

# 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. 28263 (can combine):
- Unit 13: 1,600 square feet - Available NOW!
- Unit 14: 2,240 square feet - Available NOW!

## Available Pad Sites for Development:

- 4 Parcels: Ranging from 1.40-1.91 Acres
- Padsite #2 coming soon: Mavis Tire

## Traffic Counts:

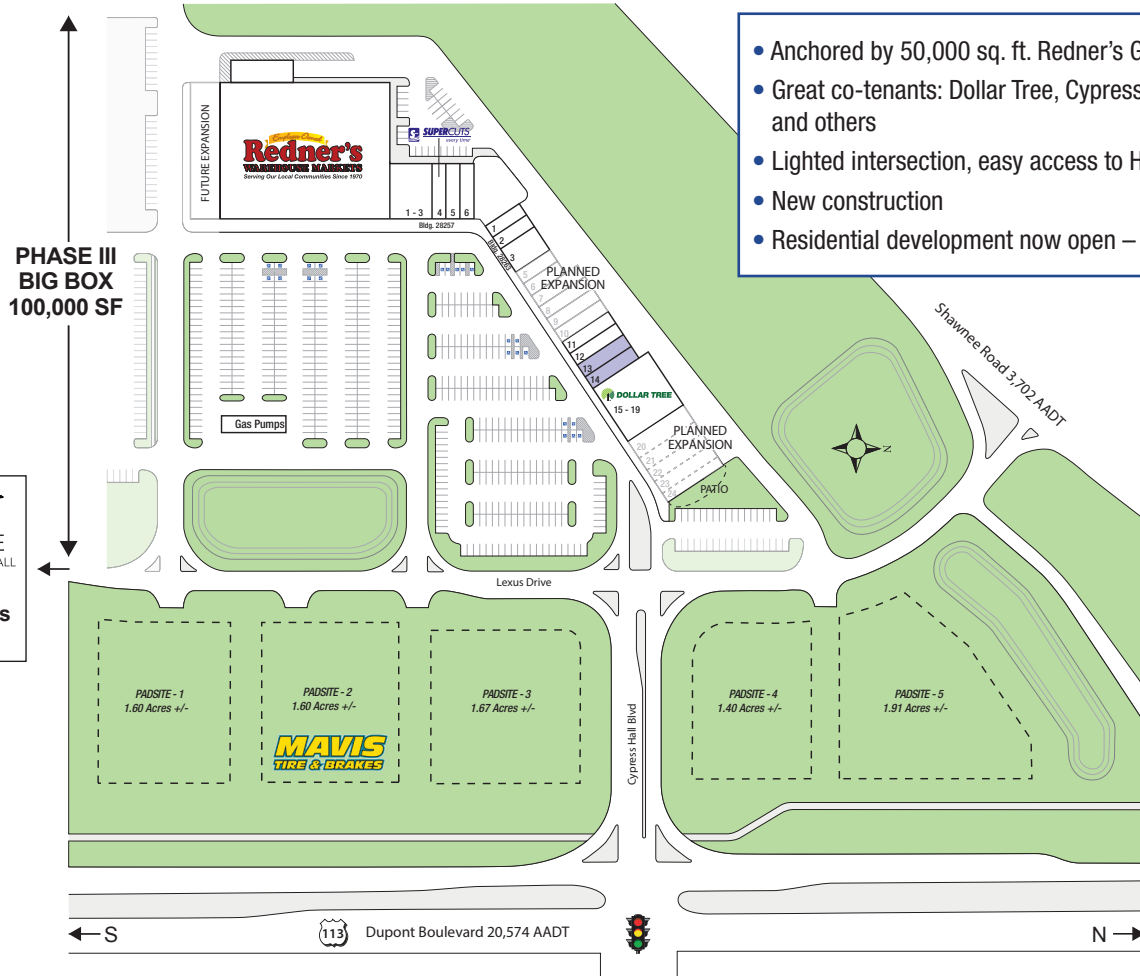
Route 113 (Dupont Blvd): 20,574 ADT

## 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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- Anchored by 50,000 sq. ft. Redner's Grocery Store
- Great co-tenants: Dollar Tree, Cypress Liquors and others
- Lighted intersection, easy access to Highway Rt. 113
- New construction
- Residential development now open – over 500 units

**PHASE III  
BIG BOX  
100,000 SF**

**THE RESERVE  
AT CYPRESS HALL**  
  
**288 Apartments  
259 Homes**

Unit #	Tenant	Square Footage
	Redner's	49,223
Bldg. 28257		
1-3	Cypress Liquors	4,800
4	SuperCuts	1,600
5	Yume Sushi Japanese	1,600
6	Centifola Nails	1,600

**Padsites:**

2	Mavis Tire & Brakes	1.67 acres
1, 3, 4 & 5	AVAILABLE	Ground Rent

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

**CAPANO**  
MANAGEMENT