



**NOW
LEASING!**

NORTHSIDE SHOPPING CENTER

**465 MIDDLETOWN WARWICK ROAD
MIDDLETOWN, DE**

**PAD SITES AND INLINE SPACE
AVAILABLE FOR LEASE**



JOIN



HOBBY LOBBY **SPROUTS**
FARMERS MARKET



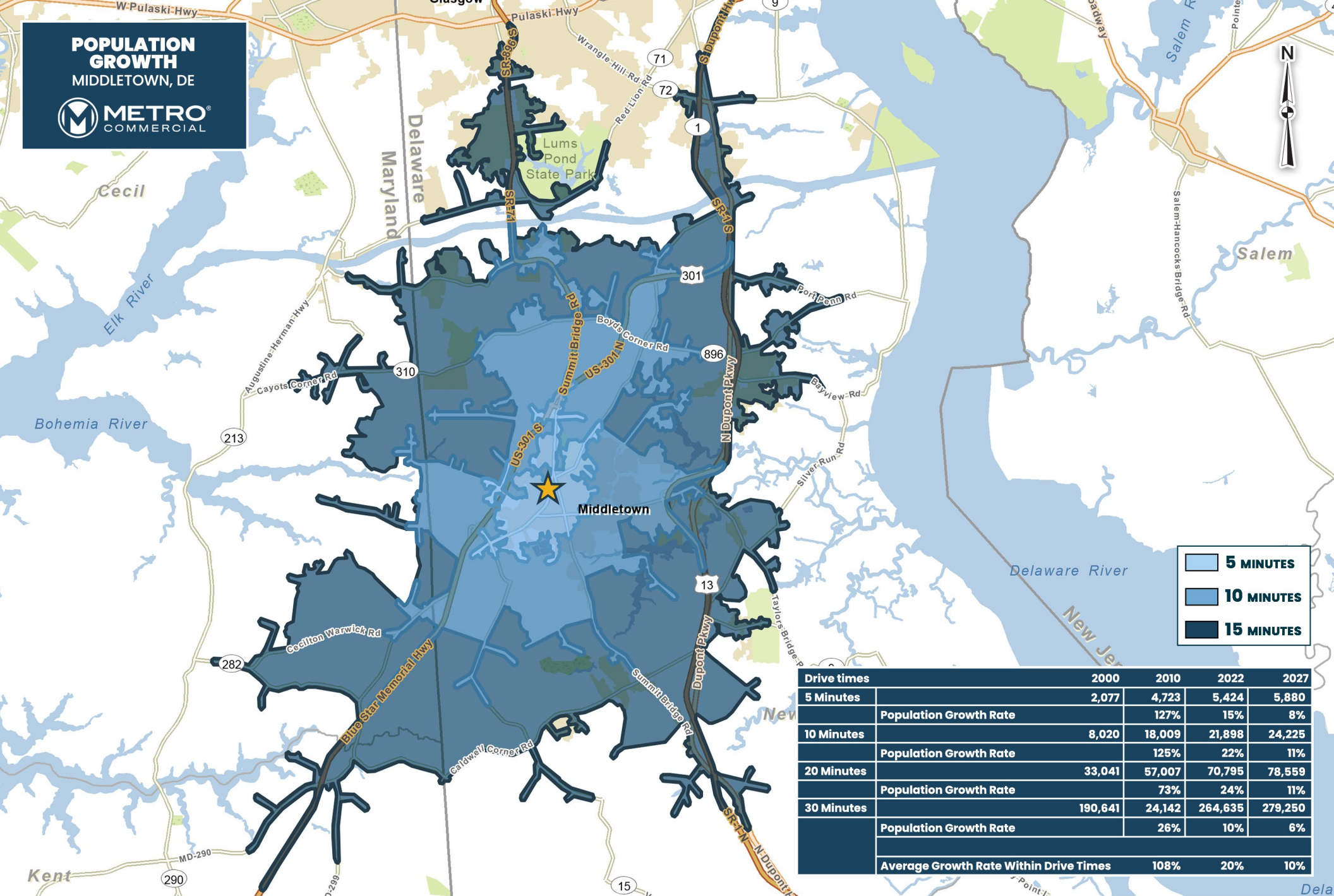
21,053 VPD
ALONG
RTE. 299

±230,000 SF
OF RETAIL REAL
ESTATE

**LOCATED IN
A GROWING
MARKET**



POPULATION GROWTH
MIDDLETOWN, DE

- 5 MINUTES
- 10 MINUTES
- 15 MINUTES

Drive times	2000	2010	2022	2027
5 Minutes	2,077	4,723	5,424	5,880
