

BAYBERRY TOWN CENTER: NEW GROCERY-ANCHORED RETAIL

weis
markets

Boys Corner & Jamison Corner Road | Middletown, DE 19709 | New Castle County



LEASING INQUIRIES: GET IN TOUCH.

Jim Tancredi: JTancredi@LMTCRE.com
Tyler Foresta: TForesta@LMTCRE.com
Brokerage Office: (302) 414-1000



LMT Commercial Real Estate Services
62 Rockford Rd. | Ste. 12 | Wilmington, DE 19806
LMTCRE.COM



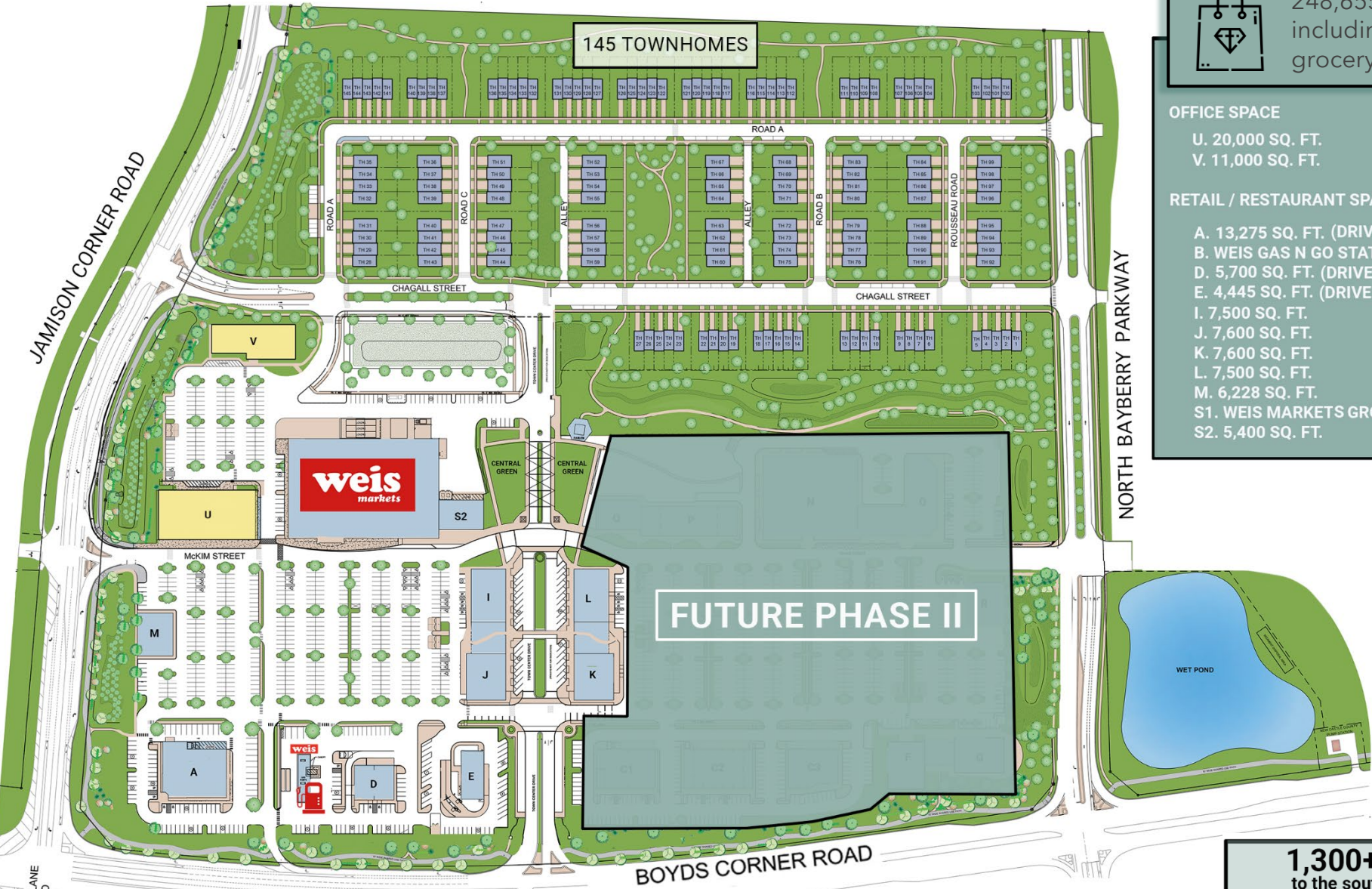
BAYBERRY TOWN CENTER

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Leasing: Jim Tancredi | JTancredi@LMTCRE.com | M: (302) 222-7574
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2,000+ homes
to the north connected
by internal streets

