



# THE SHOPPES AT BOYD'S CORNER

.....  
DUPONT PARKWAY (RT. 13)  
& BOYDS CORNER ROAD (RT. 896)  
MIDDLETOWN, DELAWARE 19709

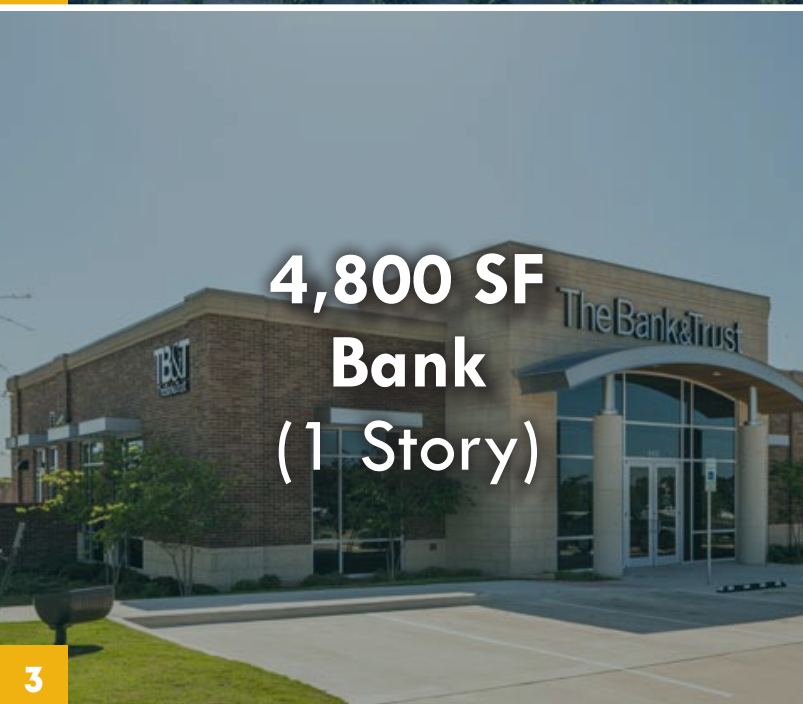




**Single Family  
Townhomes**  
74 Units



**Single Family  
Homes**  
221 Units



**4,800 SF  
Bank  
(1 Story)**



**50,000 SF  
Retail  
(1 Story)**



**15,500 SF  
Retail  
(1 Story)**



**8,000 SF  
Retail/Restaurant  
(1 Story)**



**8,000 SF  
Retail/Restaurant  
(1 Story)**



**15,000 SF  
(1st Floor Retail)  
(2nd Floor Office)**



PHASE 2:  
"BAKER FARM"

# NEW CASTLE COUNTY'S NEWEST MIXED-USE PROJECT

DELIVERING **SPRING 2022**

RETAIL/  
RESTAURANT/  
OFFICE

SHALLCROSS LAKE RD

896

BOYDS CORNER RD

13

Wawa

POLE BRIDGE RD

14,046 AADT

28,343 AADT

M&T Bank

46,856 AADT

1

DUPONT PKWY

13

Walgreens

GROW & LEARN  
CHILD CARE

DUNKIN'

Domino's

BAYVIEW RD

RTE 425

N



**RETAIL PORTION**



IRONGABLE DRIVE

VESSEL DRIVE

4,800 SF  
BANK  
(1 STORY)

896

BOYDS CORNER RD

14,046 AADT

RTE 425

12,500 SF  
OFFICE  
(2ND FL.)

12,500 SF  
RETAIL  
(1ST FL.)

15,500 SF  
RETAIL  
(1 STORY)

50,000 SF  
RETAIL  
(1 STORY)

8,000 SF  
RETAIL  
(1 STORY)

8,000 SF  
RETAIL  
(1 STORY)

13

DUPONT PKWY

28,343 AADT

13





**6800+ NEW ROOFTOPS  
COMING WITHIN 3 MILES**

THE SHOPS AT  
**BOYD'S CORNER**  
Wawa

1 MILE

3 MILES

5 MILES

**Westtown**

Walmart, Ashley, Michaels, Aldi, Westtown Movies, Starbucks, Chipotle, Petco, Kohl's, Marshalls, Walgreens, Wendy's, Dunkin', T-Mobile, KAY