Population Growth Rate		127%	15%	8%
10 Minutes	8,020	18,009	21,898	24,225
Population Growth Rate		125%	22%	11%
20 Minutes	33,041	57,007	70,795	78,559
Population Growth Rate		73%	24%	11%
30 Minutes	190,641	24,142	264,635	279,250
Population Growth Rate		26%	10%	6%
Average Growth Rate Within Drive Times		108%	20%	10%

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com



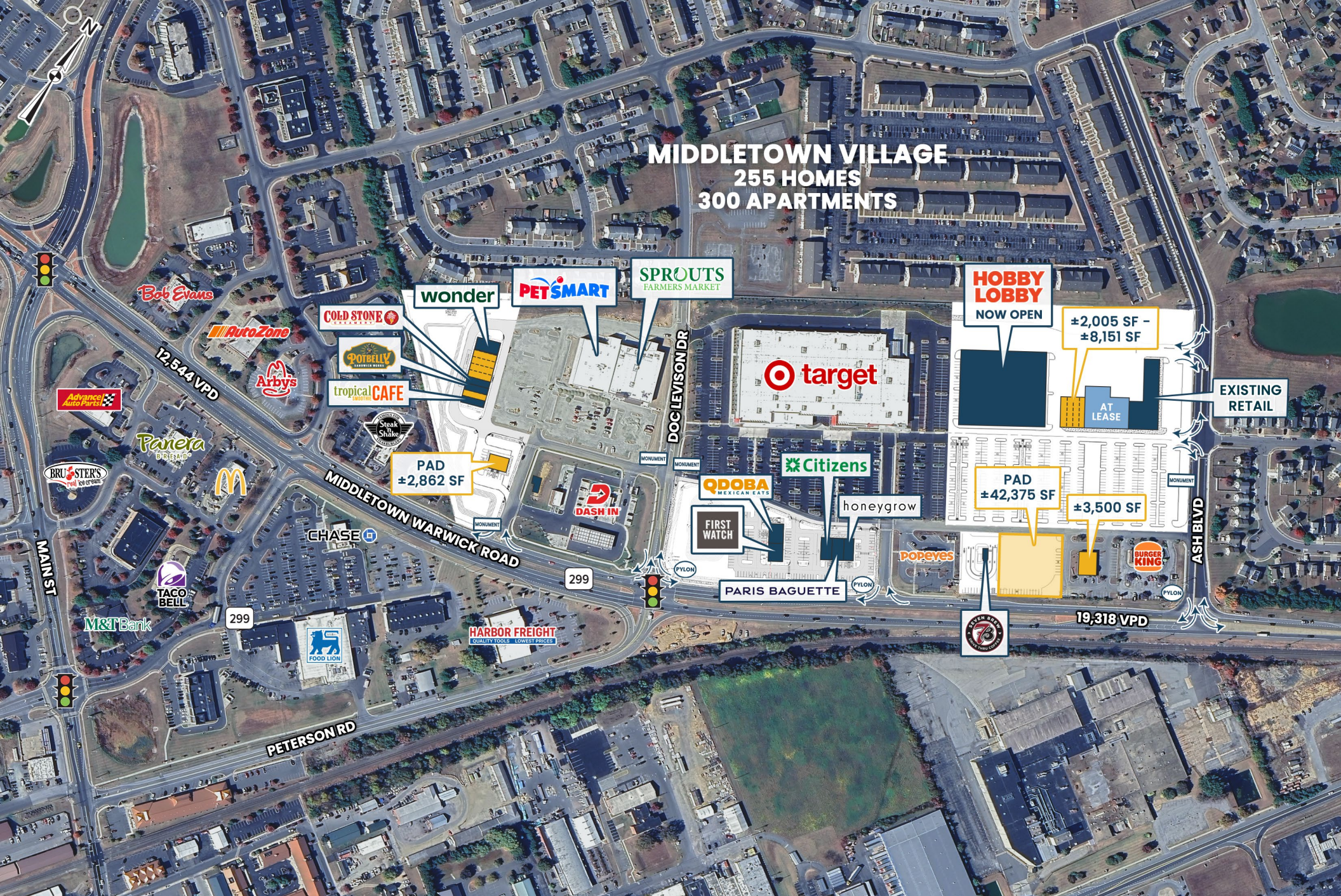
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com

