

**FOR LEASE** Available Immediately



# McGinnis Green

Jerome Drive & Route 13 (N. Dupont Highway)  
Cheswold, DE 19901

## Overview

McGinnis Green is a retail development on US-13 in north Dover, Delaware. Anchored by a 185,000 square foot Walmart Supercenter, the development consists of 22,000 square feet of retail space and three pad sites. The development has signaled access and a shared entrance drive with Walmart. Right-in access from northbound Route 13.

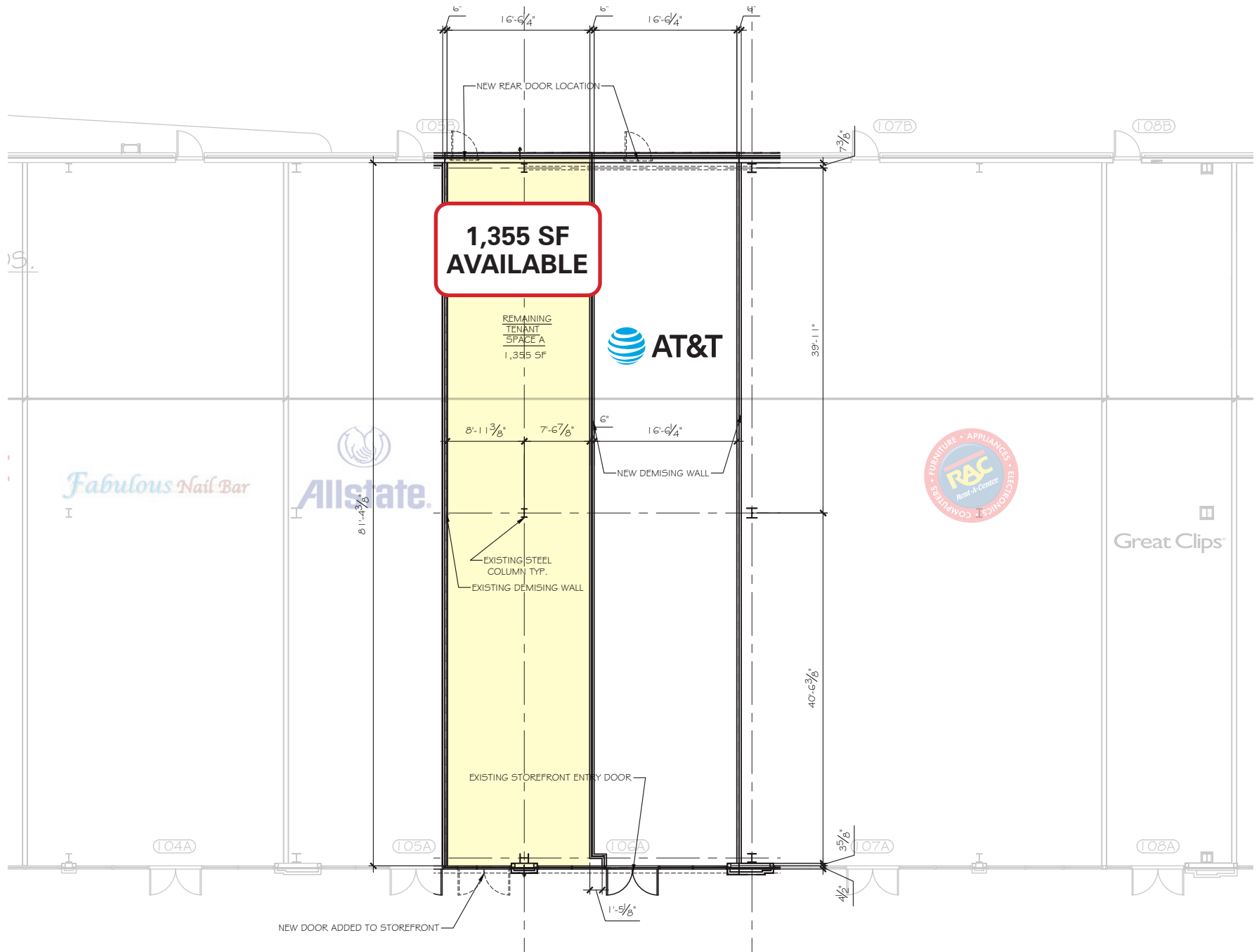
## Quick Facts

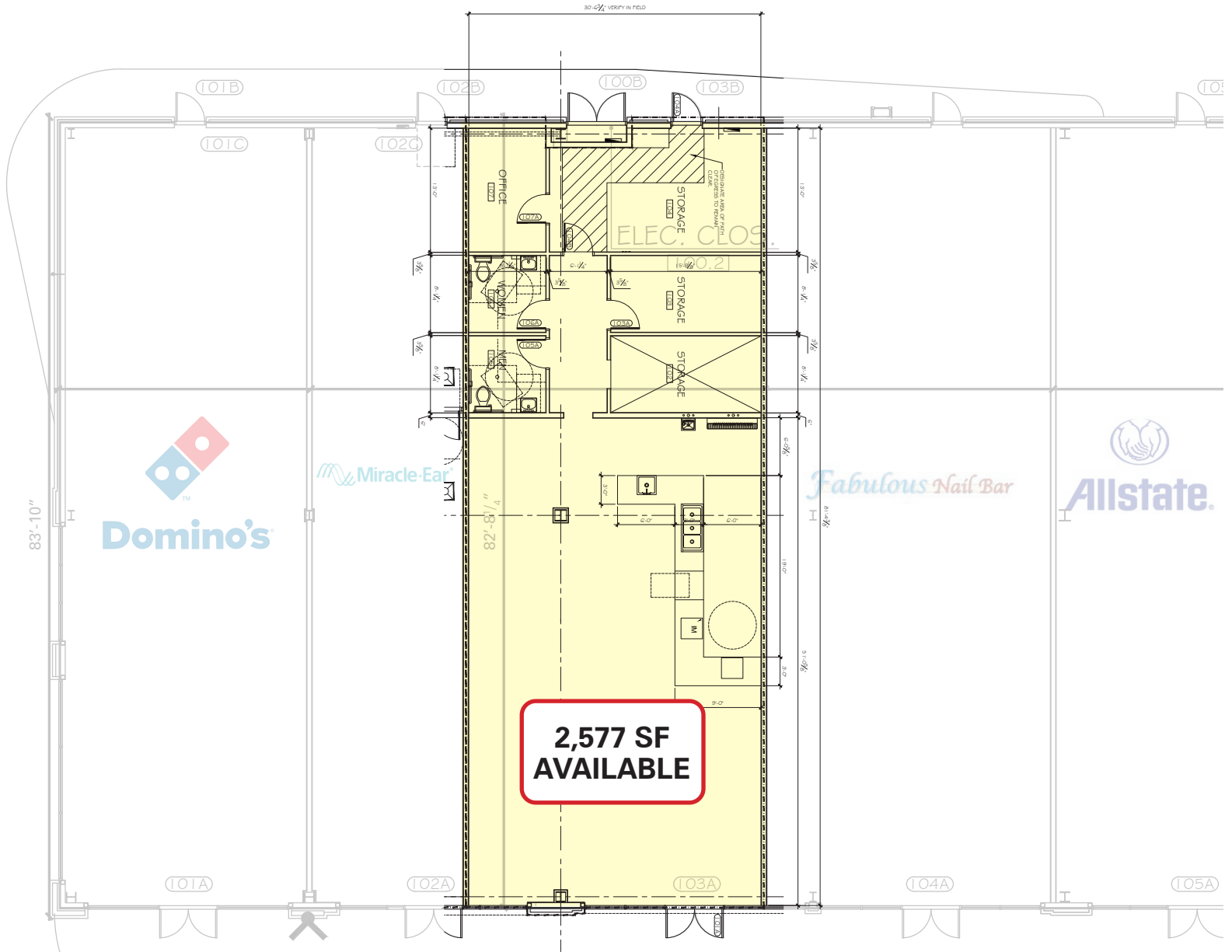
- Size** Retail Building: 1,355 & 2,577 square foot spaces  
±1.5 Acre Pad Site
- Availability** Immediate
- Co-Tenants** Walmart Supercenter, Great Clips, Domino's, Fabulous Nails & Spa, Cheers Wine & Spirits, Allstate, Miracle Ear, Rent-A-Center, AT&T, and Taco Bell
- Signage** US-13 Pylon & Monument Signage Available
- Net Charges** CAM: \$3.75 psf; INS: \$0.35 psf, TAX: \$1.00 psf; Trash charge: \$0.55 psf

