

**FOR LEASE** Available Immediately

**2,577 SF  
AVAILABLE**

**1,355 SF  
AVAILABLE**

# 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

|                     |                                                                                                                                                    |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Size</b>         | Retail Building: 1,355 & 2,577 square foot spaces<br>±1.5 Acre Pad Site                                                                            |
| <b>Availability</b> | Immediate                                                                                                                                          |
| <b>Co-Tenants</b>   | Walmart Supercenter, Great Clips, Domino's, Fabulous Nails & Spa, Cheers Wine & Spirits, Allstate, Miracle Ear, Rent-A-Center, AT&T, and Taco Bell |
| <b>Signage</b>      | US-13 Pylon & Monument Signage Available                                                                                                           |
| <b>Net Charges</b>  | CAM: \$3.75 psf; INS: \$0.35 psf, TAX: \$1.00 psf;<br>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<br>(N. Dupont Highway) | 55,279 AADT<br>(DE Route 1) |          |

**± 1.5 A PAD SITE  
AVAILABLE**

EXECUTED  
LEASE

TACO BELL

Great  
Clips  
Domino's AT&T  
For Rent-A-Center  
Miracle Ear  
Wine & Spirits

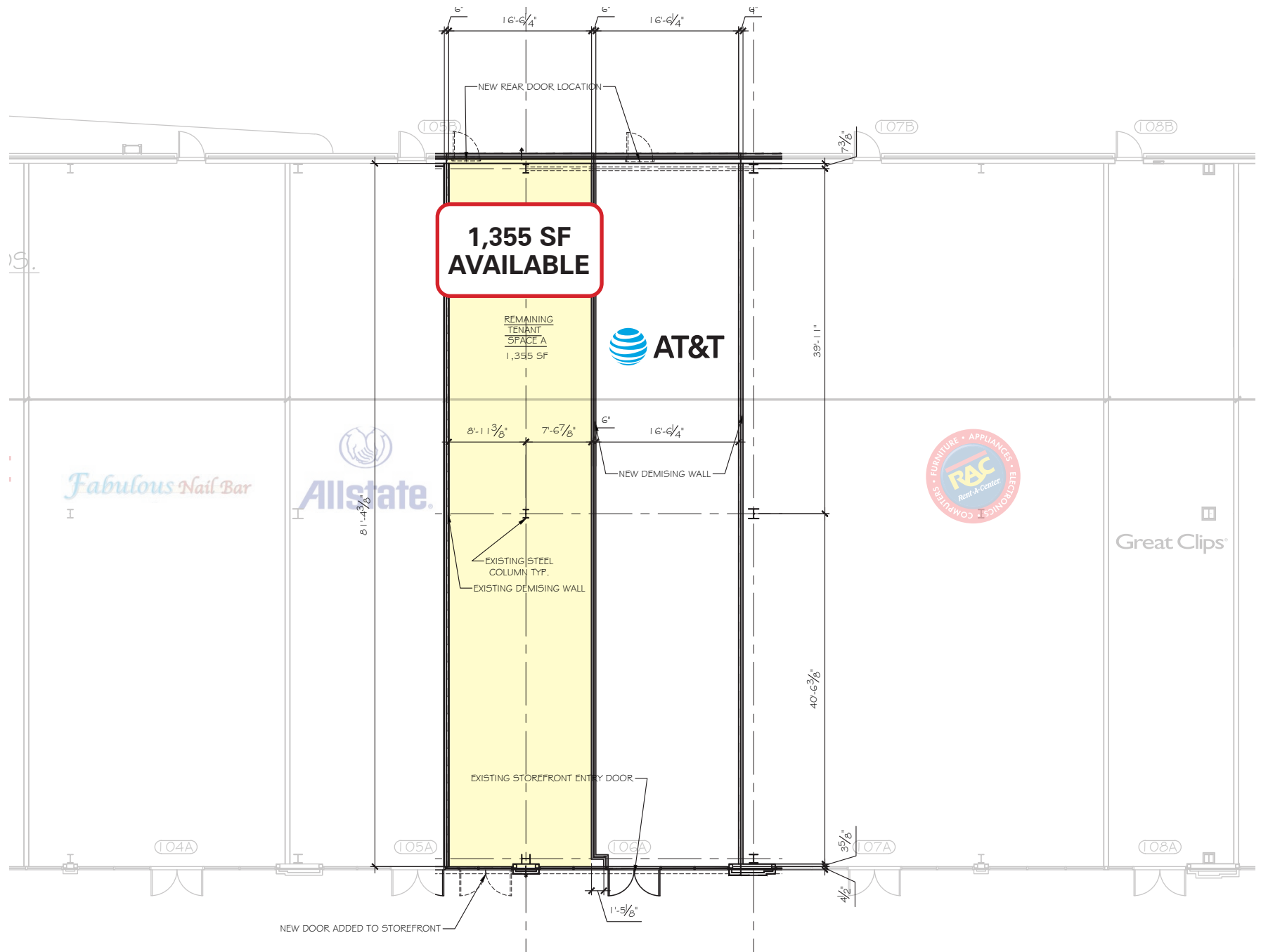
