

Andy Fox

302.283.1800

afox@dsmre.com

Davis Mitchell

302.283.1800

dmitchell@dsmre.com

# LEVELS CROSSING

MIDDLETOWN, DE 19709

COMMERCIAL LOTS FOR SALE/LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

### PROPERTY DESCRIPTION

**Prime Commercial Development Opportunity at the Route 301/Levels Road Interchange!** Available are four (4) commercially-zoned lots situated at the intersection of Middletown Warwick Rd and Levels Rd in the heart of the growing Middletown market. These lots come with several infrastructure improvements, including utilities (sewer, water, gas, and electric) already stubbed to each lot, and an internal access road connecting existing entrances on Middletown Warwick Rd and Levels Rd. These lots are positioned adjacent to two brand-new retail strip centers totaling 22,815 SF, projected for Summer 2025 delivery, and the brand-new Duckling's Daycare. This high-traffic, high-visibility location is at the center of Middletown's large-scale employment hub, which includes Amazon, STA Pharmaceuticals, Breakthru Beverage, and Datwyler, ensuring steady daily customer traffic.

### AVAILABLE LOTS & PRICING

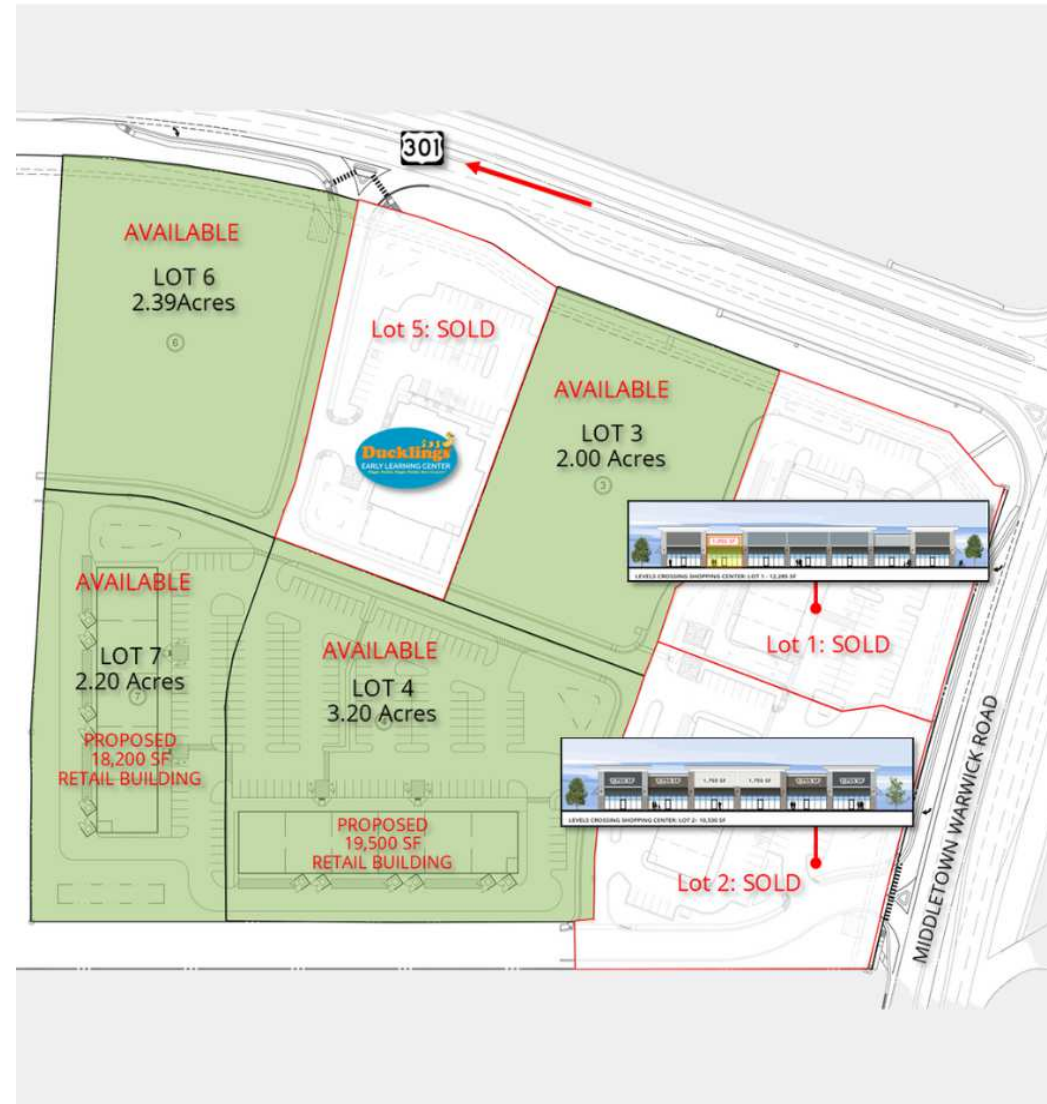
- **776 Levels Road (Lot 3):** 2.00 acres
- **770 Levels Road (Lot 4):** 3.20 acres (19,500 SF retail building in approval process)
- **744 Levels Road (Lot 6):** 2.39 acres
- **750 Levels Road (Lot 7):** 2.20 acres (18,200 SF retail building in approval process)
- **Sale/Lease Pricing:** Please contact listing agent