Bob Evans, Steak 'n Shake, Arby's, AutoZone

**Middletown Square**

Goodwill, Home Furniture, Planet Fitness, Capriotti's, Dollar Tree, Planet Fitness

**Market Place**

Food Lion, Taco Bell, McDonald's, Seasons Pizza, Rite Aid, Mattress Firm

**Dove Run Center**

Giant, Friendly's, Applebee's, Celebree School, Hardee's, Wells Fargo

**Middletown Commons**

Lowe's, Waffle House, The Home Depot, Lidl, Ruby Tuesday, Buffalo Wild Wings, Grotto Pizza

ACME, Saladworks, Starbucks



## MIDDLETOWN, DE

 6.2 miles / 11 min.

Middletown is a town in New Castle County, DE. Annexations of land have stimulated Middletown's growth, and it is known as the fastest growing area in the state. Many affluent housing developments surround the town's center, especially to its north, attracting, among others, commuters from Wilmington and even Philadelphia.



## SMYRNA, DE

 16.2 miles / 18 min.

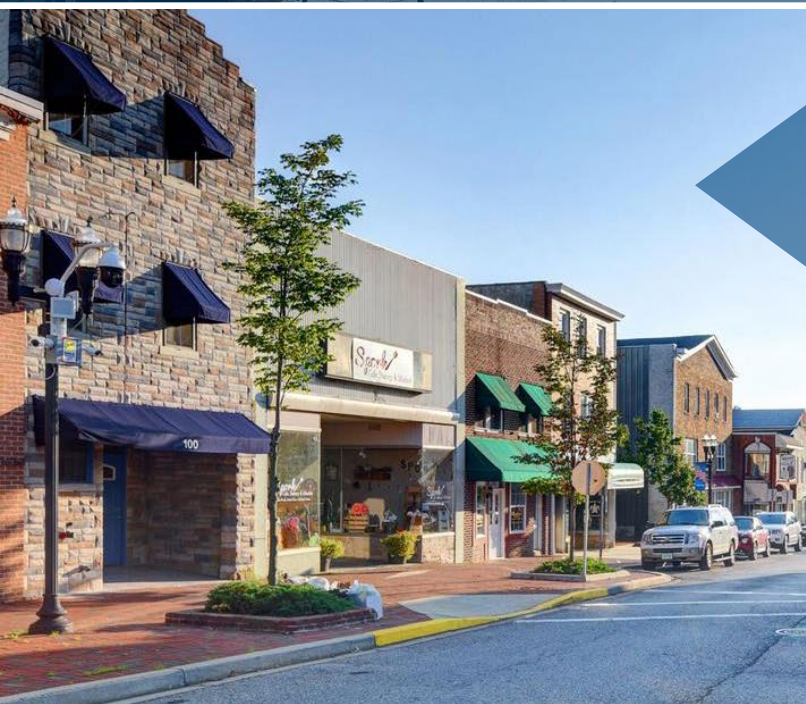
The town of Smyrna is located at the top middle of Kent County, 11 miles north of Dover. It's a town that nurtures small town life while embracing cutting-edge technology, and is strategically poised for continued economic and residential growth. Points of interest include the Smyrna Museum, Smyrna Opera House, Henry Levin Center and Historic Downtown.



## ELKTON, MD

 17.0 miles / 25 min.

Elkton is located on the colonial highway of America, sitting at the northern headwaters of Chesapeake Bay. Today, many of the town's beautiful colonial structures remain, yet they're surrounded by buildings that reflect an active business community. Office buildings, courthouses, a hospital, and retail establishments share space with history in Elkton, which has been the County Seat since 1787.



## NEWARK, DE

 19.5 miles / 25 min.

Newark is a city in New Castle County, DE, 12 miles west-southwest of Wilmington, and home to the University of Delaware, the state's largest university, with approximately 18,200 undergraduate and 4,200 graduate students. To its east lies the Christiana Hospital (operated by the Christiana Care Health System) and the Christiana Mall (Costco, JCPenney, Nordstrom, Cinemark,



## WILMINGTON, DE

 21.8 miles / 25 min.

