



## WILLOW GROVE MILL

Willow Grove Mill, Middletown, Delaware 19709

### Property Features

- Join the fastest growing region in New Castle County! Willow Grove Mill will consist of 50 acres of commercial development, along with 339 single-family homes, 248 townhomes and 276 apartments. Pad sites are available.



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	4,082	18,049	31,883
Total Households:	1,427	6,201	10,727
Traffic Count:	33,580 VPD		

For more information:

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# For Lease RETAIL PAD SITES



## Property Summary

Available SF: 3,000 - 5,500 SF

Lease Rate: Negotiable

Lot Size: 10.0 Acres

APN #:

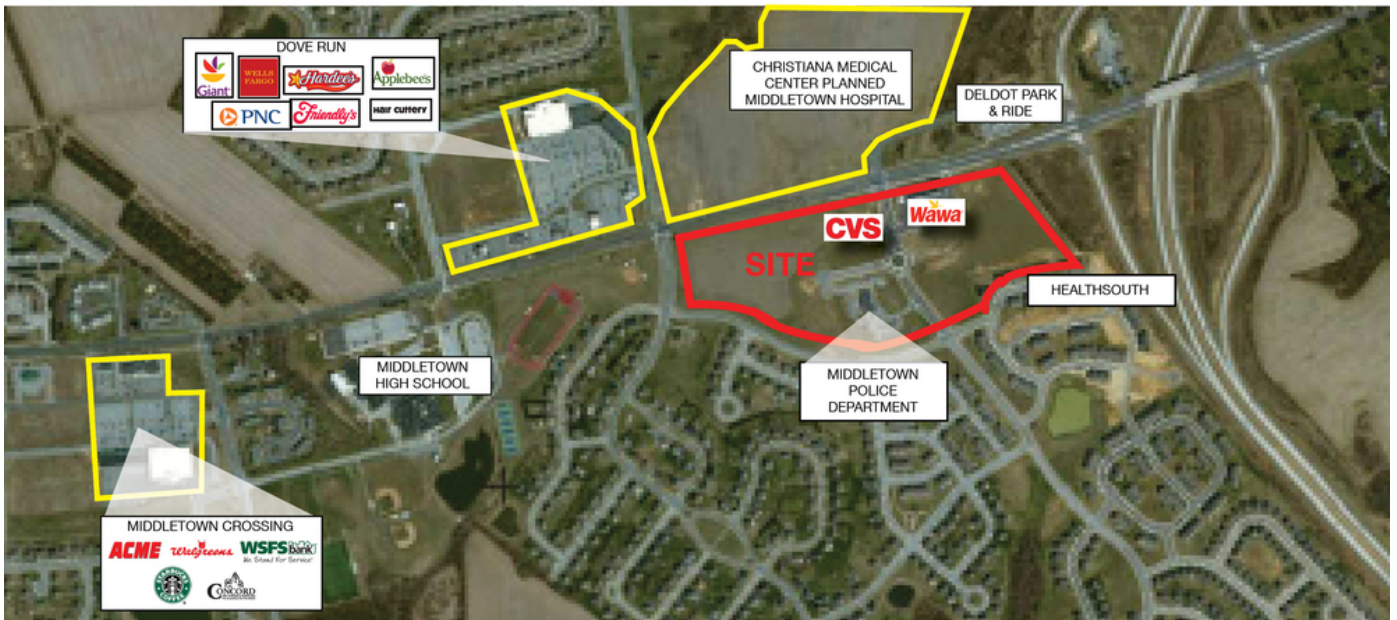
## Property Overview

RETAIL PAD SITES IN MIXED-USE DEVELOPMENT

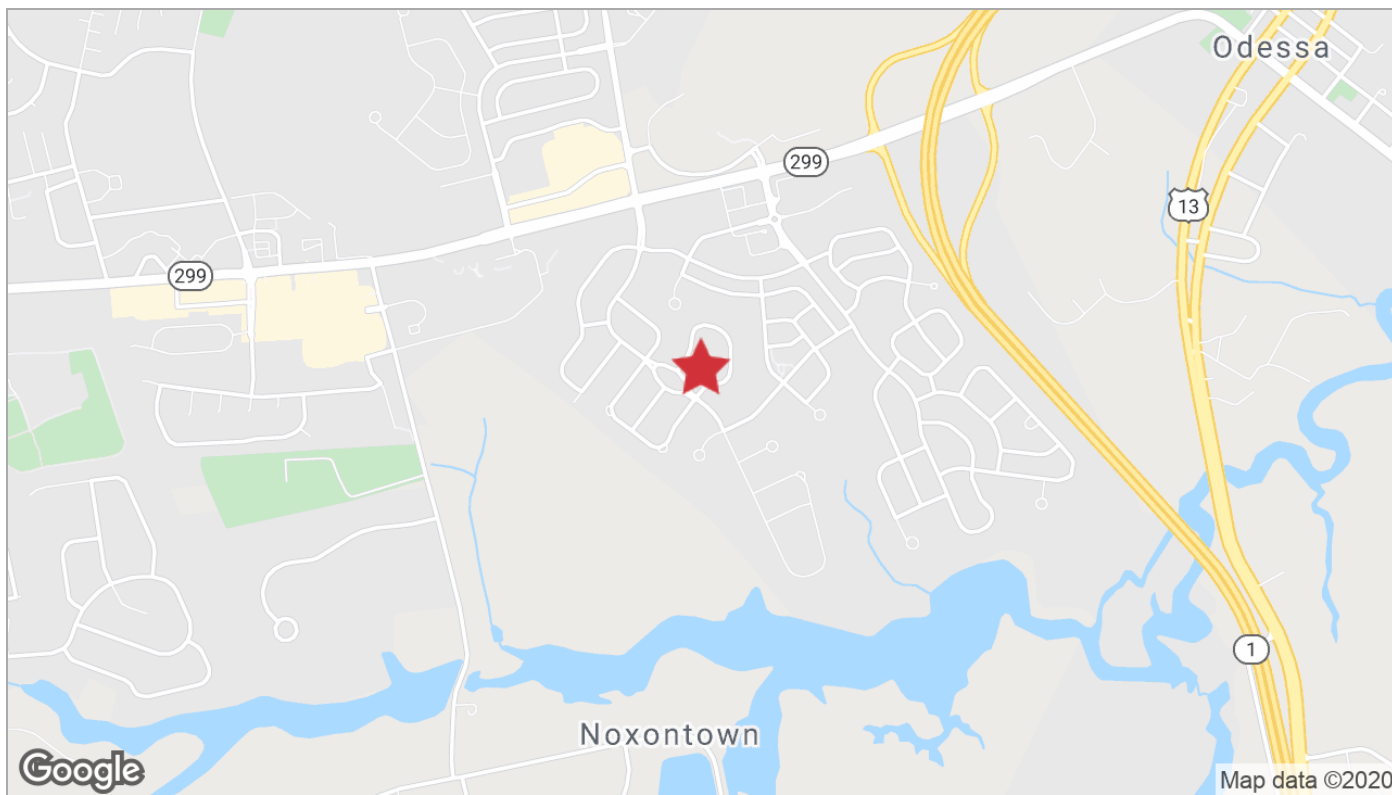
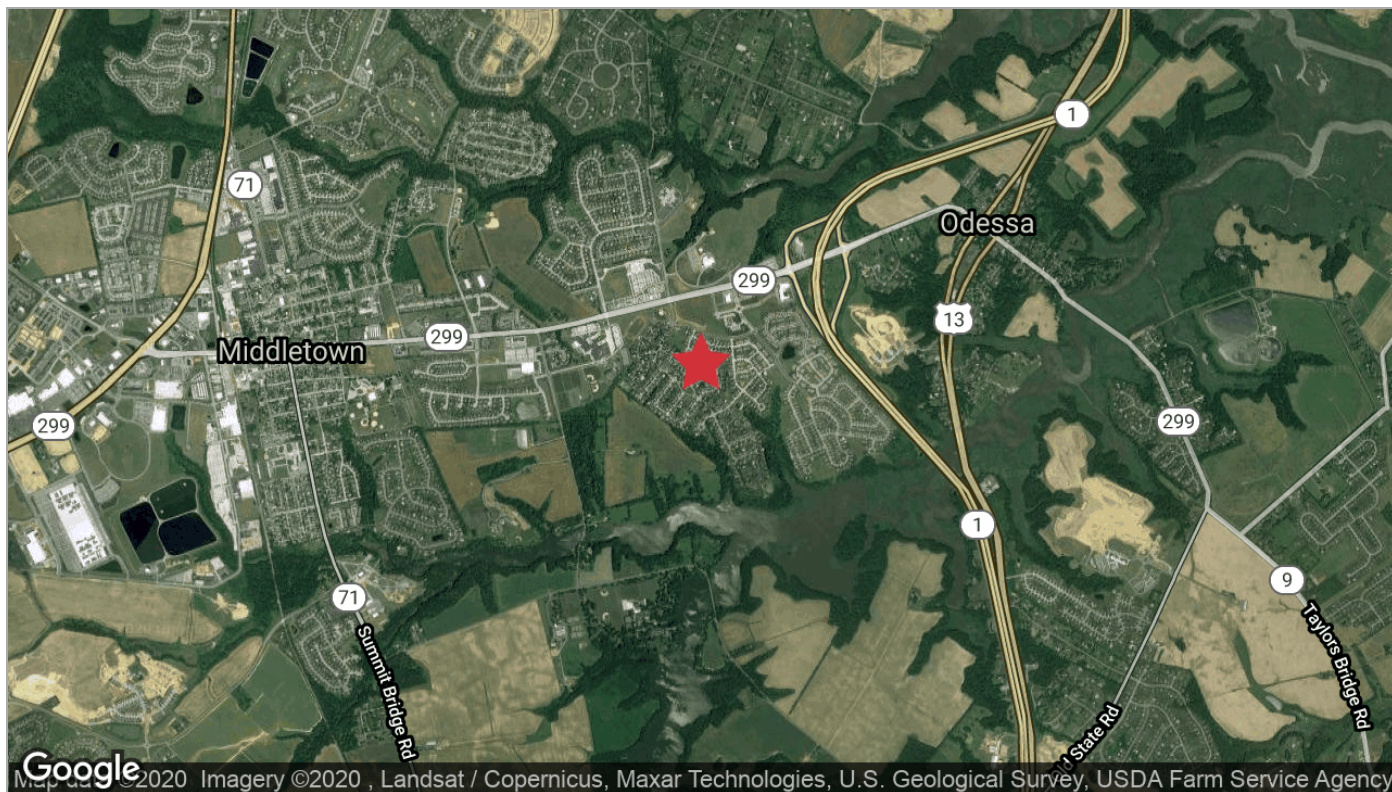
## Location Overview

