

NEW RETAIL DEVELOPMENT | ROUTE 24 – LEWES, DE

Conceptual Rendering- For Illustrative purposes only



The Centre at Love Creek

20646 John J Williams Highway
Lewes DE 19958

Davis Mitchell
DSM Commercial
(302) 283-1800
dmitchell@dsmre.com

Brittany Danahy
DSM Commercial
(302) 227-0768
bddanahy@dsmre.com

Andy Fox
DSM Commercial
(302) 283-1800
afox@dsmre.com



THE SPACE

Location	20646 John J Williams Highway Lewes, DE 19958
County	Sussex
Available:	1,500 - 22,000 SF
Lease Rate:	Please contact listing agent
Year Built	Currently under construction

HIGHLIGHTS

- The Centre at Love Creek is a new multi-tenant retail development located along Route 24 in Lewes, Delaware — one of the fastest growing residential corridors in Sussex County.
- The project will feature multiple retail buildings, pad sites, and drive-thru opportunities designed to serve the rapidly expanding population between Coastal Highway and Long Neck.
- Building 3, a multi-tenant retail building fronting Route 24, is currently under construction and scheduled for delivery in Q4 2026. The western endcap has been leased to Dunkin Donuts, and a Royal Farms convenience store and gas station will occupy another pad site in the center.
- With more than 9,000 approved residential units within a five-mile radius, the Centre at Love Creek is positioned to become a primary retail destination serving Lewes, Millsboro, Long Neck, and the surrounding communities.
- Drive-thru and endcap opportunities available
- Ideal for QSR, service retail, and medical users
- Able to accommodate most grocery store square footage requirements
- Lot 4 (0.91 acres) - Available for ground lease or build-to-suit



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,633	24,047	60,704

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$139,920	\$128,591	\$127,491

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,334	11,590	29,038



Conceptual Rendering - For Illustrative Purposes Only

LEWES AREA | SUSSEX COUNTY, DE

STRONG RESIDENTIAL GROWTH DRIVING RETAIL DEMAND

Thousands of New Homes. More Shoppers. Stronger Future.



13,000+
HOMES BUILT (5 YRS)
Sussex County



~25,000
PIPELINE UNITS
Planned Countywide



5,080
2024 PERMITS ISSUED
+11% over prior year



100+
ACTIVE COMMUNITIES
Lewes area, early 2026

WHY IT MATTERS

- Rapid population growth in the Lewes trade area
- Expanding rooftops drive daily needs & dining demand
- Strong demographics & affluent consumer base
- Sustained commercial and retail opportunity
- Strategic location with excellent access to major routes

MAP LEGEND

- The Centre at Love Creek
- Major Roads
- Pipeline Development
- Active Development

NOTABLE DEVELOPMENTS NEAR LEWES

- | | | |
|--|--|---|
| <p>1 Northstar
Lewes
758 homes + 94 apts + 96,000 SF commercial
Status: Pipeline</p> | <p>4 NVHomes at Tanager Woods
Lewes
Luxury single-family, pond-view lots
Status: Active</p> | <p>7 Heritage Shores
Bridgeville
55+ active adult community Status: Active</p> |
| <p>2 K. Hovnanian Tower Hill
Lewes
Luxury single-family homes
Status: Active</p> | <p>5 Insight Homes at Anchors Run
Lewes
Single-family, 4,000 SF clubhouse
Status: Active</p> | <p>8 White's Pond Preserve
Downtown Lewes
13 homesites — last lots downtown Status: Coming 2026</p> |
| <p>3 Chase Oaks
Lewes
Single-family (DRB Homes / Lennar)
Status: Active</p> | <p>6 Plantation Lakes
Millsboro
Master-planned golf community Status: Active</p> | <p>9 The Moorings at Lewes Expansion
Lewes
2 apt buildings + 21 cottage homes Status: Coming 2027</p> |

Market Drivers - Rehoboth/Lewes, DE

- Strong year-round population base with more than 263,000 residents in the surrounding trade area and an average household income of approximately \$88,645.
- Coastal Delaware tourism generates over 9 million annual visitors, significantly increasing seasonal retail demand throughout the Lewes and Rehoboth Beach markets.
- Route 1 serves as the region's primary coastal corridor, with peak summer traffic exceeding 100,000 vehicles per day and an annual average of more than 51,000 vehicles daily.
- Route 24 provides direct access between (Route 1) Coastal Highway, Long Neck, and Millsboro, carrying nearly 20,000 vehicles per day and serving as a major residential growth corridor.
- Delaware's tax-free shopping environment attracts consumers from surrounding states including Maryland and Pennsylvania, expanding the regional customer base.
- High concentration of second homes and vacation properties in the coastal market significantly increases the actual consumer population beyond traditional census counts.

