

NYLON CAPITAL CENTER

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SEAFORD, DE 19973

VERTICAL CONSTRUCTION IS UNDERWAY - BE PART OF WHAT'S NEXT!



DSM III
COMMERCIAL

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



VERTICAL CONSTRUCTION IS UNDERWAY AT NYLON CAPITAL CENTER!

Now leasing at Seaford's newest mixed-use destination—where momentum is rising and the vision is becoming reality! Nylon Capital Center is a 218,000+ SF redevelopment project on 23 acres along Stein Highway in the heart of Seaford, Delaware. This innovative community hub blends adaptive reuse and new construction to create a high-energy environment for retail, healthcare, education, and recreation. Steel is going vertical, site infrastructure is in place, and anchor tenants are onboarding.

Community Bank Delaware opened in early 2025, marking the first of many tenant openings at the site. Confirmed tenants include TidalHealth, Delaware Technical Community College, BrightBloom Centers, The Mill co-working space, Dollar Tree, and Vanderwende's Creamery. The redevelopment will also look to bring back Seaford's beloved bowling alley alongside new athletic and outdoor amenities.

With approximately 50,000 SF still available for lease, Nylon Capital offers flexible layouts and buildout options for retail storefronts, professional offices, fitness operators, education providers, and more.

LEASING HIGHLIGHTS

- 300,000+ SF planned in multiple phases
- Custom build-to-suit opportunities available
- Anchored by mission-driven tenants and regional draws
- Generous parking, excellent visibility from Stein Highway

WHY NYLON CAPITAL CENTER?

Seaford is at the forefront of western Sussex County's growth, with increasing residential development, renewed public investment, and a growing demand for modern commercial amenities. As the region's historic downtown evolves, Nylon Capital Center is leading the charge—offering businesses a rare opportunity to establish a presence in a highly visible, underserved market. With construction well underway and anchor tenants already committed, now is the time to secure space in one of Delaware's most anticipated mixed-use redevelopments.