Willow Grove Mill is located at the intersection of Routes 1 and Route 299 in Middletown, directly across from the 500-bed Christiana Care Middletown Hospital, Christiana Care's Emergency Room. Don't miss your chance to join great retail like Wawa and the Middletown Police Station. HealthSouth is an 85-bed Rehabilitation Hospital on the site..

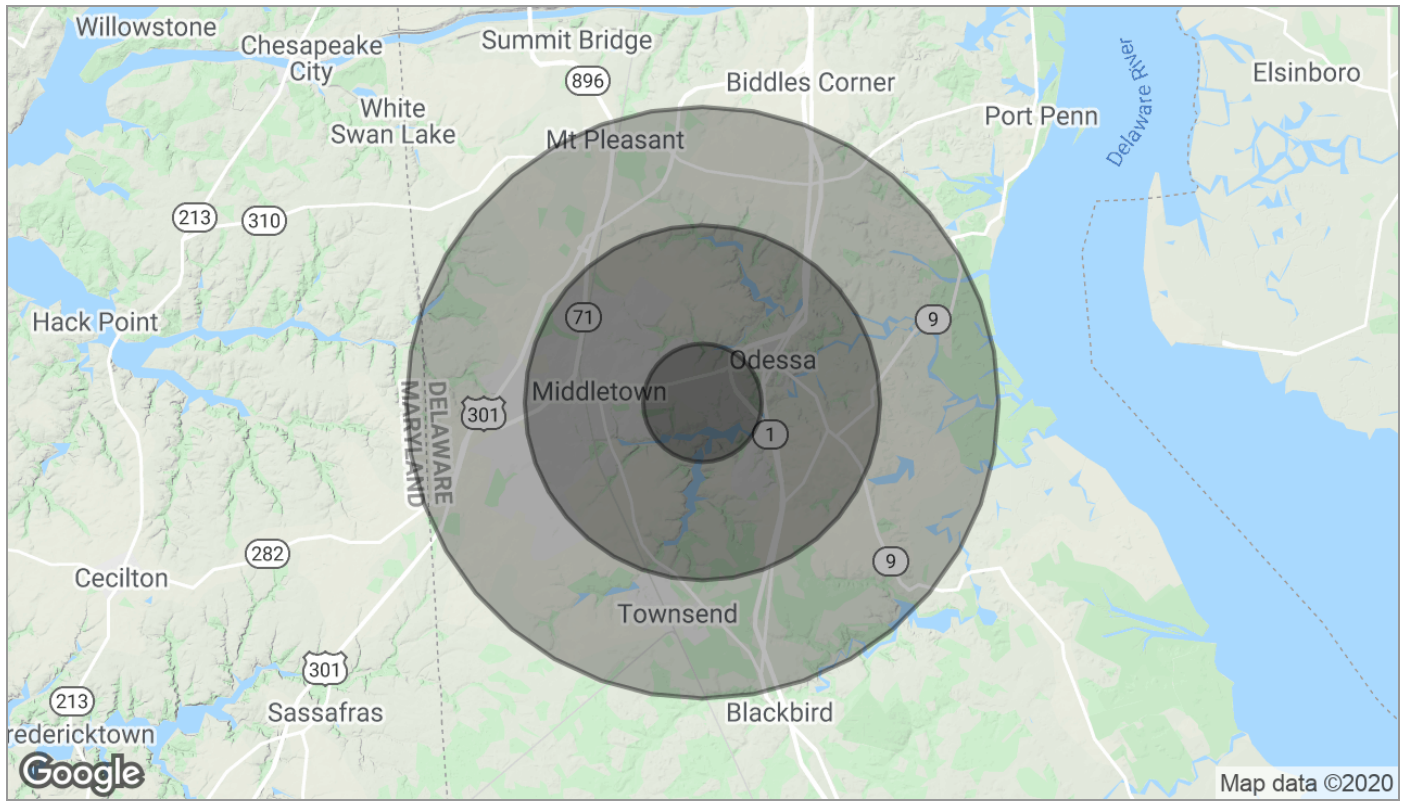
# For Lease RETAIL PAD SITES



For Lease  
**RETAIL PAD SITES**



# For Lease RETAIL PAD SITES



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	4,082	18,049	31,883
MEDIAN AGE	32.4	33.9	35.3
MEDIAN AGE (MALE)	28.8	31.5	33.8
MEDIAN AGE (FEMALE)	35.3	35.7	36.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	1,427	6,201	10,727
# OF PERSONS PER HH	2.9	2.9	3.0
AVERAGE HH INCOME	\$76,680	\$83,312	\$90,236
AVERAGE HOUSE VALUE	\$272,930	\$286,570	\$303,204
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	67.7%	70.9%	74.6%
% BLACK	19.7%	18.9%	17.8%
% ASIAN	6.6%	5.1%	3.3%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.5%	0.4%	0.3%
% OTHER	2.4%	2.2%	1.9%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	6.7%	5.7%	4.8%

\* Demographic data derived from 2010 US Census