Walmart

**segall**  
GROUP

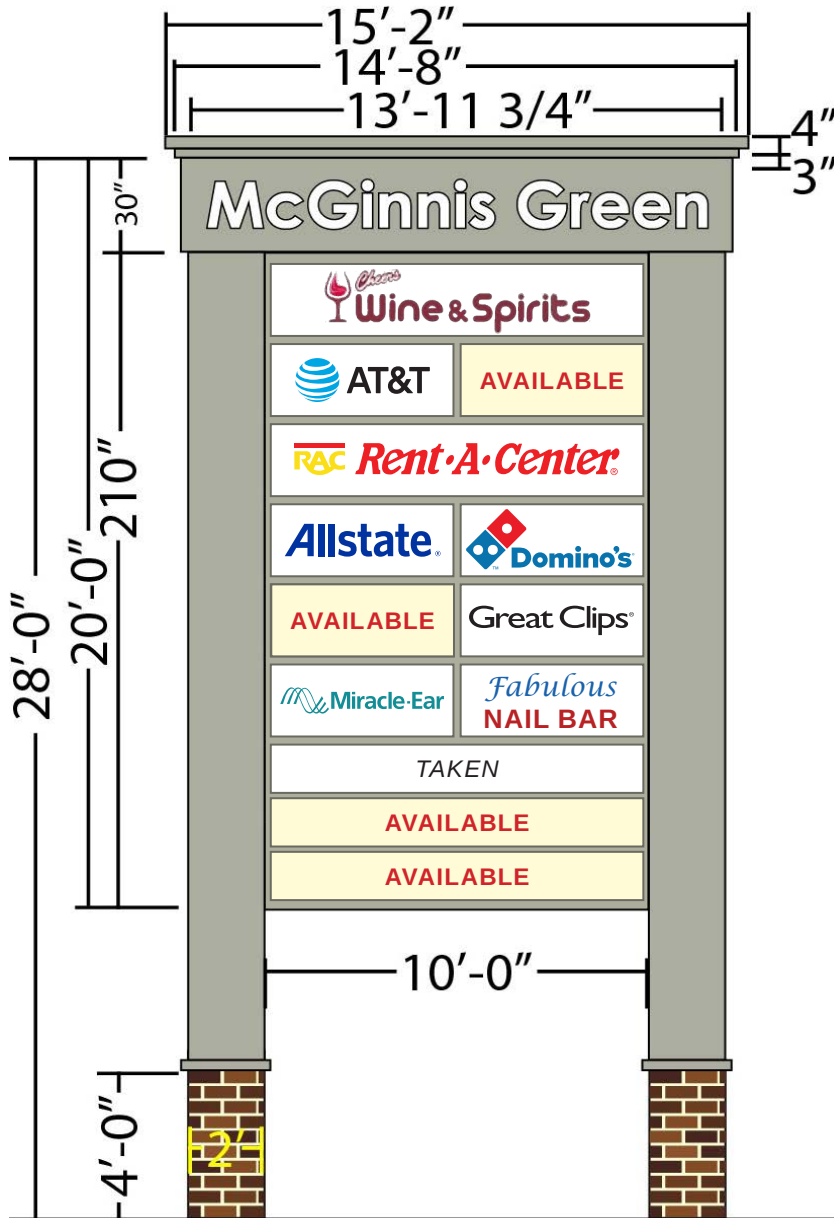
COMMERCIAL REAL ESTATE







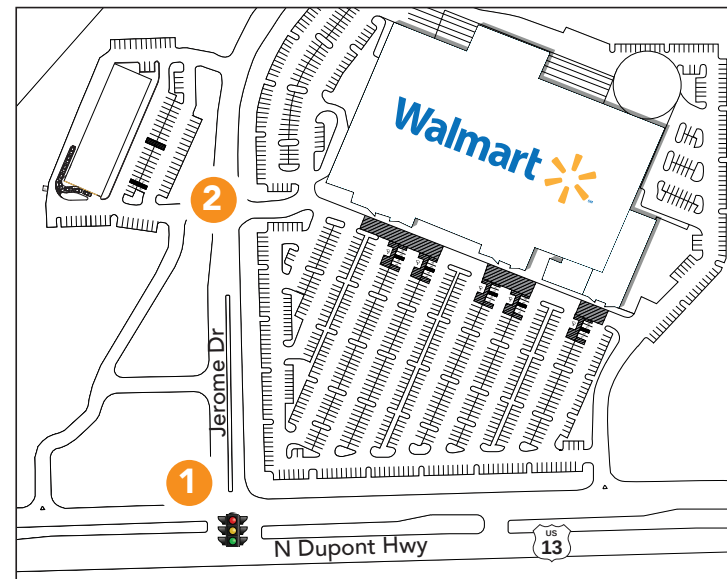




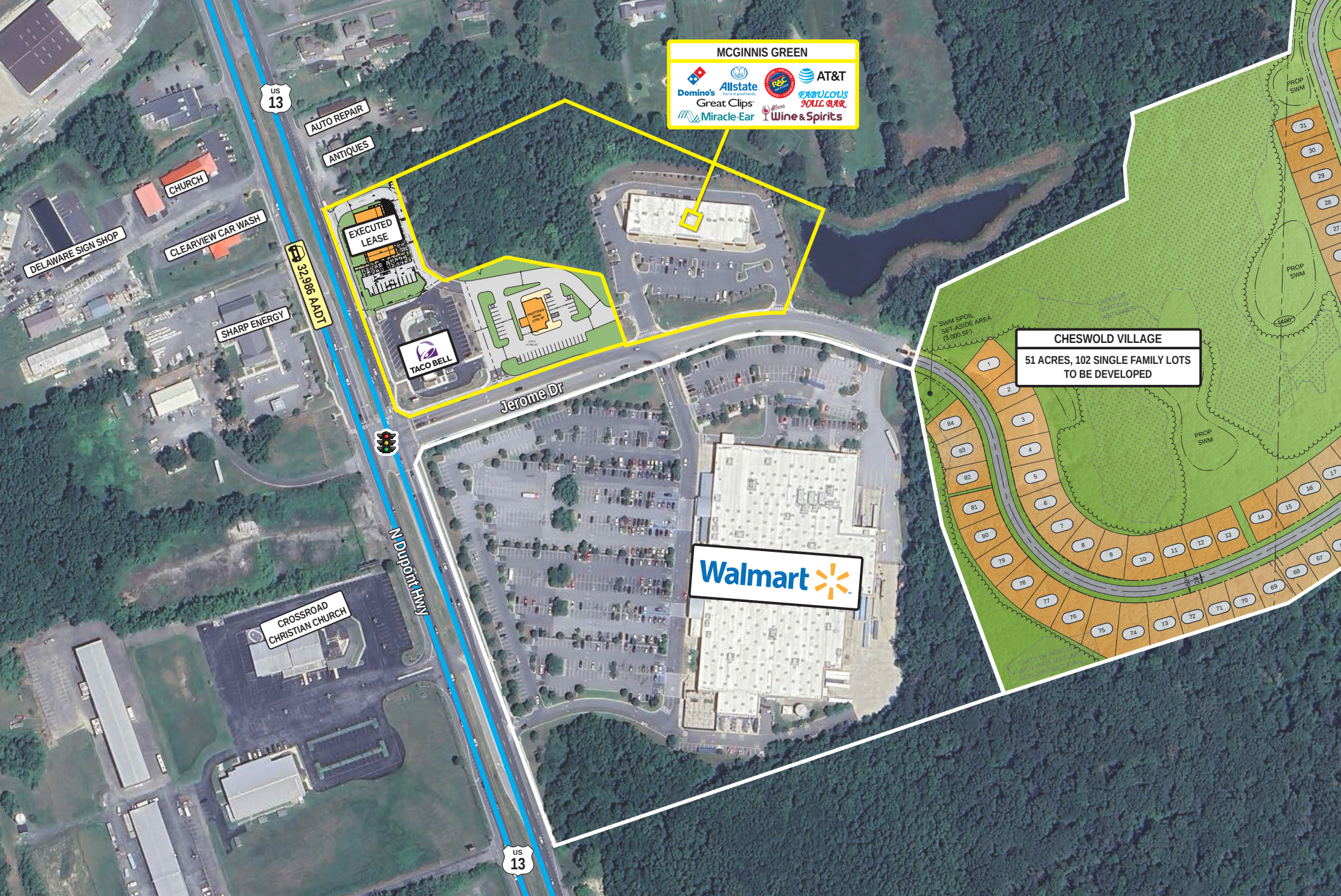
1. Shared Pylon Signage



2. Monument Signage







**MCGINNIS GREEN**

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

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

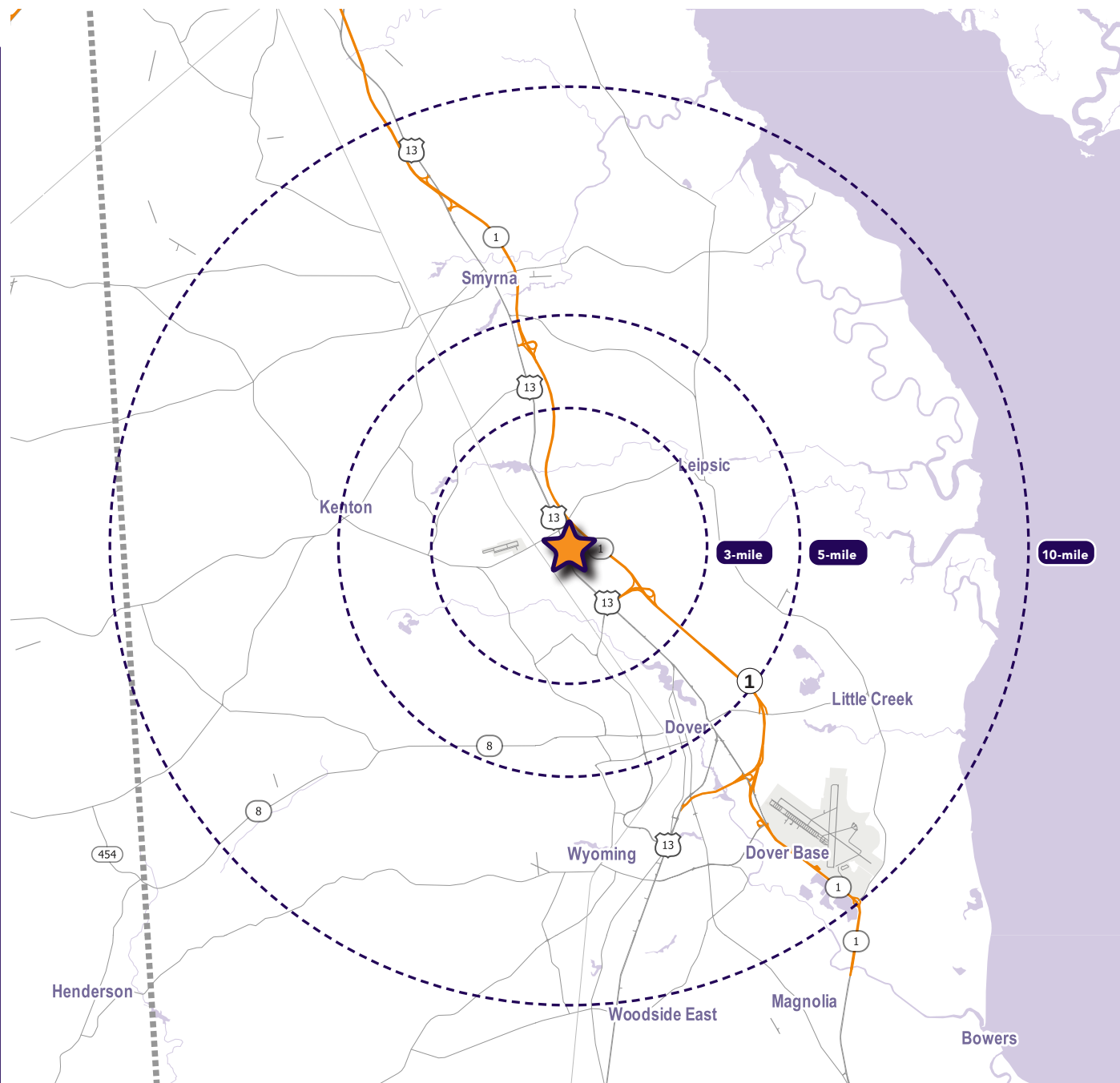
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