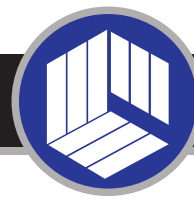


Dove Run Shopping Center



CAPANO MANAGEMENT

Rt. 299 & Brick Mill Road - Middletown, DE 19709



Center Size:

Phase I: 118,942 square feet (existing)
 Phase II-IV: 151,200 square feet (future development)

Available Space:

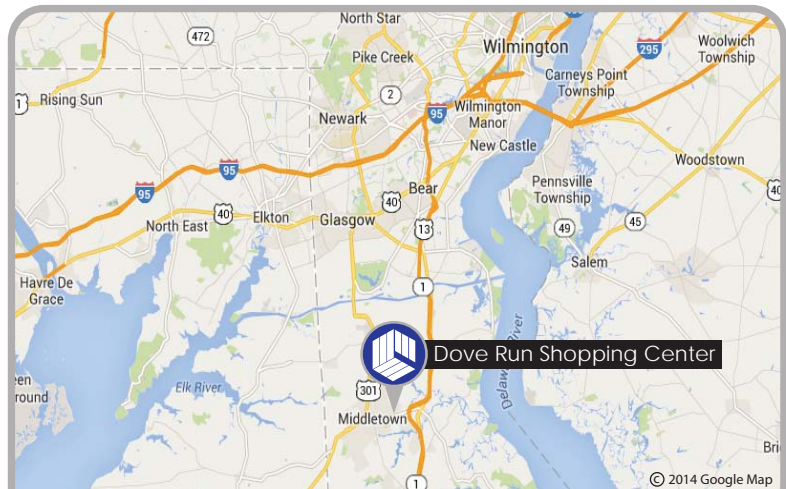
Inline: Unit #224: 2,965 square feet
 Unit #240: 2,939 square feet
 Bank Pad: Unit #130: 2,612 square feet

Traffic Counts:

Route 299: 20,039 AADT

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 \$34M Middletown Emergency Department, which is housed in a 36,500 sq. ft., 2-story facility, with 90 employees and is open 24/7



Demographics*:

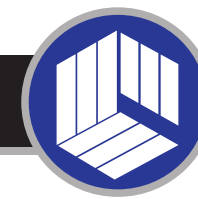
	1 Mile	3 Miles	5 Miles
Population	5,800	24,548	39,518
Households	1,849	8,198	12,923
Avg. HH Income	\$90,638	\$88,166	\$98,521

* Based on 2010 Census & 2014 Estimates



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Dove Run Shopping Center



CAPANO MANAGEMENT

Rt. 299 & Brick Mill Road
 Middletown, DE 19709

Unit #	Tenant	Sq. Ft.
110	Wells Fargo	4,500
120	Applebee's	4,835
130	AVAILABLE	2,612
140	Hardee's	pad
150	Friendly's	pad
200	Giant	56,291
220	Dove Run Liquors	6,000
226	Sunsational Tanning	3,035
224	AVAILABLE	2,965
228	Highland Mortgage	2,400
230	Lantern Tae Kwon Do	2,400
232	Moon Cleaners	2,400
240	AVAILABLE	2,939
242	Ward & Taylor	3,000
248	Advance America	2,000
244	Golden Rooster	2,000
250	Los Compadres	2,000
260	Edible Arrangements	1,800
262	Tropical Nail Salon	1,800
264	Caruso's	1,800
280	AT & T	1,600
282	Hair Cuttery	1,600



Dove Run Shopping Center



CAPANO MANAGEMENT

Rt. 299 & Brick Mill Road
Middletown, DE 19709

Dove Run Shopping Center

- Middletown Emergency Department (Christiana Care)**
- \$34M investment
 - 36,500 square foot, 2-story facility
 - Open 24-hours a day, 7-days a week
 - 90 employees
 - Opened in April, 2013

Newark, DE
17.6 Miles

Dover, DE
28.4 Miles



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