MIDDLETOWN VILLAGE
 255 HOMES
 300 APARTMENTS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

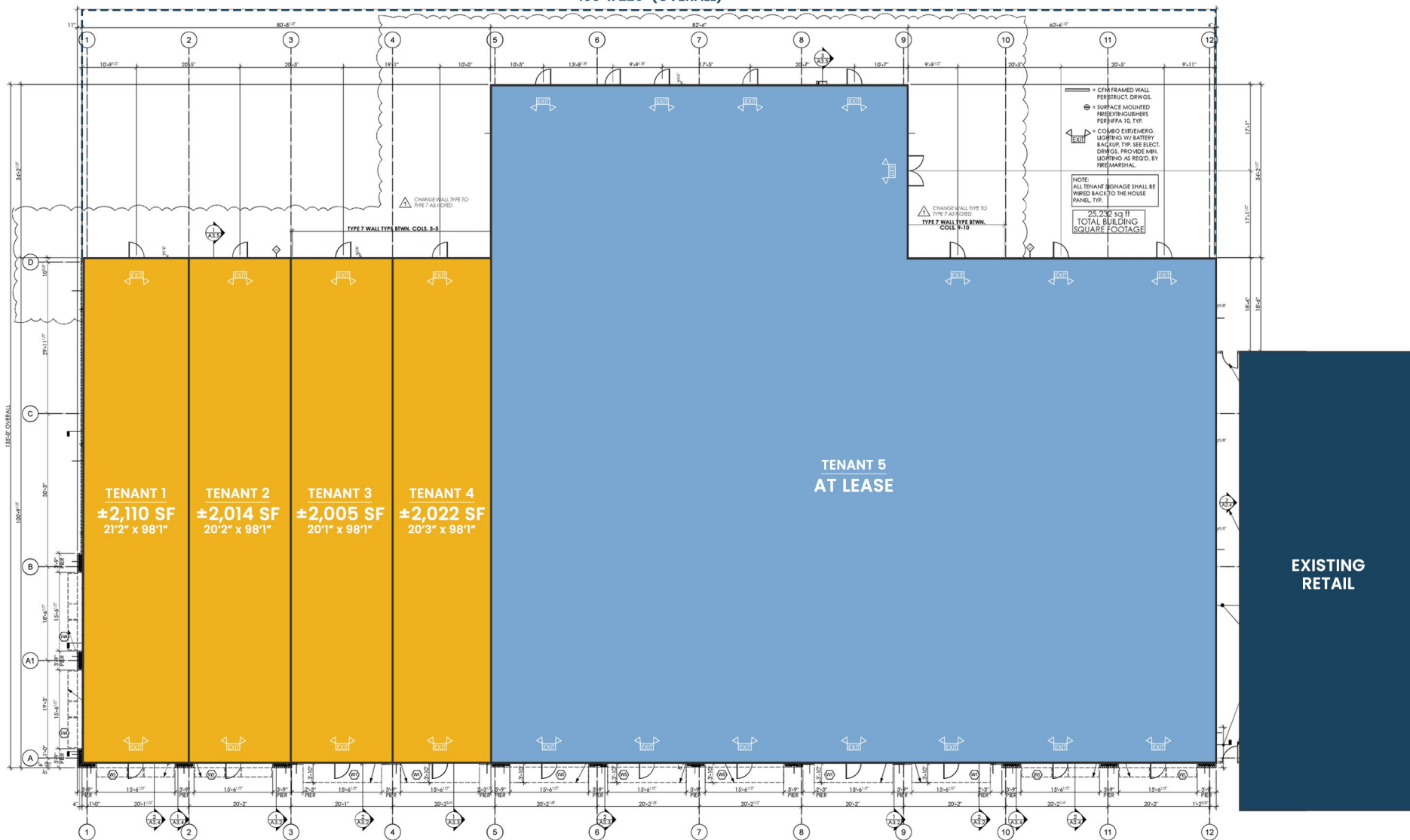
NORTHSIDE SHOPPING CENTER



MetroCommercial.com

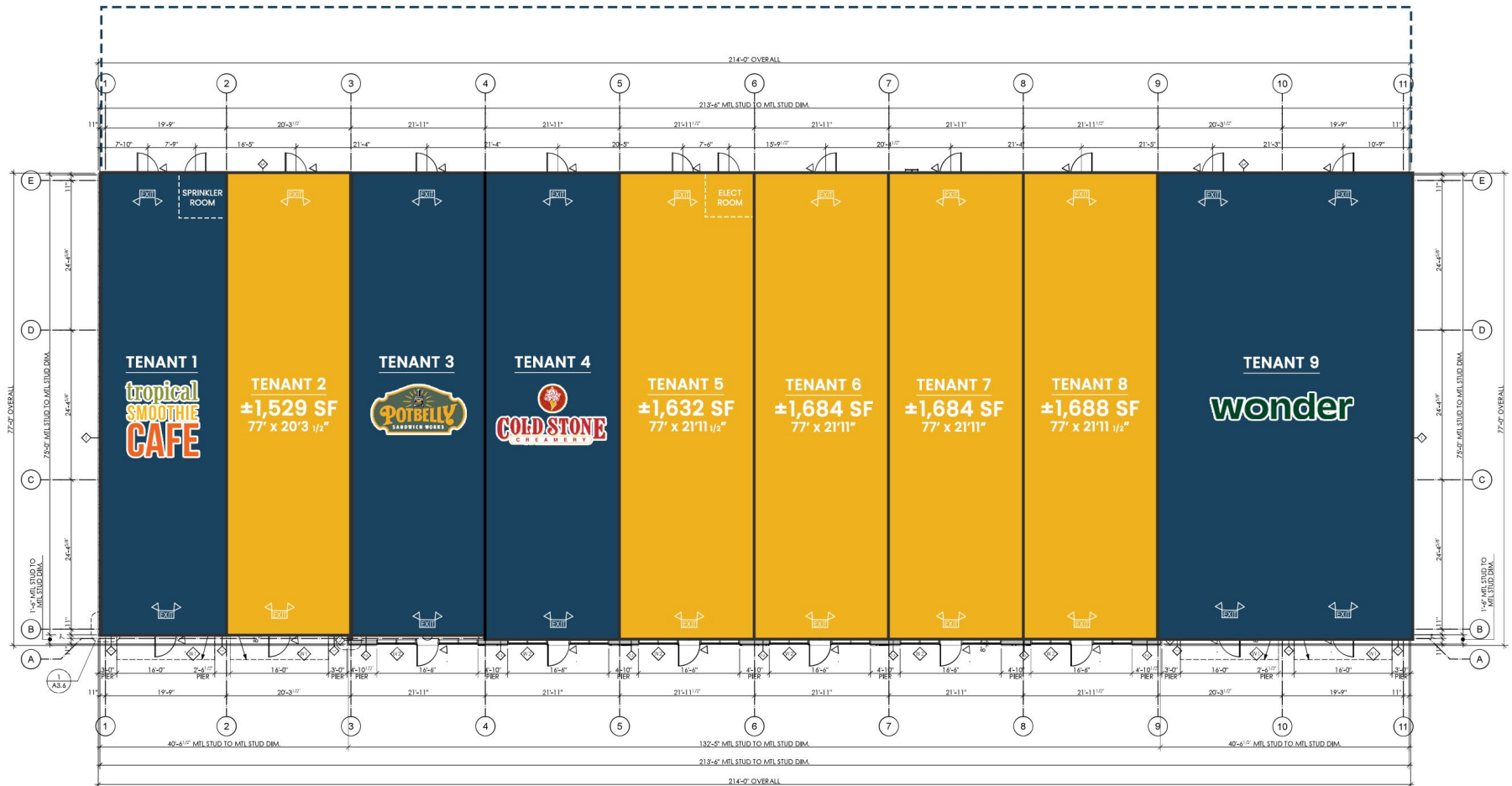


±2,005 SF - 25,232 SF
135' x 225' (OVERALL)



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

±16,000 SF
77' x 214' (OVERALL)



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

16,000 SF BUILDING NOW LEASING!



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com

2,005 - 8,151 SF NOW LEASING!