### INFRASTRUCTURE & IMPROVEMENTS

- **Entrances Completed:** Middletown Warwick Rd Entrance/Levels Rd Entrance
  - Internal access road connecting both entrances
- **Utilities Stubbed to Each Lot:**
  - **Water Line:** 8" Artesian Water Line
  - **Sewer Line:** 8" Town of Middletown Sewer Line
  - **Gas Line:** 2" Chesapeake Gas Line (expandable to 4" if needed)
  - **Electric:** Middletown Underground Electric

### PROPERTY DETAILS

- **Zoning:** C-3
- **No Traffic Studies Required:** Located in the Westown TID



For More Information, Contact:

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Real Estate Services  
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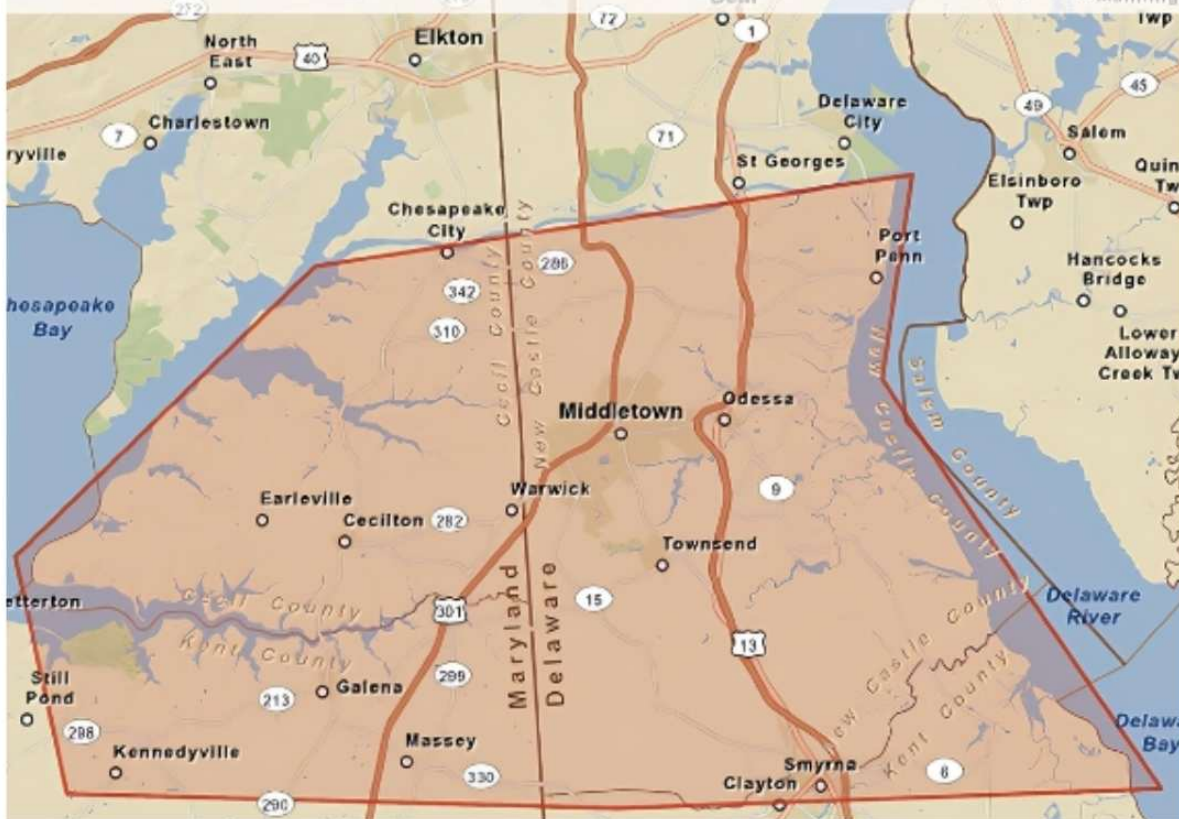
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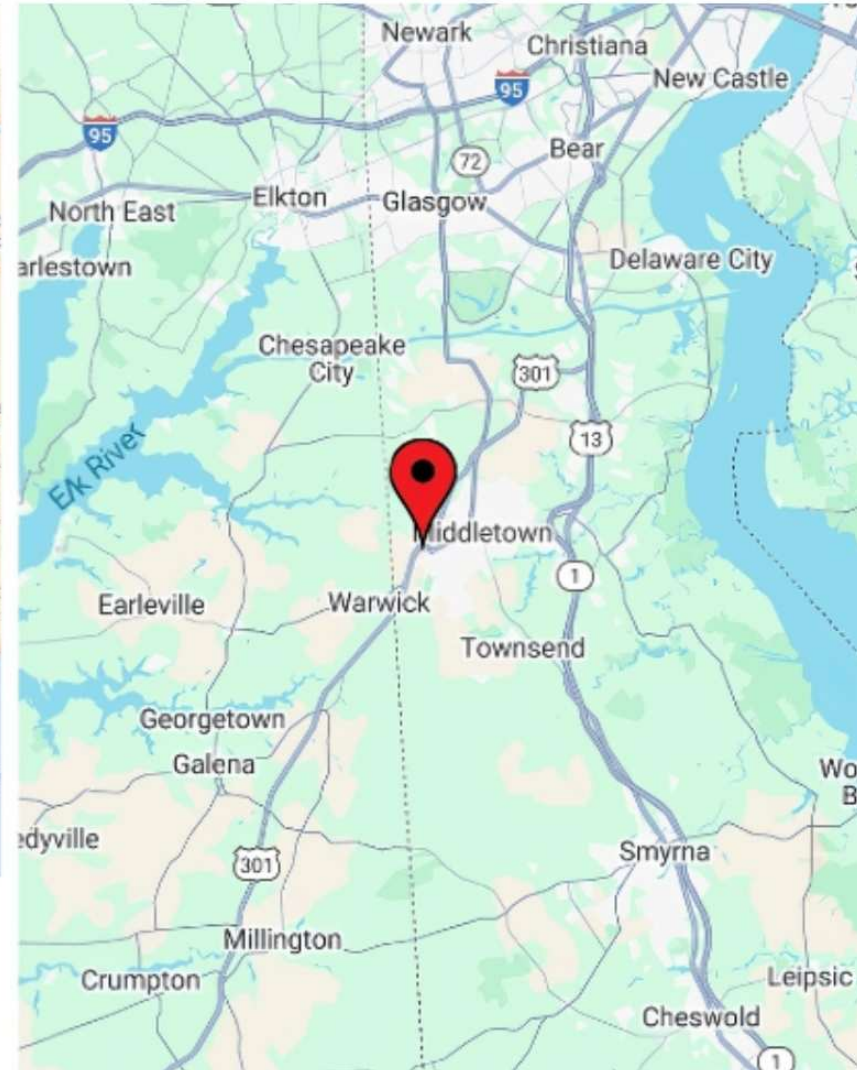
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Expansive Trade Area as a Result of Tax Free Shopping



DEMOGRAPHICS	POLYGON AREA
Total Population	117,049
Total Households	39,662
Average HH Income	\$91,574
Median Age	39



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