

MIDDLETOWN COMMONS FREESTANDING OPPORTUNITY

474 W Main Street | Middletown, DE
FOR LEASE



5,420 SF AVAILABLE FOR LEASE

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DSM
COMMERCIAL

THE SPACE

Location	474 W Main Street Middletown, DE 19709
Size	5,420 SF
Lease Rate	\$35.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Located in the heart of rapidly expanding Middletown, 474 W Main Street offers a rare opportunity to lease a 5,420 SF freestanding commercial building with exceptional visibility, dedicated parking, and flexible reuse potential.
- Formerly occupied as Ruby Tuesday, the property is ideally suited for a second-generation restaurant operator, while also accommodating a variety of retail, medical, fitness, entertainment, and service-oriented uses.
- Positioned within one of Delaware's fastest-growing trade areas, this location benefits from strong surrounding rooftops, continued commercial expansion, and immediate access to major commuter routes.
- Existing commercial kitchen, bar, and dining infrastructure potential
- Prominent pylon and building signage opportunities
- Strong co-tenancy within established Middletown Commons retail hub
- High consumer spending growth driven by surrounding residential expansion



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	8,915	27,368	46,206

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$82,820	\$133,352	\$147,759

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,676	9,479	15,718



Prominent Freestanding Presence



Warm Turnkey Bar & Dining Area



Dining Room with Flexible Seating Layout

15

301

299

MIDDLETOWN

BUNKER HILL RD

MIDDLETOWN WARWICK RD

301

299

299

299

SUBJECT PROPERTY
474 W Main Street
Middletown, DE 19709

MIDDLETOWN SQUARE

- carter's
- Capriotti's
- Living Well Pharmacy
- Planet Fitness
- Goodwill
- OPEN TO GAME

NEMOURS CHILDREN'S HEALTH

WAPA AUTO PARTS

TARGET

HOBBY LOBBY

elevato

THE DOG STOP

SPROUTS FARMERS MARKET

Whistle Stop

Auto Zone

Hampton by Hilton

HomeGoods

ASHLEY

Jessey Mike's Subs

Walgreens

ALDI

Starbucks

VIDAVET

MIDDLETOWN SENIORS CENTER

KOHL'S

MIDDLETOWN

ReStore

INFOTECH

STEEL CITY

LOS MACHRADOS

Bragy's Tenard

Marshall's

SEPHORA

Apricot Lane

petco

Michaels

Chick-fil-A

FAMOUS footwear

Ruby Tuesday

Advance Auto Parts

Walmart

Waffle House

verizon

LOWE'S

TEXAS

THE HOME DEPOT

Panera BREAD

TACO BELL

McDonald's

Silver Lake Park

the Y

Fairfield BY MARIOTT

Wendy's

Holiday Inn

LIDL

DUNKIN'