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



MetroCommercial.com



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. June 25, 2026 9:12 AM

NORTHSIDE SHOPPING CENTER



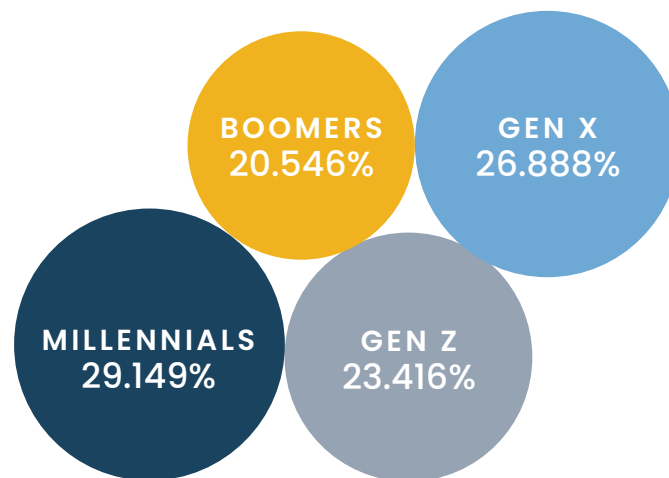
MetroCommercial.com



DEMOGRAPHIC PROFILE

*DATA BASED ON 30 MINUTE DRIVE TIME

GENERATION



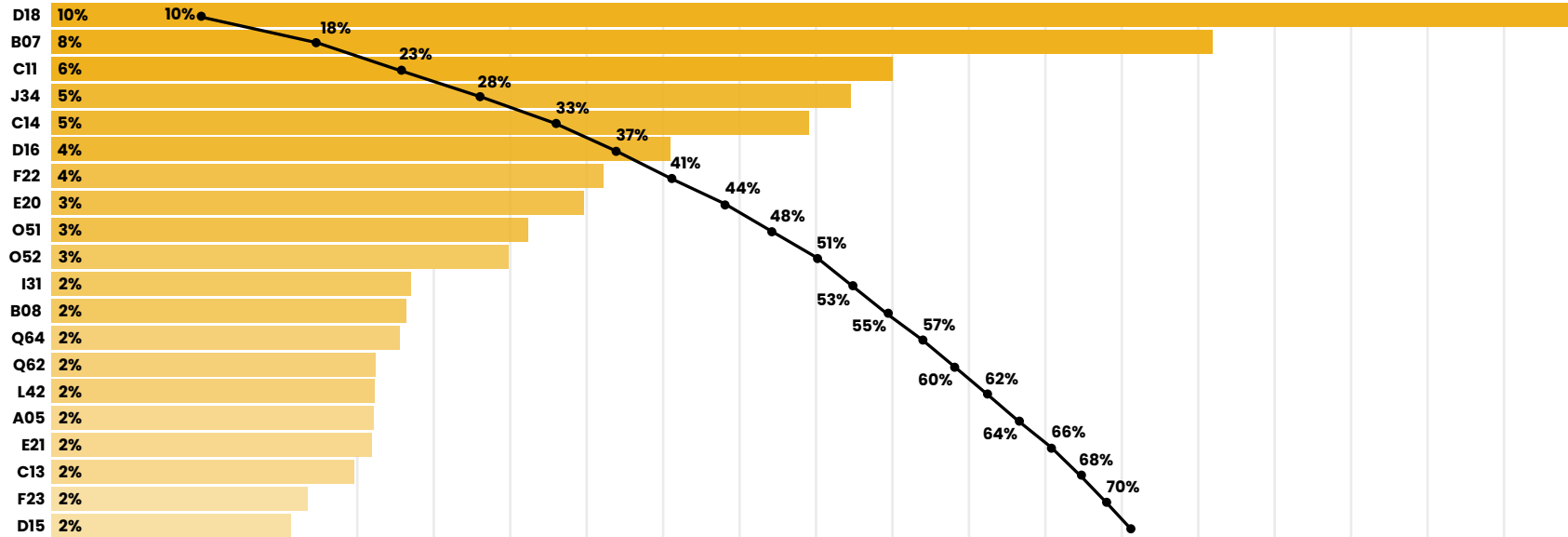
KEY FACTS

TOTAL POPULATION	263,635
TOTAL HOUSEHOLDS	96,968
5 YEAR POPULATION GROWTH	5.52%
MEDIAN HH INCOME	81,624
AVERAGE HH INCOME	107,441

EXPERIAN MOSAIC ANALYSIS

*SHOWS THE PERCENT OF HOUSEHOLDS IN THE 71 EXPERIAN CREDIT CARD MOSAIC CLUSTERS

MOSAIC CLUSTERS



D18 Suburban Nightlife

Upper established couples and families living mainly in the metropolitan cities

KEY FEATURES

- Tech-wizards
- Politically liberal
- R&B music
- Status-seekers
- Tech-savy
- Social media fans

Suburban Nightlife consist of well-off households living in suburban comfort. Typically found outside large cities in the South and Mid-Atlantic states, these households contain a mix of middle-aged couples, families and divorced individuals. Many of the adults are college-educated, holding solid blue-collar jobs that provide household incomes of around \$65,000. With most owning older, modestly priced homes, they have substantial disposable income of around \$14,000 per year that allows them to spend their free time attending football and listening to music.

As consumers, Suburban Nightlife are striving to pursue the good life in a smart way. They like to follow the latest fashion trends and don't mind paying extra for quality goods and to remain on the cutting-edge in regards to both technology and their social and professional status. Shoppers in this segment tend to frequent discount department stores like T.J. Maxx and Family Dollar, looking to maximize their spending dollars. However, they remain a receptive audience for advertising—to better discover the latest styles—and are a strong audience for a wide variety of ad vehicles. Radio, TV, and direct mail are all effective channels for reaching this segment.

CONTACT

PAT GALLAGHER

OFFICE 610.260.2660

DIRECT 610.260.2676

PGALLAGHER@METROCOMMERCIAL.COM



METROCOMMERCIAL.COM