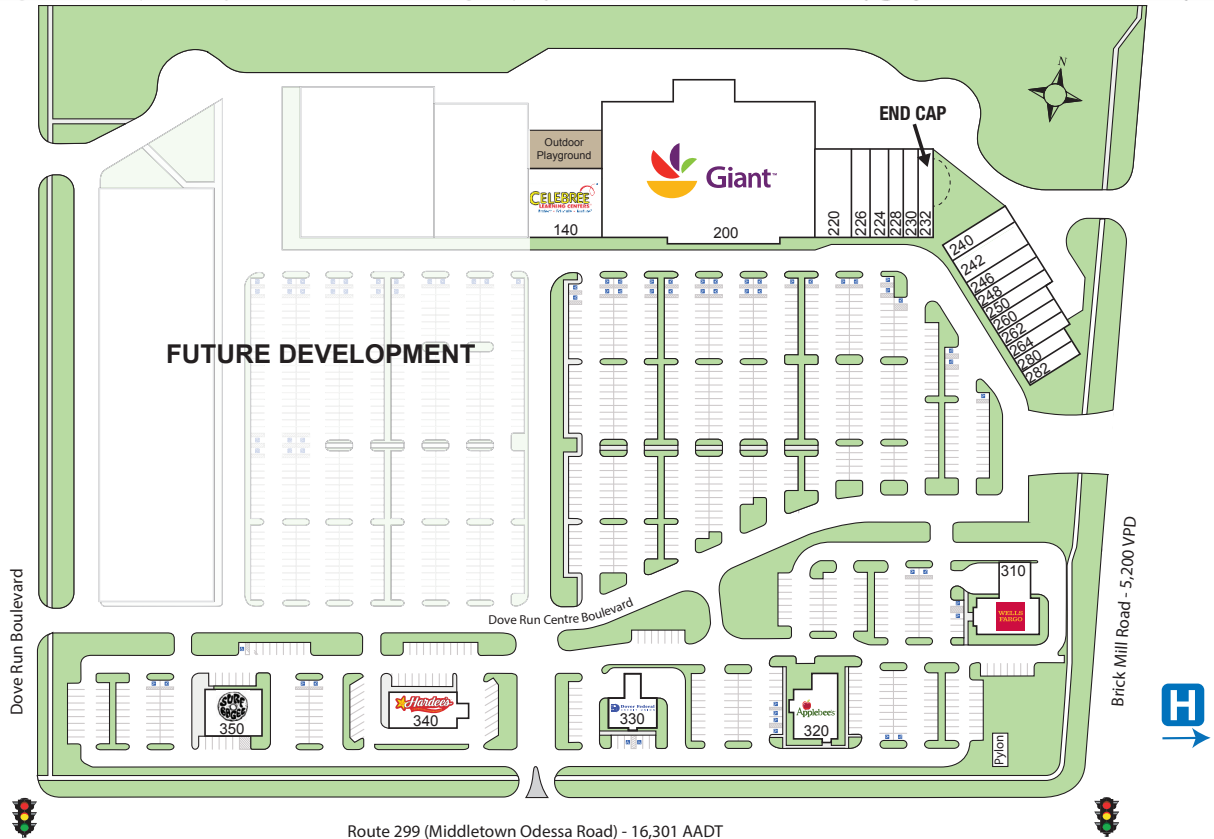
- Top performing Giant is a daily traffic generator
- Located between all the rooftops from Middletown to Odessa
- Adjacent to Dove Run, Christiana Care recently opened the Middletown Emergency Department, which is housed in a 36,500 sq. ft., 2-story facility, and is open 24/7
- Close to downtown development 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 |
|--------|------------------------|----------------|
| 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    | Good Vibes             | 2,400          |
| 240    | Compass Realty         | 1,750          |
| 242    | Ward & Taylor          | 4,200          |
| 246    | Blood Bank of Delaware | 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    | 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 | Surf Bagel              | 4,500 |

**CAPANO**  
MANAGEMENT

leasing@capanoinc.com | 302.429.8700 | 105 Foulk Road, Wilmington, DE 19803

REV 08.02.24