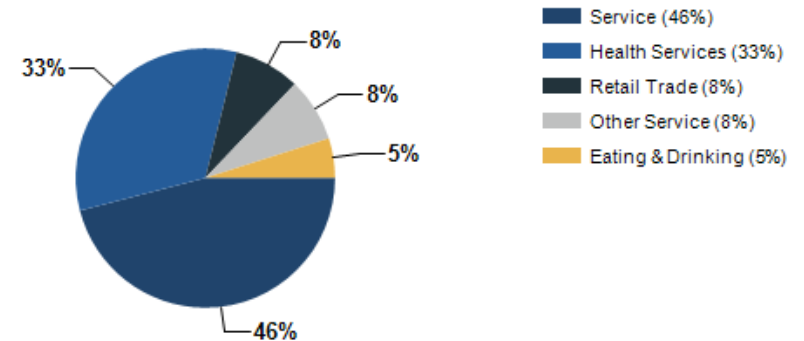
Growth & Development

- Over 9,000 residential units approved within a five-mile radius of the Centre at Love Creek.

Sussex County continues to experience strong population growth with thousands of additional full-time and seasonal residents projected over the next two decades.

The surrounding trade area is supported by multiple elementary, middle, and high schools, providing a steady base of local households and daily activity.

Major Industries by Employee Count



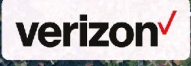
Largest Employers

Delaware State Government	350,000
ChristianaCare	11,308
University of Delaware	10,082
Mountaire Farms, Inc.	7,500
Beebe Healthcare	3,000
Perdue Farms Inc.	3,000
Walmart	2,000
Giant Food Stores LLC	1,500

LEWES

FIRST WATCH

MIDWAY CENTER



1

COASTAL HWY



American Classic Golf Club

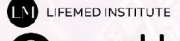


ATLANTIC FIELDS PROJECT

24



COASTAL STATION



LOVE CREEK ELEMENTARY SCHOOL



REHOBOTH MALL



JOHN J. WILLIAMS HWY

BEACON MIDDLE SCHOOL

SEA COAST MALL

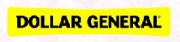


TANGER - SEASIDE



24

Rehoboth Bay Marina



TANGER - BAYSIDE



REHOBOTH



Traffic Count Legend

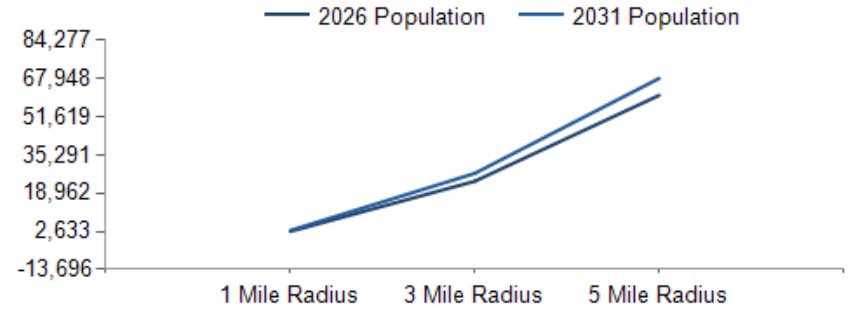
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