Grotto Pizza

EVERETT MEREDITH MIDDLE SCHOOL

Bright Home

GP

MATTRESS Warehouse

Luna's

DONOSTON'S PE

DO COCO

Empire Wine

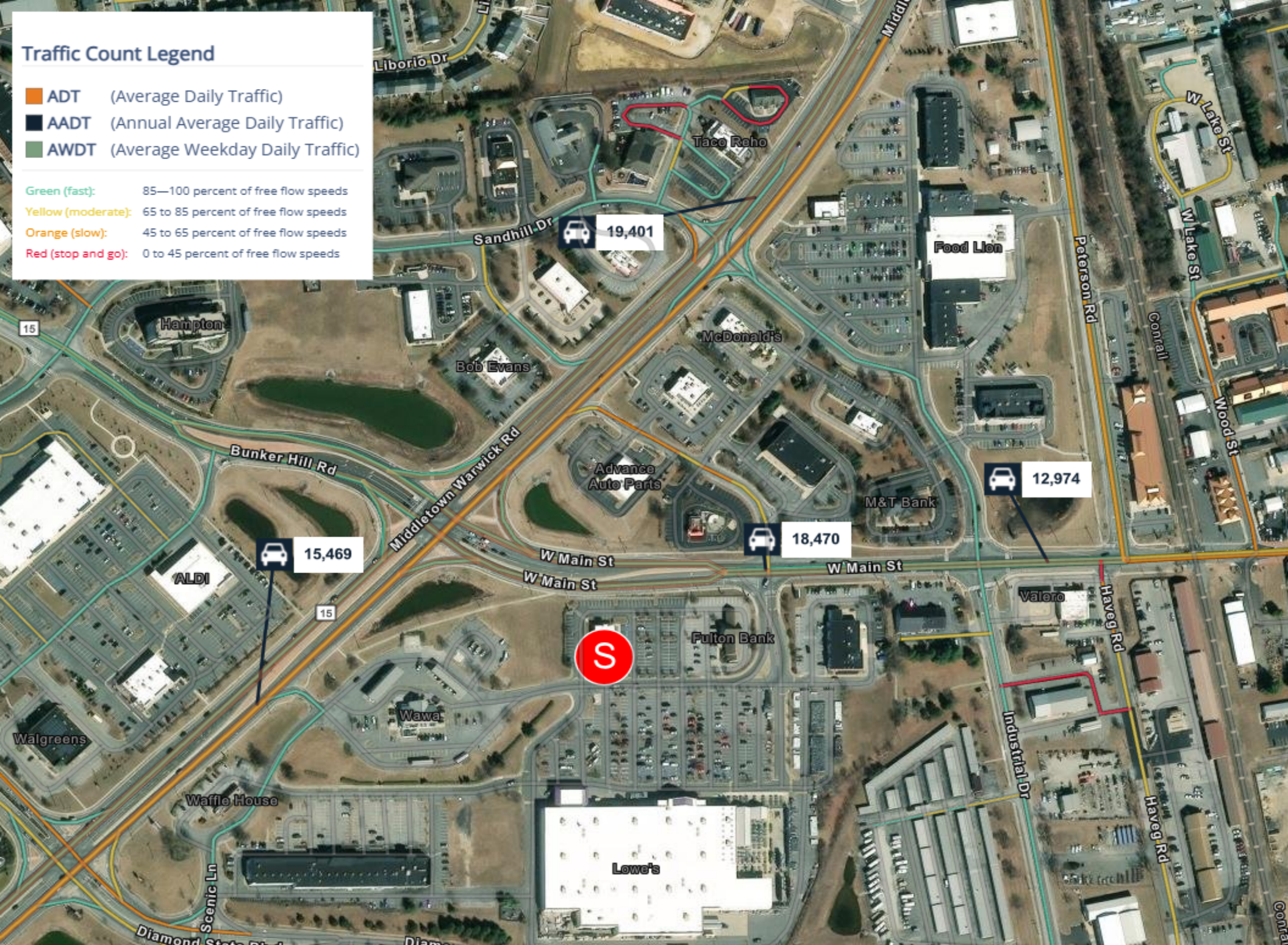
Curry & Spice

TRIBE & BERRY

Traffic Count Legend

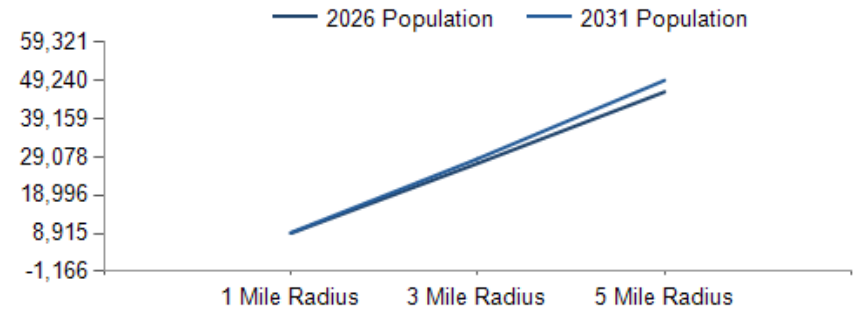
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds

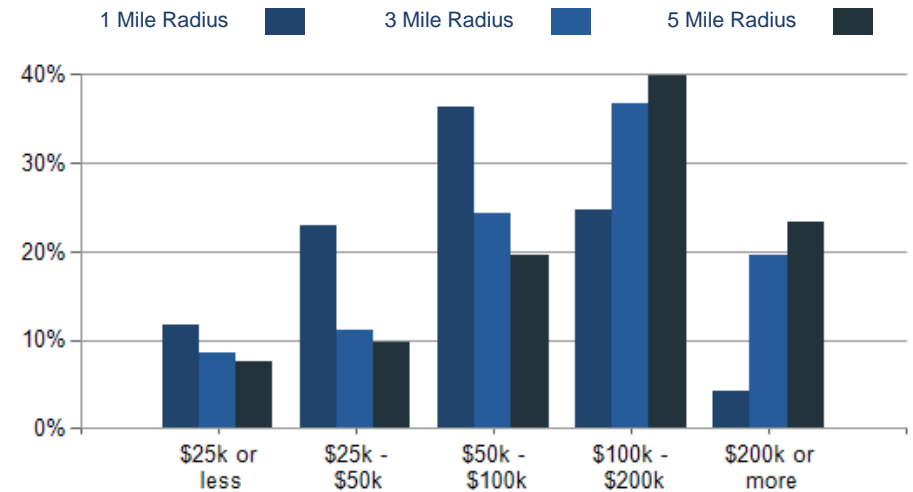


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,342	8,133	15,150
2010 Population	7,773	20,653	32,554
2026 Population	8,915	27,368	46,206
2031 Population	9,112	28,583	49,240
2026 African American	3,122	8,387	12,058
2026 American Indian	18	56	99
2026 Asian	365	1,568	2,323
2026 Hispanic	1,009	2,562	3,727
2026 Other Race	483	1,114	1,489
2026 White	4,226	14,030	26,557
2026 Multiracial	698	2,208	3,666
2026-2031: Population: Growth Rate	2.20%	4.35%	6.40%

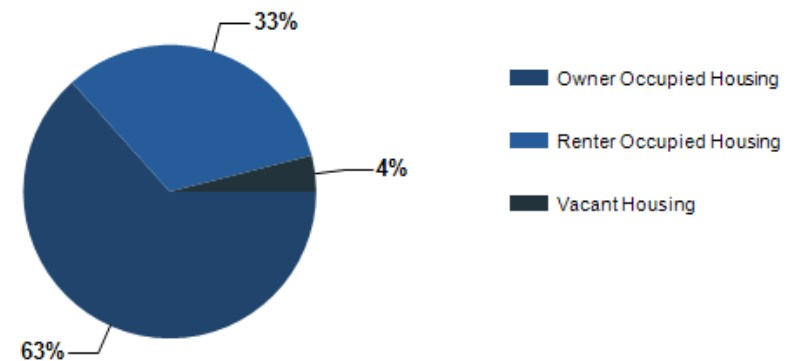
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	131	317	480
\$15,000-\$24,999	296	486	707
\$25,000-\$34,999	250	291	425
\$35,000-\$49,999	592	759	1,090
\$50,000-\$74,999	637	1,054	1,421
\$75,000-\$99,999	702	1,247	1,648
\$100,000-\$149,999	733	2,163	3,363
\$150,000-\$199,999	178	1,314	2,905
\$200,000 or greater	158	1,849	3,679
Median HH Income	\$72,189	\$111,441	\$130,470
Average HH Income	\$82,820	\$133,352	\$147,759