Wilmington is the largest and most populous city in the state of Delaware. It sits at the confluence of the Christina River and Brandywine River, near where the Christina flows into the Delaware River. It is the county seat of New Castle County and one of the major cities in the Delaware Valley metropolitan area. As of the 2018 U.S. census estimate, the city's population is 70,635.



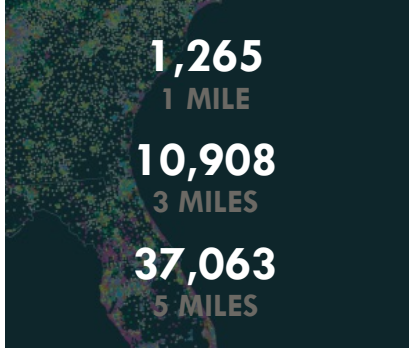
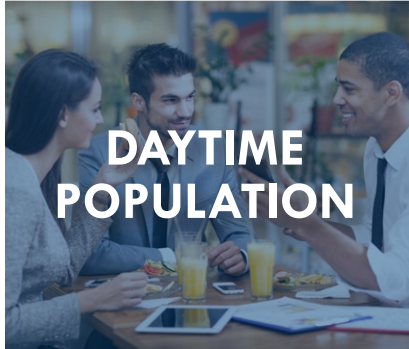
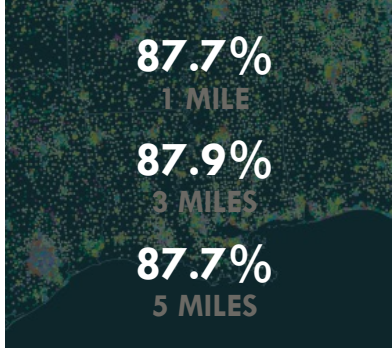
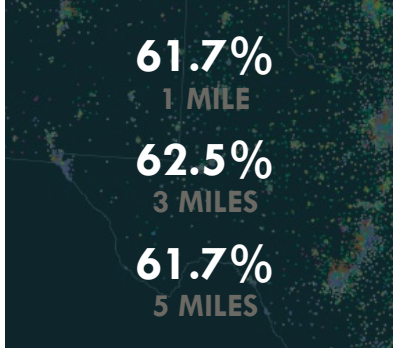
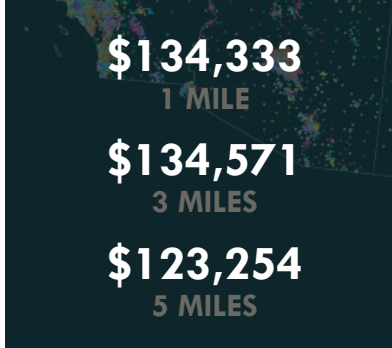
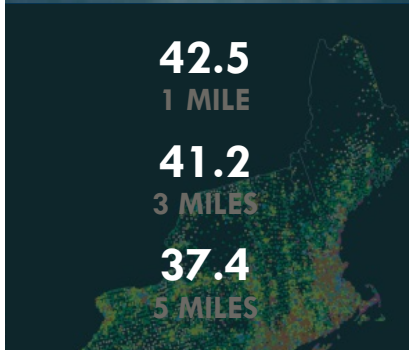
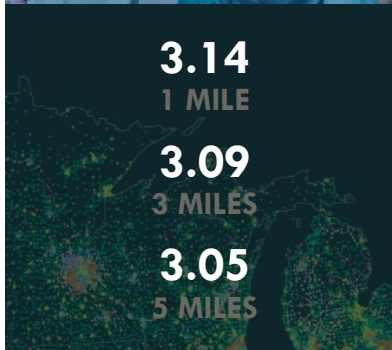
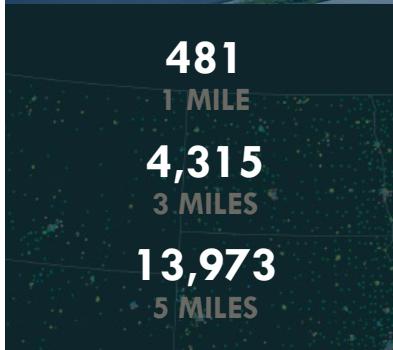
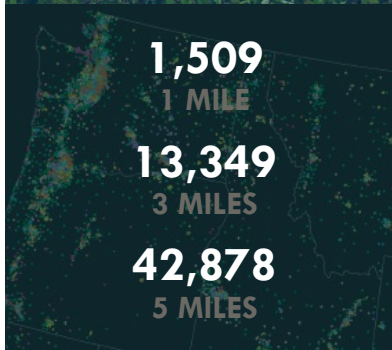
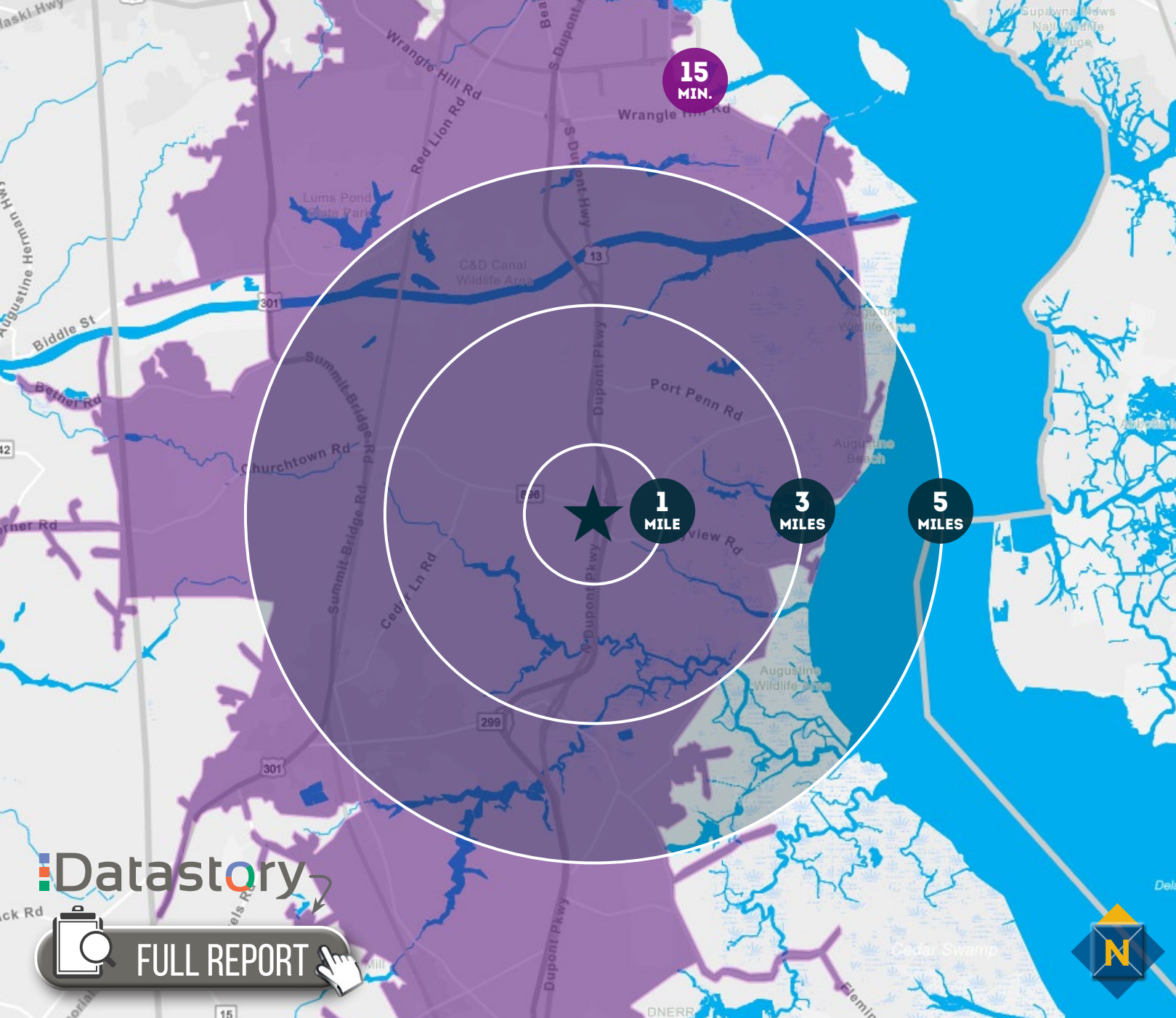
## DOVER, DE

 29.9 miles / 31 min.