 248,655 sf retail,
including 64,575 sf
grocery story



- OFFICE SPACE**
U. 20,000 SQ. FT.
V. 11,000 SQ. FT.
- RETAIL / RESTAURANT SPACE**
- A. 13,275 SQ. FT. (DRIVE THRU)
 - B. WEIS GAS N GO STATION, 210 SQ. FT.
 - D. 5,700 SQ. FT. (DRIVE THRU)
 - E. 4,445 SQ. FT. (DRIVE THRU)
 - I. 7,500 SQ. FT.
 - J. 7,600 SQ. FT.
 - K. 7,600 SQ. FT.
 - L. 7,500 SQ. FT.
 - M. 6,228 SQ. FT.
 - S1. WEIS MARKETS GROCERY, 64,575 SQ. FT.
 - S2. 5,400 SQ. FT.

1,300+ homes
to the south connected
by internal streets



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OVERVIEW

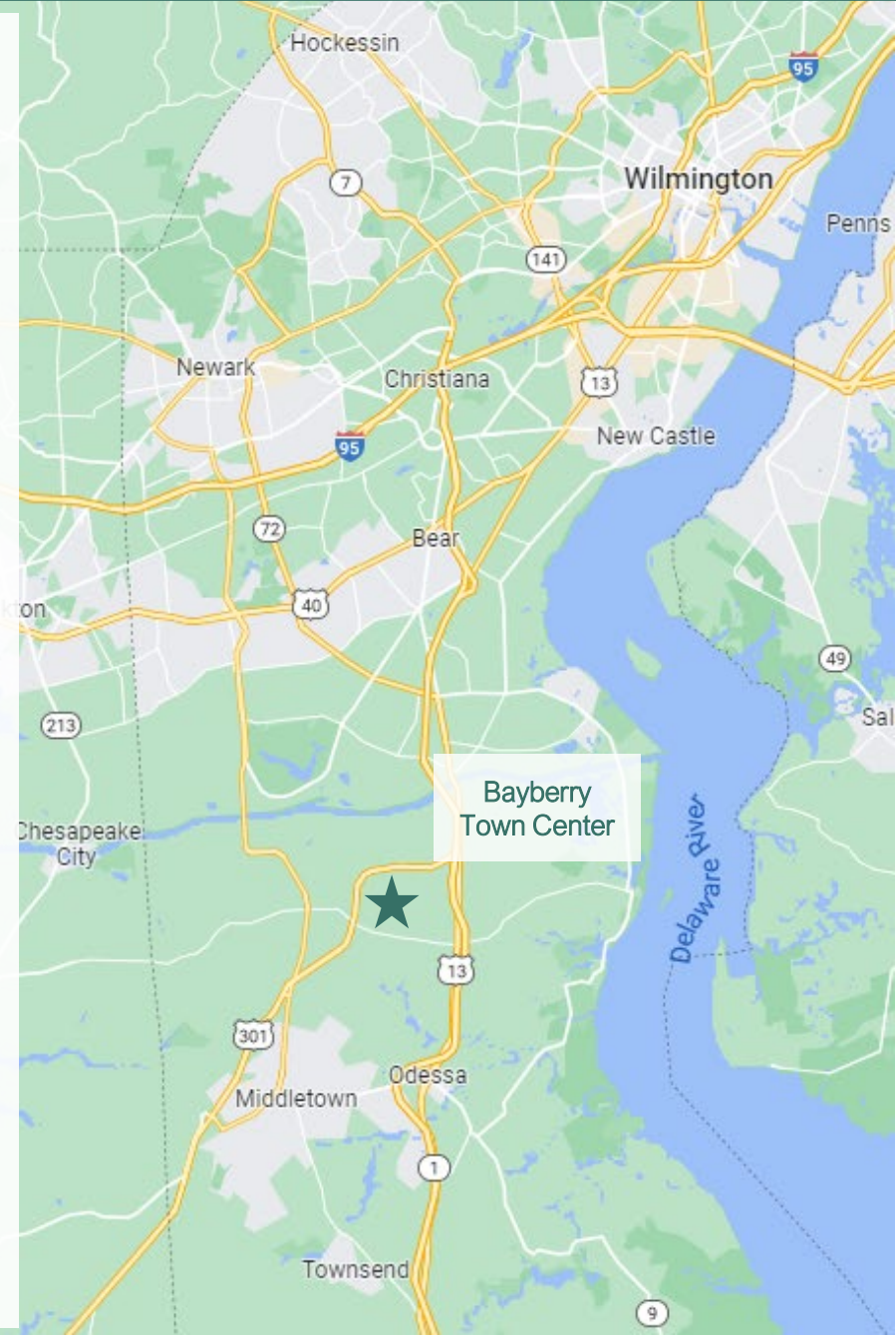
- Part of the existing Village of Bayberry master plan community in Middletown, Delaware, the **fastest growing residential project in DE**. Nearly **2,700 homes: 1,700+ sold, 1,000 more under development**.
- Leveraging Bayberry's rapid growth, other residential developers have secured ground all around the site, with **nearly 7,300 additional units in the immediate vicinity under development**.
- Will provide the retail and commercial area needed to support this quickly growing community, in addition to the established residential in the market.
- Just a few miles from the Delaware-Maryland state border.

