



Middletown Exchange

US-301 at Bunker Hill Road
Middletown, DE 19709



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Middletown Exchange

Middletown Exchange is located along Bunker Hill Road near US-301 in Middletown, Delaware. The business community provides easy access to surrounding areas by way of US-301, and immediate connectivity to Middletown Warwick Road. The project is centrally located within the Mid-Atlantic region.

Upon completion, the 75-acre community will contain 221,520 square feet of flex/R&D space. Development plans also include a residential component with 432 townhomes and 33 single-family homes planned.

Traffic Count (DELDOT)

US-301 at Bunker Hill Road: 14,084 vehicles/day

Bunker Hill Road at Merrimac Avenue: 6,906 vehicles/day

Middletown Warwick Road at Bunker Hill Road: 19,107 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	26,481	44,769	110,541
Avg. Household Income	\$156,157	\$168,412	\$165,903



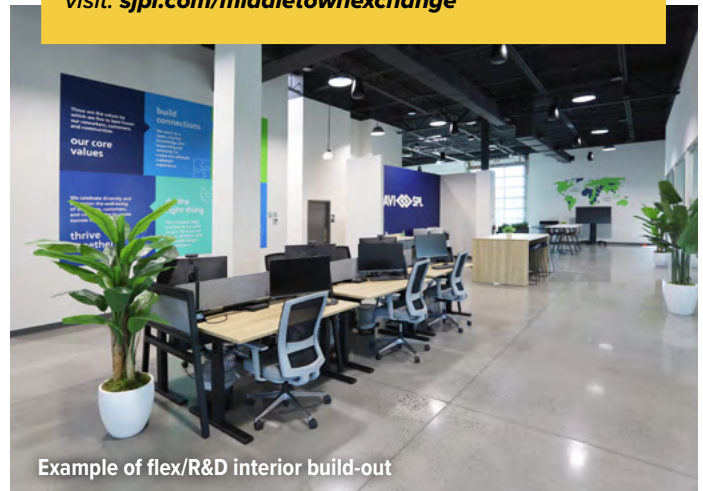
Flex/R&D Buildings

1052–1096 Maple Grove Blvd	51,120 SF	
1241-1271 Foxborough Lane	45,120 SF	
Building A	29,040 SF	FUTURE
Building D	48,120 SF	FUTURE
Building E	48,120 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,400 up to 51,120 SF
Ceiling Height	18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	C-3

For more information on Middletown Exchange, visit: sjpi.com/middletownexchange





Middletown Exchange | Site Plan



301

FIRST RESPONDERS MEMORIAL HIGHWAY

6,906
VEHICLES/DAY

14,084
VEHICLES/DAY

BUNKER HILL ROAD

LAVENDER BOULEVARD
OLD CART ROAD

CLOVERFIELD CIRCLE

MAPLE GROVE BOULEVARD

TAVERN AVENUE

55 AC
FUTURE RESIDENTIAL
DEVELOPMENT

DAIRY DRIVE

BUILDING A
29,040 SF
FUTURE
DEVELOPMENT

1241-1271 FOXBOROUGH LN
45,120 SF

1052-1096 MAPLE GROVE BLVD
51,120 SF

FOXBOROUGH LANE

BLUEBELL

BUILDING E
48,120 SF
FUTURE DEVELOPMENT

BUILDING D
48,120 SF

LAVENDER BOULEVARD



**For illustrative purposes only*



Distances to:

Newark, DE	18 miles
Elkton, MD	18 miles
Wilmington, DE	28 miles
Dover, DE	29 miles
Philadelphia International Airport	48 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

Matthew Destino

Partner in Training

MDestino@sjpi.com | 302.466.0100

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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