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

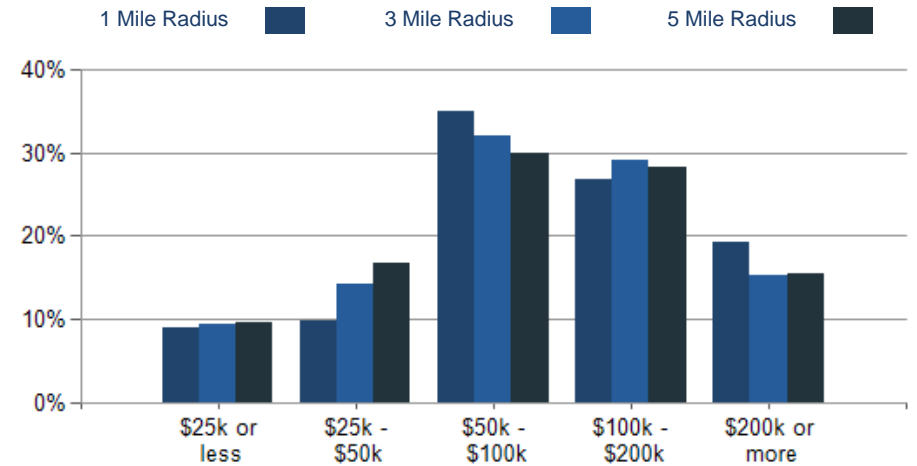


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	732	8,688	25,834
2010 Population	1,013	12,901	36,076
2026 Population	2,633	24,047	60,704
2031 Population	3,041	27,405	67,948
2026 African American	55	755	2,339
2026 American Indian	16	101	295
2026 Asian	36	532	1,141
2026 Hispanic	148	1,228	3,591
2026 Other Race	67	450	1,505
2026 White	2,299	20,721	51,705
2026 Multiracial	159	1,480	3,695

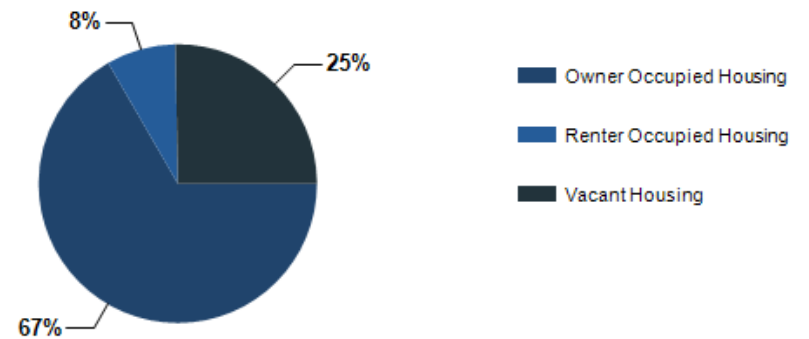
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	42	475	1,354
\$15,000-\$24,999	79	614	1,423
\$25,000-\$34,999	63	668	1,776
\$35,000-\$49,999	67	978	3,088
\$50,000-\$74,999	268	1,854	4,517
\$75,000-\$99,999	200	1,857	4,171
\$100,000-\$149,999	230	2,133	4,855
\$150,000-\$199,999	128	1,251	3,373
\$200,000 or greater	258	1,760	4,481
Median HH Income	\$92,041	\$89,459	\$87,375
Average HH Income	\$139,920	\$128,591	\$127,491



