

**COMING
SOON!**

PROPOSED MIXED USE
+ RETAIL
HIGHWAY PAD SITES

BELLE MEAD

Route 24 (John J. Williams Highway) | Lewes, Delaware 19958 | Sussex County

Available Space:

Building A: 1,500-18,750 square feet
Building B: 1,500-8,500 square feet
Flex Size C: 1,500-7,500 square feet
Flex Siz D: 1,500-7,500 square feet

Pad Sites:

5 Highway Pad Sites

Traffic Counts:

1.7 miles to Route 1: 56,683
Route 1 and Route 24: 16,841
Route 24 South: 15,747

Additional Information:

- Now in the development stage: Belle Mead is a multi-use retail/residential community set on 40 acres
- Located on Rt 24 (John J Williams Highway) less than 2 miles from Rt 1 (Coastal Highway). Rt 24 is the main highway connection Rt 1- Lewes, Rehoboth to the Bay Communities of Love Creek, Angola, Longneck, etc until connecting with Rt 113 in Millsboro
- New full turn traffic light at main entrance
- 5 highway pad sites (including drive-throughs) available with flexible layouts
- First floor inline units with apartments above- many configurations possible
- Over 140,000 population in 30-minute drive time
- 300+ apartment homes planned

Demographics*:

	2 Mile	5 Miles	10 Miles
Population	12,550	62,746	102,652
Households	6,210	30,213	47,856
Avg. HH Income	129,603	142,956	128,903

Square foot configuration and location subject to change
2/4/26.

* Estimated 2025

BELLE MEAD

Route 24 (John J. Williams Highway) | Lewes, Delaware 19958 | Sussex County



MIXED USE RETAIL

Unit #	Tenant	Flex Square Footage
Building A	AVAILABLE	1,500-18,750
Building B	AVAILABLE	8,500
Building C	AVAILABLE	1,500-7,500
Building D	AVAILABLE	7,500

HIGHWAY RETAIL

Pad Sites	Tenant	PROPOSED BUILDING SIZE
#1	PENDING	6,200
#2	PENDING	3,700
#3	AVAILABLE	4,300
#4	AVAILABLE	5,600
#5	AVAILABLE	6,000

Square foot configuration and location subject to change 2/4/26.

CAPANO
MANAGEMENT

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

REV 02.12.26