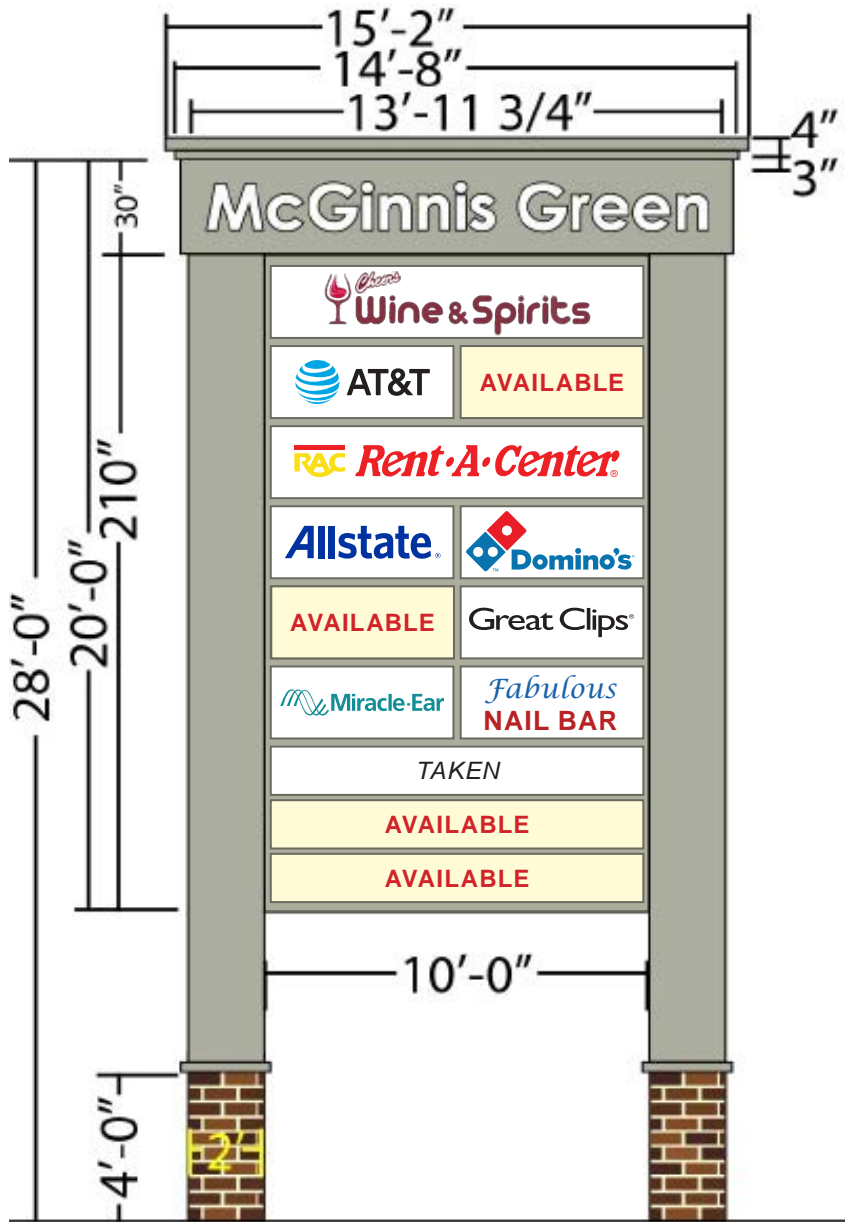
2024 Demographics	3 miles	5 miles	10 miles
POPULATION	19,946	64,261	138,065
HOUSEHOLDS	6,983	23,992	51,129
AVG. HH INCOME	\$96,232	\$87,500	\$90,038
DAYTIME POPULATION	28,523	70,066	159,933
TRAFFIC COUNTS	33,067 AADT (N. Dupont Highway)	55,279 AADT (DE Route 1)	