Dover is Delaware's capital and second-largest city, keeping one foot firmly planted in the past – with a variety of museums and historic buildings – while the other is apt to always be in motion, as proven by the twice-yearly NASCAR race weekends at Dover International Speedway and Firefly Music Festival. Nearby, bird-rich Bombay Hook National Wildlife Refuge is on Delaware Bay.







Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.



**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME



Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

**3.25**  
AVERAGE HH SIZE

**34.0**  
MEDIAN AGE

**\$113,400**  
MEDIAN HH INCOME



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME



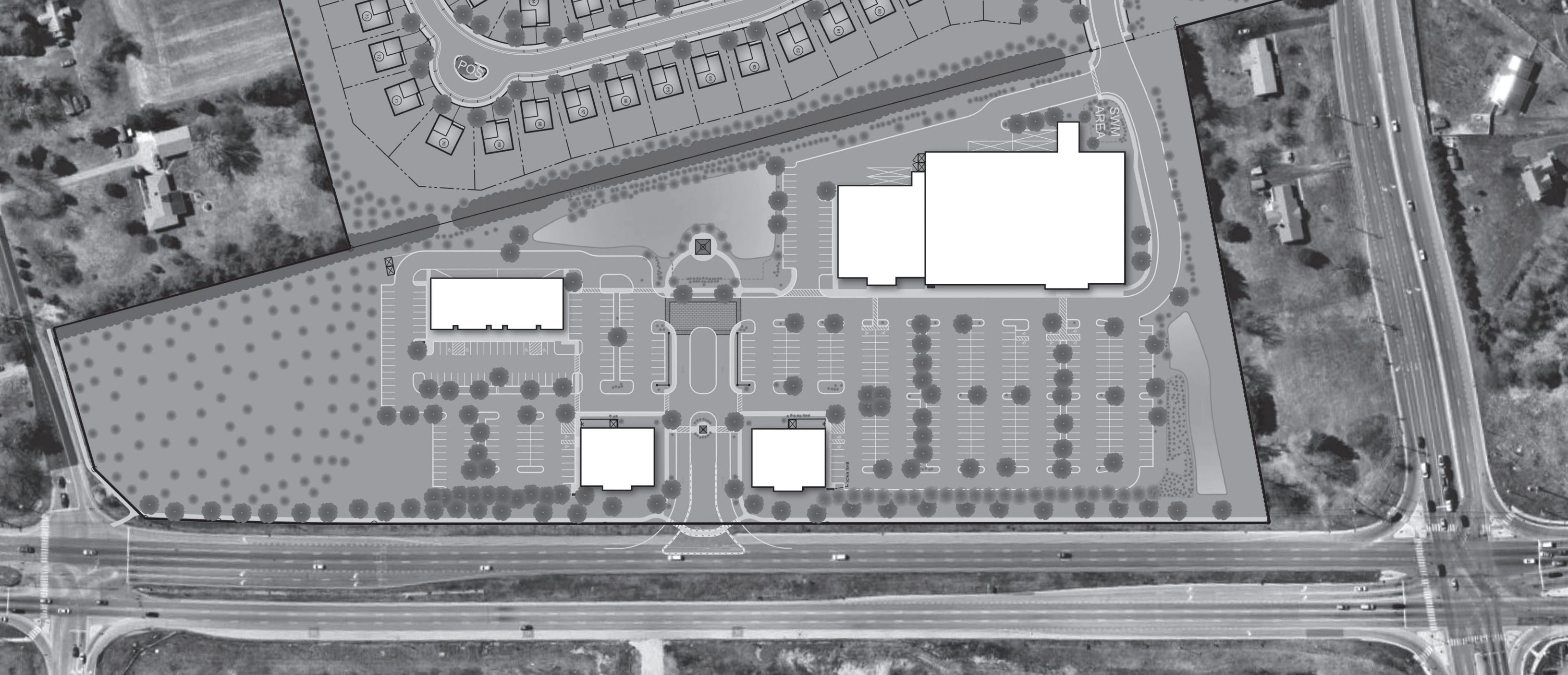
These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME





**CONTACT:**

**SEAN LANGFORD**

**VICE PRESIDENT  
MACKENZIE RETAIL, LLC**

**443.573.3218**

**SLANGFORD@MACKENZIECOMMERCIAL.COM**