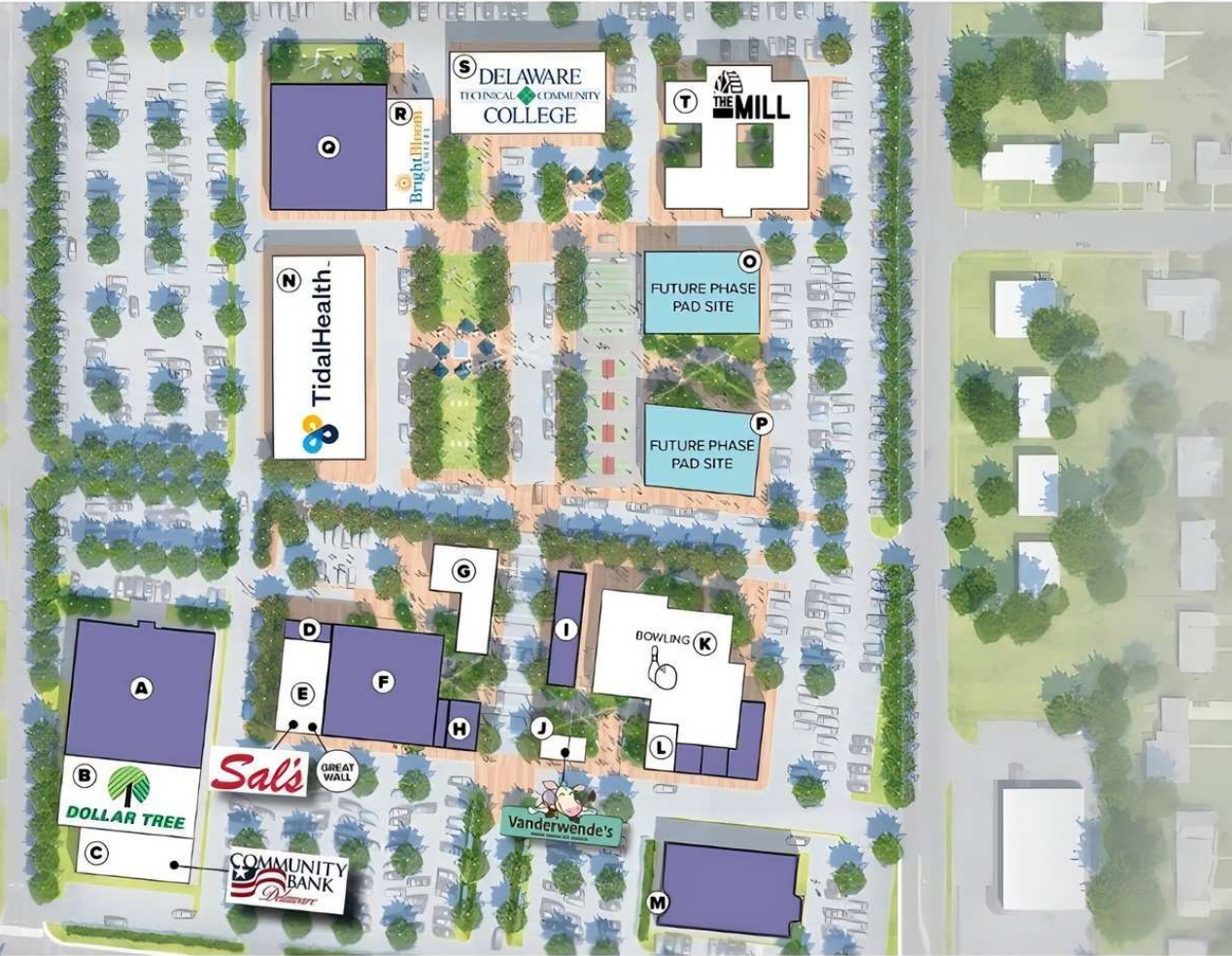


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TENANT LIST		
Building	Tenant	SF
A	AVAILABLE	21,096
B	Dollar Tree	10,500
C	Community Bank	5,721
D	AVAILABLE	1,359
E	Sal's Pizza & Pasta Restaurant	6,380
	Great Wall	
F	AVAILABLE	14,793
G	AVAILABLE	4,747
H	AVAILABLE	2,466
I	AVAILABLE	3,048
J	Vanderwende's	2,144
K	AVAILABLE <i>(Ideal Space for Bowling)</i>	22,327
L	AVAILABLE	3,720
M	AVAILABLE	12,738
N	TidalHealth	22,017
Q	AVAILABLE <i>(Ideal Space for Gym/Day Care Center)</i>	16,789
R	BrightBloom Centers	4,500
S	Delaware Technical Community College	30,600
T	THE MILL	19,695
PAD SITES		
O	Phase 2 Pad	20,000
P	Phase 2 Pad	20,000

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Seaford Market Overview and Development (2025)

Seaford is undergoing a major transformation, backed by public investment, private development, and an influx of new residents. In 2025, the Seaford micropolitan area saw the highest population growth of any U.S. micropolitan area (+2.29%), adding over 7,000 residents. Downtown occupancy has surged from below 10% to over 90% within a few years, powered by strategic investments and new anchor projects.



✓ Key Commercial Developments

Seaford Industrial Park

- \$75M+ project off Route 13 with 1.2M SF of planned logistics and warehouse space.

Seaford Town Center (Waterfront)

- \$3M public investment to transform former power plant into ~200 apartments, retail, and waterfront dining.

✓ Key Residential Developments

Line Road Community by Caruso Homes

- New 4-bed homes starting around \$420K, 1,600–2,100 SF. First move-ins by Summer 2025.

Seaford Town Center Apartments

- ~200-unit apartment development planned adjacent to the new waterfront retail promenade.

✓ Market Snapshot (2025)

Population Growth: +2.29% (7,062 new residents)
Downtown Occupancy: Over 90%
Industrial Pipeline: 1.2M SF
New Housing Construction: ~400 units underway
Average HH Income (10-mi): \$82,009

WHY THIS MATTERS:

This wave of public and private investment is fueling demand for retail, healthcare, and service-based businesses—positioning Nylon Capital Center as a key anchor in Seaford's revitalization and regional growth..