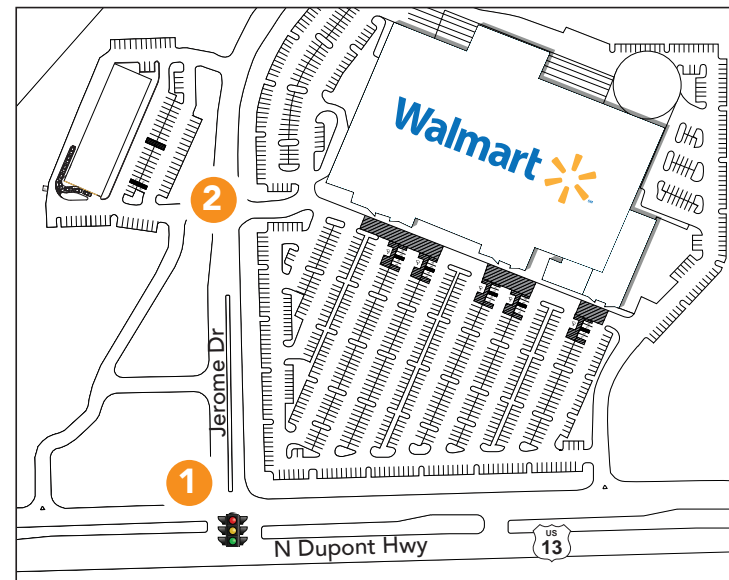




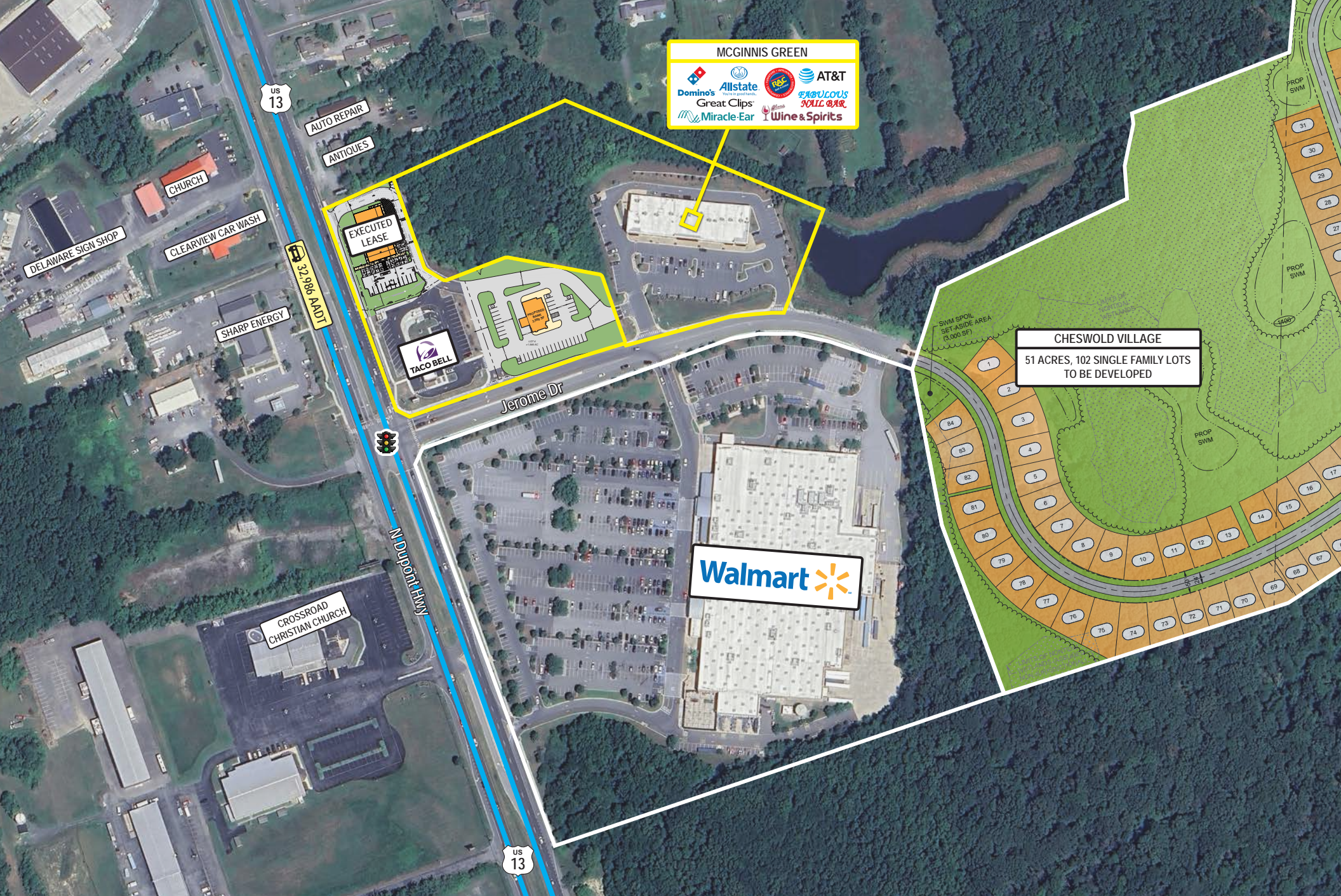
1. Shared Pylon Signage



2. Monument Signage







**MCGINNIS GREEN**

Domino's  
 Allstate  
 Great Clips  
 Miracle-Ear  
 AT&T  
 FABULOUS MALL BAR  
 Wine & Spirits