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

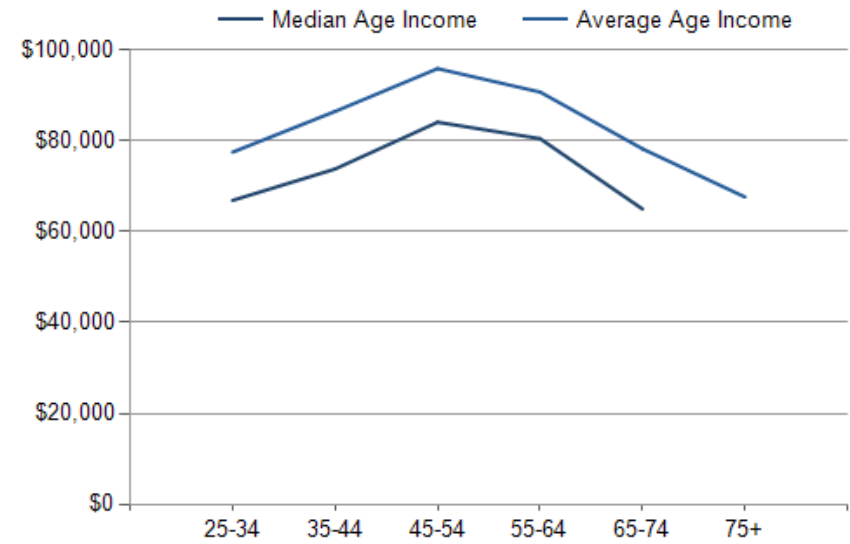
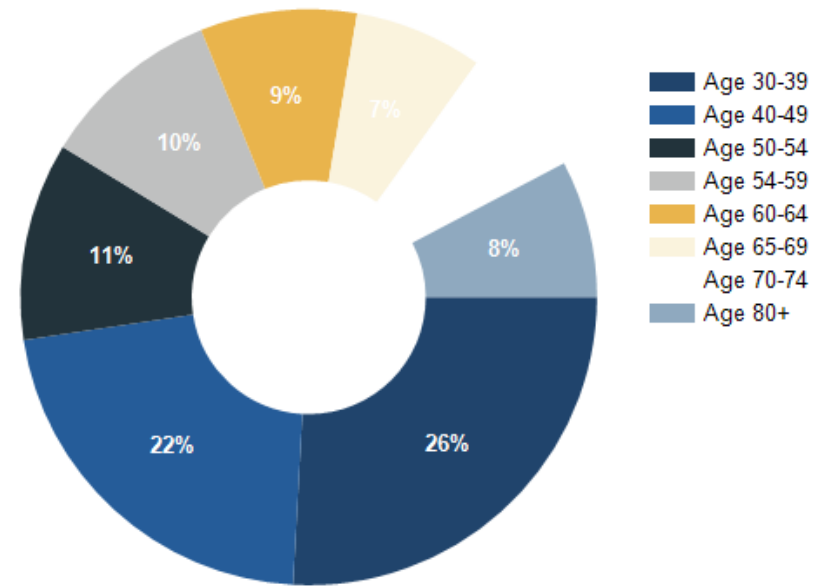


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	653	1,626	2,612
2026 Population Age 35-39	641	1,687	2,823
2026 Population Age 40-44	523	1,790	3,087
2026 Population Age 45-49	565	1,918	3,195
2026 Population Age 50-54	556	2,010	3,367
2026 Population Age 55-59	509	1,720	2,997
2026 Population Age 60-64	439	1,542	2,784
2026 Population Age 65-69	360	1,167	2,214
2026 Population Age 70-74	371	935	1,730
2026 Population Age 75-79	385	848	1,515
2026 Population Age 80-84	324	617	986
2026 Population Age 85+	226	410	631
2026 Population Age 18+	7,049	21,139	35,731
2026 Median Age	38	38	39
2031 Median Age	40	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,899	\$100,859	\$113,795
Average Household Income 25-34	\$77,536	\$118,982	\$137,019
Median Household Income 35-44	\$73,819	\$122,248	\$150,101
Average Household Income 35-44	\$86,501	\$145,805	\$164,187
Median Household Income 45-54	\$84,127	\$137,122	\$156,605
Average Household Income 45-54	\$95,930	\$160,062	\$173,668
Median Household Income 55-64	\$80,520	\$125,736	\$150,121
Average Household Income 55-64	\$90,780	\$148,553	\$164,191
Median Household Income 65-74	\$65,010	\$94,060	\$104,704
Average Household Income 65-74	\$78,268	\$114,443	\$125,899
Average Household Income 75+	\$67,645	\$84,162	\$85,082

Population By Age



Middletown Commons Freestanding Opportunity

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Exclusively Marketed by:

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