PROJECT FEATURES

- 248,655 sf of restaurant & retail space, including a 64,575 sf grocery store
- Retail pad sites
- 31,000 sf of professional office space
- 145 townhomes
- Interconnected with ≈3,400 current & future homes via internal streets + hiker-biker trails
- Largest shopping destination outside downtown Middletown
- <10 minutes from the state line: strong tax-free shopping draw for Maryland consumers

DEMOGRAPHICS AT A GLANCE

| 2022 Demographics <small>*(Source: ESRI)</small> | 3 Miles | 5 Miles | 7 Miles |
|---|-------------|-------------|-------------|
| Population | 15,572 | 36,686 | 89,010 |
| Avg. HH Income | \$160,760 | \$142,295 | \$146,773 |
| Median HH Income | \$135,770 | \$110,517 | \$117,071 |
| Avg. HH Net Worth | \$2,270,969 | \$1,769,423 | \$1,932,759 |
| Median Age | 40.0 | 35.5 | 38.3 |





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BTC is centrally located, easily accessible and served by an extensive road network.

BOYDS CORNER ROAD (896)

- **AADT: 16,380**
- Thruway for commutes to/from Newark & Wilmington (major employment centers), beach travel & access to I-95N (Philadelphia and points north)

JAMISON CORNER ROAD

- **AADT: 5,268**
- Important connector road to Route 301 to the North & Middletown to the South

