

RETAIL INVESTMENT OPPORTUNITY



5999 SUMMIT BRIDGE ROAD
TOWNSEND, DE 19734



BUILDING SIZE
9,999 SF



LOT SIZE
1.70 ACRES



OFFERING PRICE
\$3,111,111

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**DSM COMMERCIAL
REAL ESTATE SERVICES**
3304 Old Capitol Trail
Wilmington, DE 19808
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OFFERING SUMMARY

ADDRESS	5999 Summit Bridge Road Townsend DE 19734
APN	25-002.00-094
TERM	July 31,2032
OPTIONS	(4) Five Year Options
LEASE	NNN
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,111,111
NOI (Pro Forma)	\$210,000
CAP RATE (PRO FORMA)	6.75%

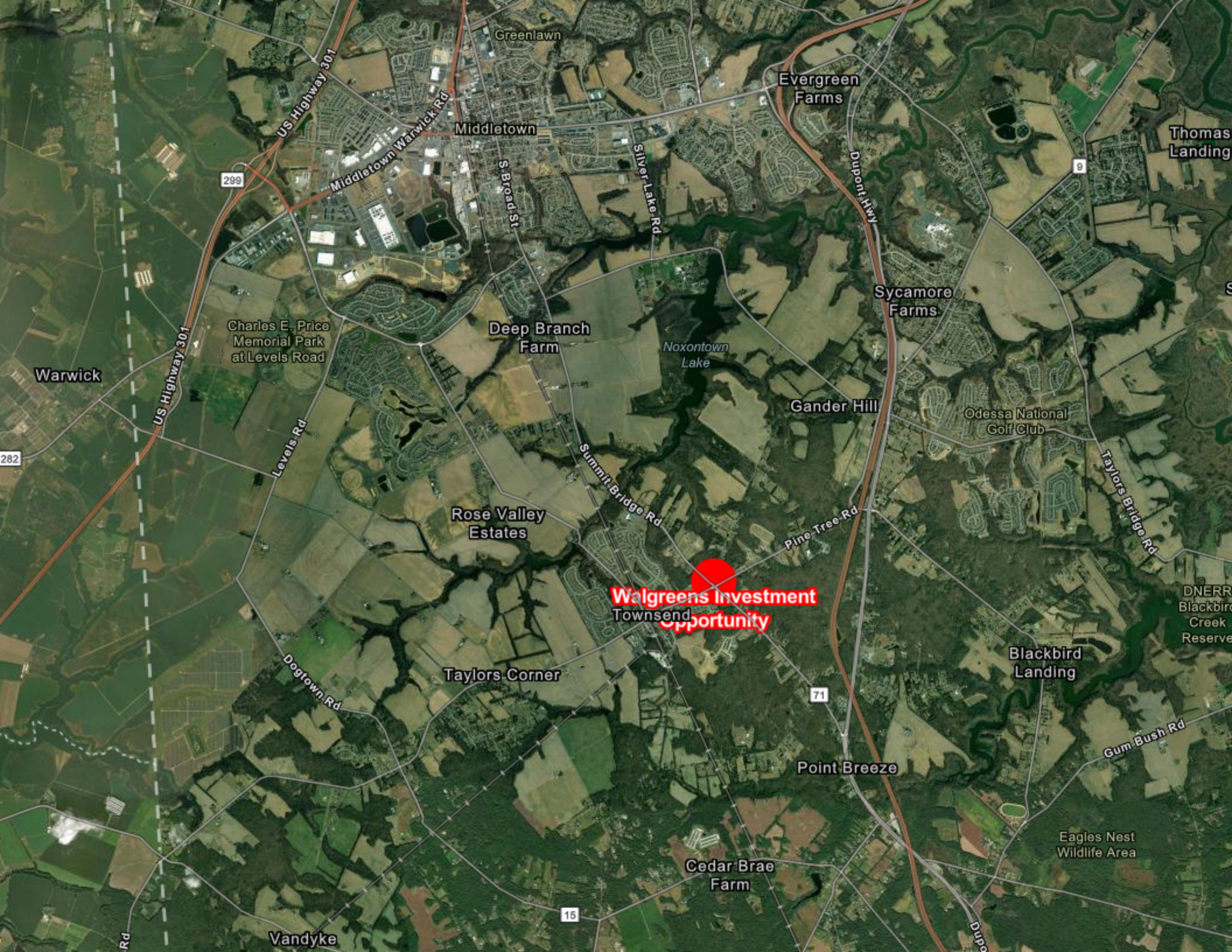
Investment Summary

- Located at the signalized intersection of Summit Bridge Road and Pine Tree Road in Townsend, this ±9,999 SF single-tenant building on 1.70 acres offers excellent visibility, accessibility, and over 214 feet of frontage along a major growth corridor. This property is well suited for retail, medical, pharmacy, or service-oriented users seeking long-term stability.

Market Highlights

- Located within the rapidly expanding MOT (Middletown–Odessa–Townsend) growth corridor, one of Delaware's fastest-growing residential markets.
- Benefiting from continued residential development and population growth driving increased demand for retail, medical, and service-oriented businesses.
- Proximity to Route 13/Route 1 provides regional accessibility to Wilmington, Dover, and Maryland markets.