**CHESWOLD VILLAGE**  
51 ACRES, 102 SINGLE FAMILY LOTS  
TO BE DEVELOPED

3.2,98 ADT

EXECUTED LEASE

**Walmart**

Jerome Dr

N Dupont Hwy

CROSSROAD  
CHRISTIAN CHURCH

SHARP ENERGY

CLEARVIEW CAR WASH

CHURCH

DELAWARE SIGN SHOP

AUTO REPAIR

ANTIQUES

US 13


US 13



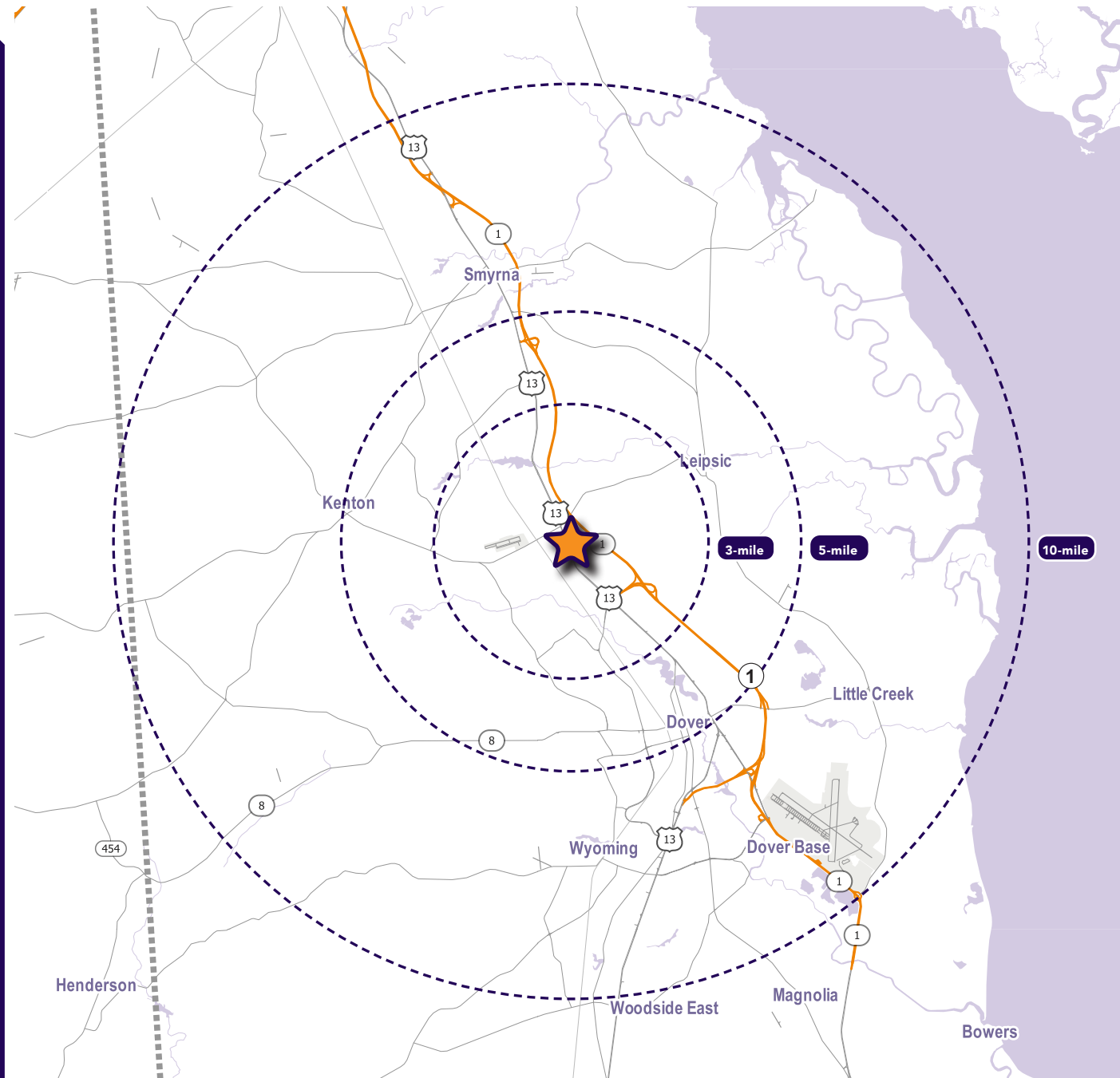
# Interested? Contact:

**Andrew Segall**

 [asegall@segallgroup.com](mailto:asegall@segallgroup.com)

 410.753.3947

 410.960.0361



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

### Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

### Online

[www.segallgroup.com](http://www.segallgroup.com)

Member of  


**RETAIL  
READY.**

**segall**  
GROUP