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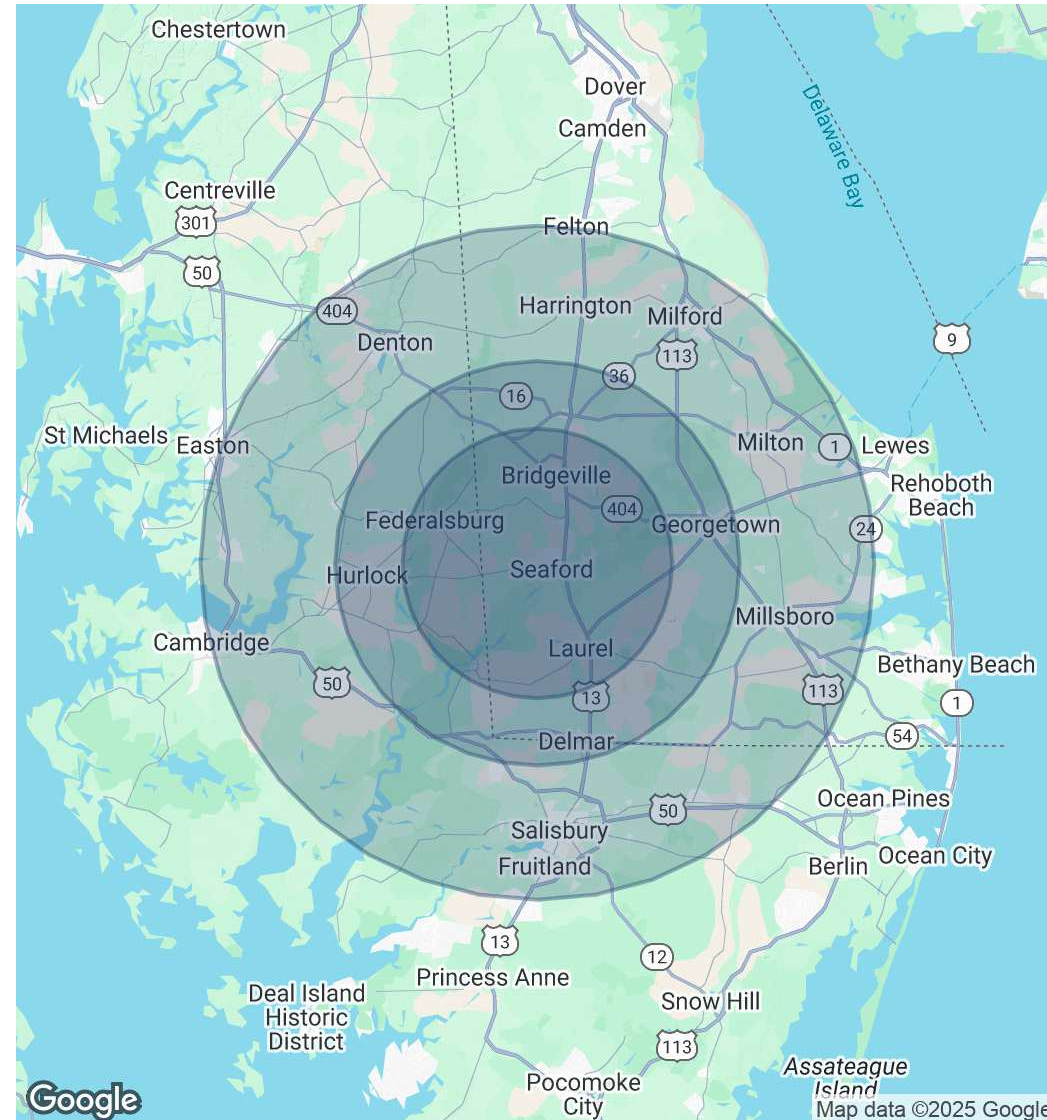
RETAIL FOR LEASE

POPULATION	10 MILES	15 MILES	25 MILES
Total Population	63,339	111,361	368,285
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	10 MILES	15 MILES	25 MILES
Total Households	23,722	40,285	142,543
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,009	\$84,123	\$89,841
Average House Value	\$278,550	\$284,655	\$326,878

RACE	10 MILES	15 MILES	25 MILES
Total Population - White	39,811	69,942	239,380
Total Population - Black	11,748	18,420	65,613
Total Population - Asian	518	793	4,849
Total Population - Hawaiian	2	21	27
Total Population - American Indian	291	558	1,492
Total Population - Other	4,116	8,690	19,247

Demographics data derived from AlphaMap



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