**Walgreens Investment
Opportunity**

Warwick

Charles E. Price
Memorial Park
at Levels Road

Rose Valley
Estates

Taylor's Corner

Vandyke

Deep Branch
Farm

Middletown

Greenlawn

Noxontown
Lake

Cedar Brae
Farm

Evergreen
Farms

Gander Hill

Point Breeze

Sycamore
Farms

Odessa National
Golf Club

Blackbird
Landing

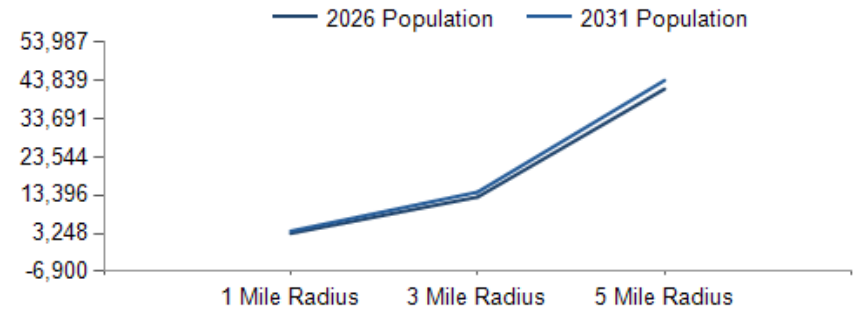
Eagles Nest
Wildlife Area

Thomas
Landing

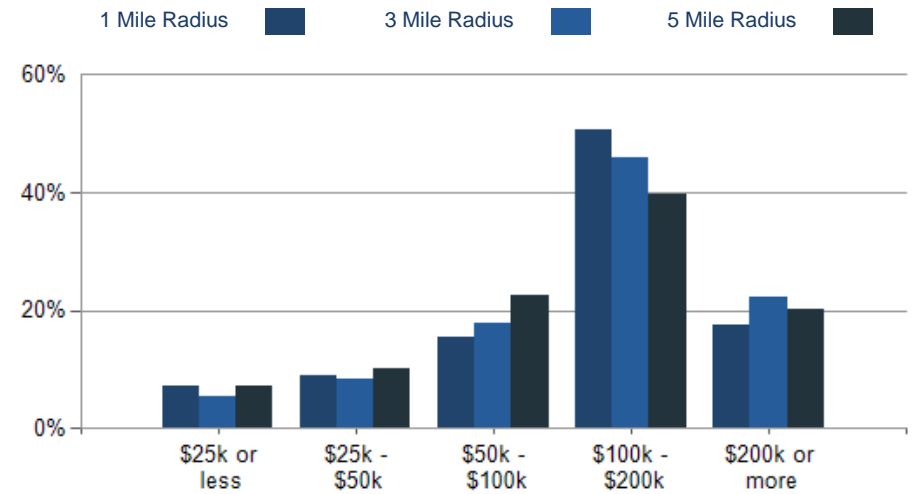
DNERR
Blackbird
Creek
Reserve

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	786	3,795	13,825
2010 Population	2,351	8,427	31,199
2026 Population	3,248	12,898	41,558
2031 Population	3,843	14,214	43,839
2026 African American	981	3,455	11,806
2026 American Indian	9	45	109
2026 Asian	75	396	1,737
2026 Hispanic	234	873	3,449
2026 Other Race	89	305	1,386
2026 White	1,810	7,581	23,097
2026 Multiracial	280	1,107	3,407
2026-2031: Population: Growth Rate	17.10%	9.80%	5.35%

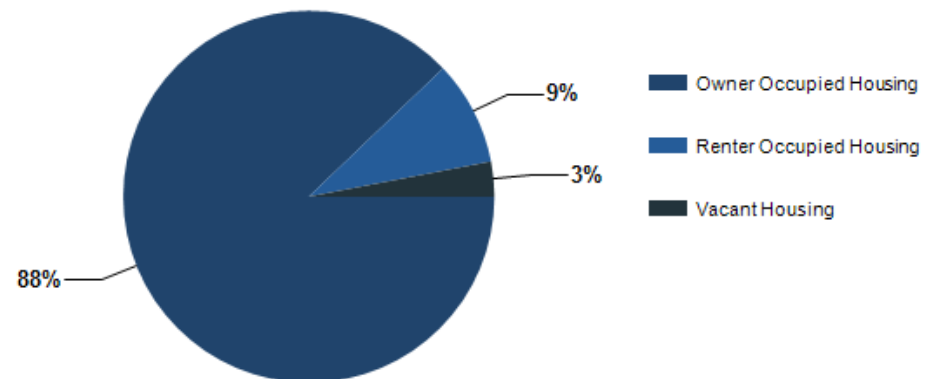
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	20	78	376
\$15,000-\$24,999	50	133	669
\$25,000-\$34,999	41	123	486
\$35,000-\$49,999	47	199	942
\$50,000-\$74,999	53	310	1,484
\$75,000-\$99,999	97	382	1,725
\$100,000-\$149,999	236	837	3,059
\$150,000-\$199,999	253	931	2,594
\$200,000 or greater	168	859	2,879
Median HH Income	\$137,775	\$141,934	\$123,234
Average HH Income	\$144,635	\$153,154	\$140,597



