



Middletown Exchange

US-301 at Bunker Hill Road
Middletown, DE 19709



SJPI.COM | 302.466.0100

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
Building D	48,120 SF
Building E	48,120 SF

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



*For illustrative purposes only



▲ 28 MILES TO WILMINGTON, DE
 ▲ 55 MILES TO PHILADELPHIA, PA
 ▲ 70 MILES TO BALTIMORE, MD
 ▲ 95 MILES TO WASHINGTON, DC

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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

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