ROUTE 896/ROUTE 301 + Route 13/ROUTE 1

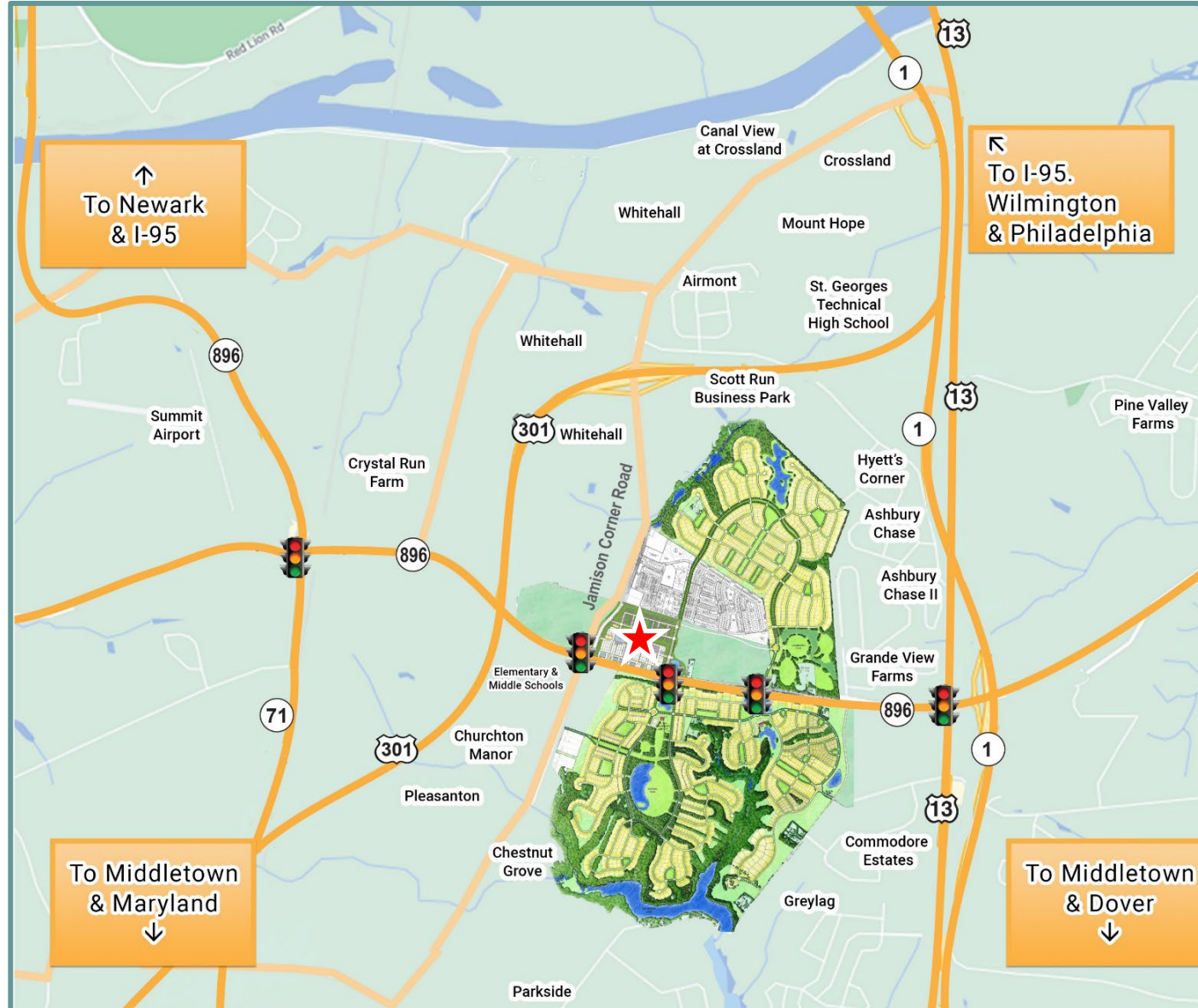
- Midway between Route 896/301 and Route 13/Route 1 (1.5 miles each way), making it a highly trafficked shortcut path for locals traveling between Northern and Southern DE

PROXIMATE TO MAJOR INTERCHANGES THAT BRING COMMUTERS HIGHWAY → HOME

- <5-minute drive from Route 1 interchange
- <1 mile south of Jamison Corner/301 interchange

DISTANCE TO NEARBY CITIES

- Wilmington: 25 min
- Philadelphia: 55 min
- Newark: 25 min
- Dover: 40 min





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**TOTAL NEW
RESIDENTIAL UNITS
WITHIN 4-8 MINUTE
DRIVE:
9,800+**



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THE VILLAGE OF BAYBERRY: 955 NON-AGE RESTRICTED HOMES

**WINCHELSEA
(55+) (336
HOMES)
3rd PARTY
DEVELOPER**



THE GROVE AT BAYBERRY: 176 55+ HOMES

BAYBERRY MASTER PLAN OVERVIEW

1,500-acre master-planned community featuring:

Nearly 2,700 homes: carriage homes, single family and 55+

600 acres of **open space**

2 major **parks:** 70 acres & 60 acres

4 **playgrounds** & 2 **picnic pavilions**

6 miles of paved **walking & biking trails**

2 11-acre **lakes for fishing & (non-motorized) boating**

100 acres of **reforested land**

THE OVERLOOK AT BAYBERRY: 175 NON-55+ HOMES

70-ACRE BAYBERRY TOWN CENTER: NEW GROCERY- ANCHORED RETAIL + 145 TOWNHOMES

BAYBERRY SOUTH: 1,189 HOMES, INCLUDES
- **THE PONDS AT BAYBERRY** (569 55+ HOMES)
- **THE MEADOWS AT BAYBERRY** (410 NON-55+ HOMES)
- **PARKS EDGE AT BAYBERRY** (210 55+ HOMES)