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

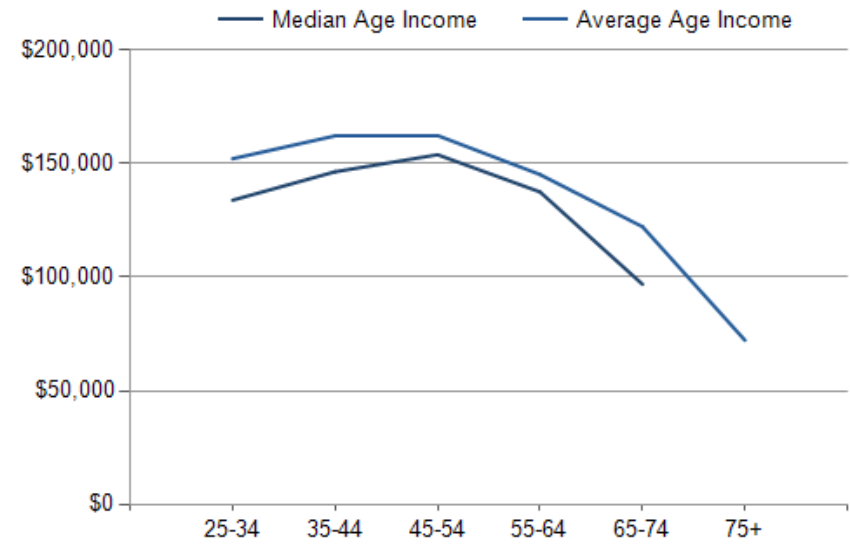
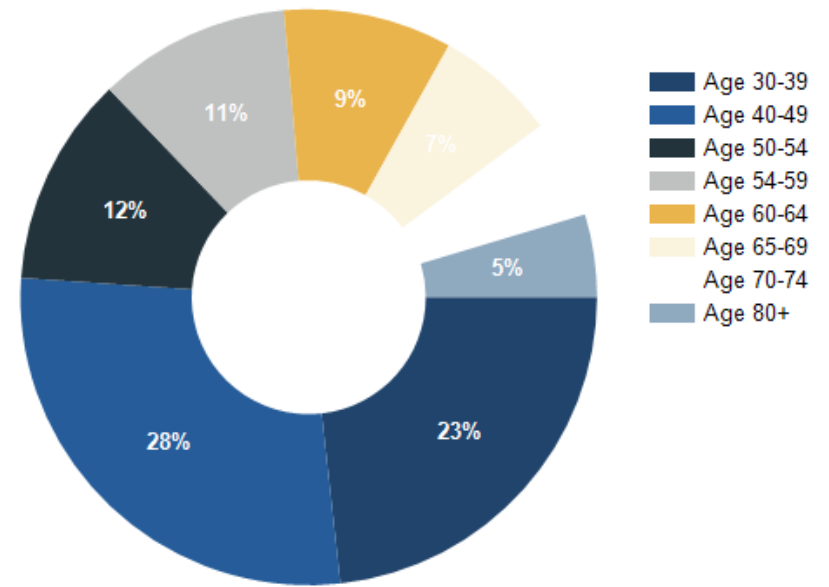


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	170	667	2,496
2026 Population Age 35-39	231	798	2,601
2026 Population Age 40-44	242	894	2,726
2026 Population Age 45-49	238	912	2,868
2026 Population Age 50-54	203	859	2,965
2026 Population Age 55-59	186	782	2,692
2026 Population Age 60-64	163	695	2,371
2026 Population Age 65-69	117	584	1,868
2026 Population Age 70-74	95	469	1,506
2026 Population Age 75-79	80	422	1,365
2026 Population Age 80-84	41	208	836
2026 Population Age 85+	31	141	569
2026 Population Age 18+	2,472	9,913	32,226
2026 Median Age	35	37	38
2031 Median Age	35	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$133,897	\$142,937	\$112,953
Average Household Income 25-34	\$152,178	\$159,543	\$134,761
Median Household Income 35-44	\$146,423	\$159,773	\$142,354
Average Household Income 35-44	\$162,231	\$177,834	\$157,699
Median Household Income 45-54	\$153,938	\$161,101	\$152,638
Average Household Income 45-54	\$162,426	\$177,403	\$168,257
Median Household Income 55-64	\$137,512	\$150,864	\$133,844
Average Household Income 55-64	\$145,198	\$159,795	\$153,077
Median Household Income 65-74	\$96,841	\$96,155	\$91,702
Average Household Income 65-74	\$122,205	\$120,952	\$114,925
Average Household Income 75+	\$72,166	\$76,505	\$81,038

Population By Age



Retail Investment Opportunity

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