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

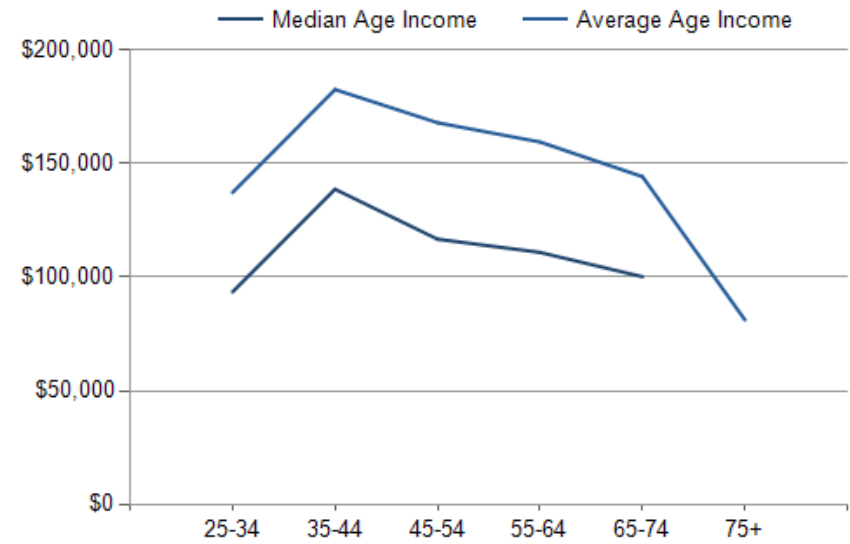
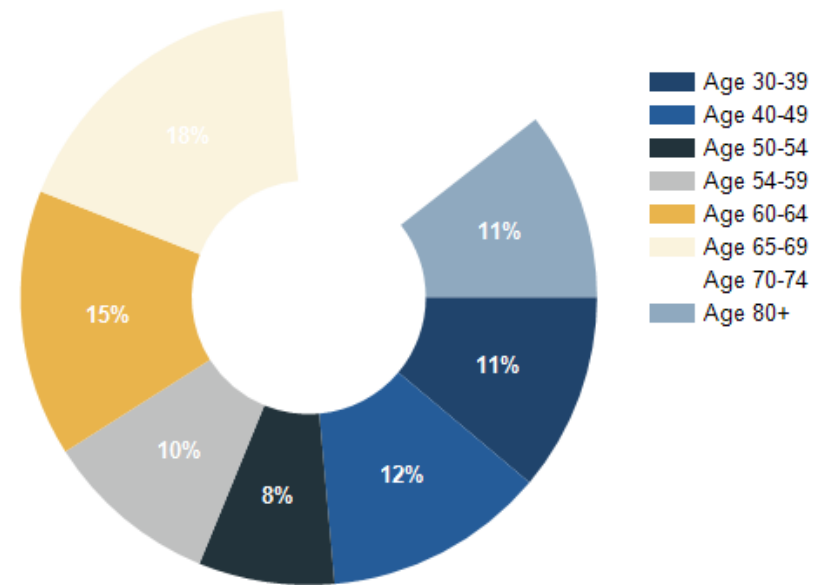


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	85	821	2,214
2026 Population Age 35-39	125	1,028	2,548
2026 Population Age 40-44	122	1,112	2,676
2026 Population Age 45-49	113	1,090	2,589
2026 Population Age 50-54	144	1,344	3,099
2026 Population Age 55-59	185	1,723	4,218
2026 Population Age 60-64	283	2,483	6,033
2026 Population Age 65-69	332	2,904	6,981
2026 Population Age 70-74	299	2,710	7,012
2026 Population Age 75-79	200	2,189	5,764
2026 Population Age 80-84	126	1,214	3,246
2026 Population Age 85+	70	757	2,186
2026 Population Age 18+	2,275	21,099	53,419
2026 Median Age	60	61	61
2031 Median Age	61	61	61

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,470	\$94,338	\$91,287
Average Household Income 25-34	\$137,263	\$133,519	\$128,821
Median Household Income 35-44	\$138,727	\$126,497	\$120,287
Average Household Income 35-44	\$182,654	\$167,384	\$160,498
Median Household Income 45-54	\$116,730	\$114,988	\$115,709
Average Household Income 45-54	\$168,024	\$158,008	\$157,931
Median Household Income 55-64	\$110,920	\$106,858	\$108,573
Average Household Income 55-64	\$159,547	\$147,003	\$148,580
Median Household Income 65-74	\$100,191	\$90,637	\$87,234
Average Household Income 65-74	\$144,282	\$127,570	\$124,744
Average Household Income 75+	\$81,133	\$85,596	\$89,906

Population By Age



The Centre at Love Creek

Conceptual Rendering- For Illustrative Purposes Only

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DSM Commercial and it should not be made available to any other person or entity without the written consent of DSM Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DSM Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DSM Commercial has not verified, and will not verify, any of the information contained herein, nor has DSM Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Davis Mitchell
DSM Commercial
(302) 283-1800
dmitchell@dsmre.com

Brittany Danahy
DSM Commercial
(302) 227-0768
bddanahy@dsmre.com

Andy Fox
DSM Commercial
(302) 283-1800
afox@dsmre.com



Brokerage License No.: 2012602342
www.dsmre.com

powered by CREOP