



BAYBERRY TOWN CENTER

NEW 280,000 SF RETAIL
ANCHOR: FLAGSHIP WEIS MARKETS

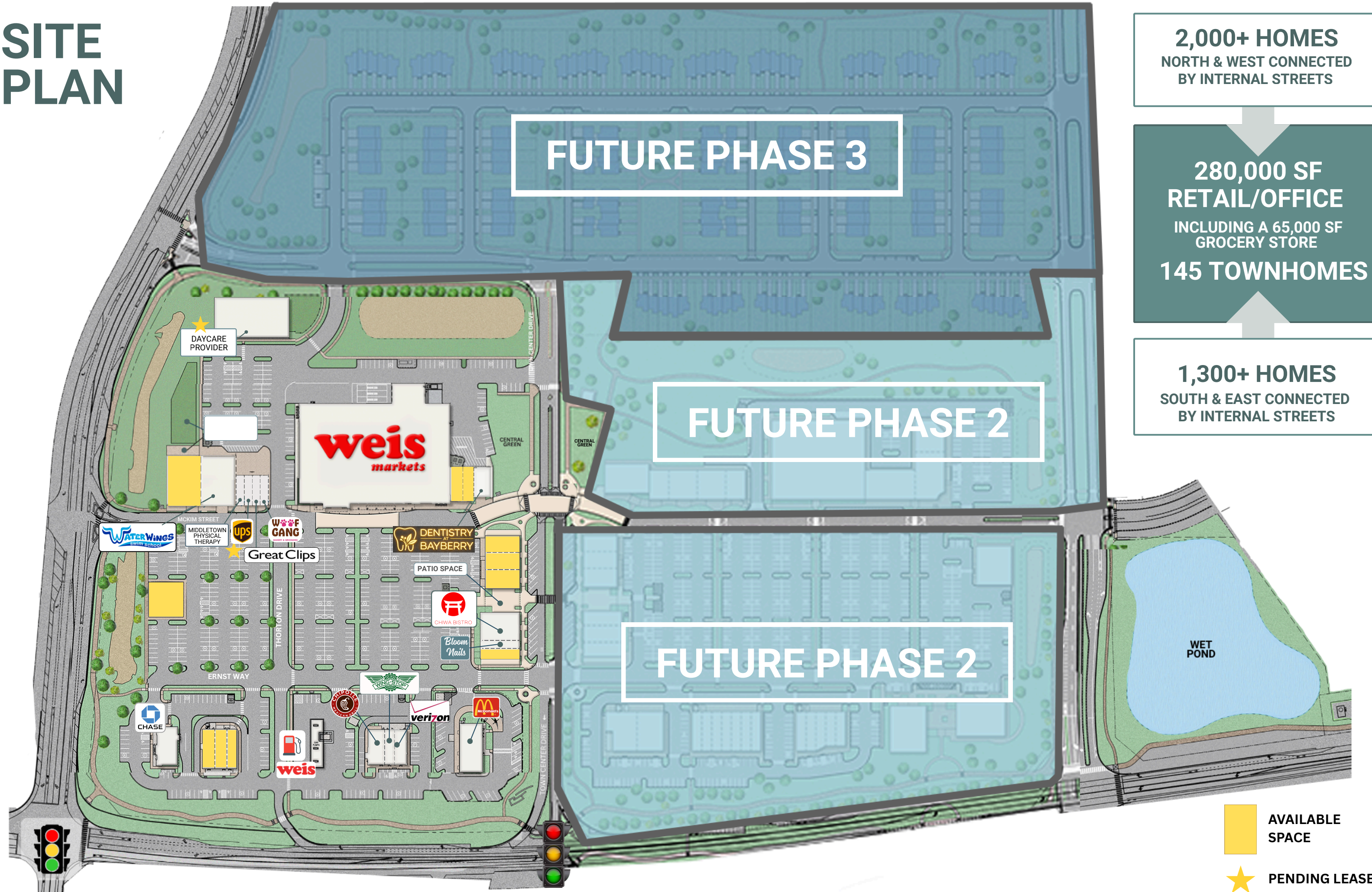
BOYDS CORNER & JAMISON CORNER ROAD
MIDDLETOWN, DE 19709 | NEW CASTLE COUNTY

NOW OPEN!



ARTISTIC RENDERINGS ONLY. SUBJECT TO CHANGE.



SITE PLAN



2,000+ HOMES
NORTH & WEST CONNECTED
BY INTERNAL STREETS

**280,000 SF
RETAIL/OFFICE**
INCLUDING A 65,000 SF
GROCERY STORE
145 TOWNHOMES

1,300+ HOMES
SOUTH & EAST CONNECTED
BY INTERNAL STREETS

 AVAILABLE SPACE
 PENDING LEASE

PHASE 1

RETAIL / RESTAURANT / OFFICE

CHASE BANK

A2. 1,600 +/- SF - 5,600 +/- SF AVAILABLE - 1 DRIVE-THRU

WEIS GAS N' GO STATION

CHIPOTLE, WINGSTOP & VERIZON

MCDONALD'S

I. 1,400 +/- SF - 7,500 +/- SF AVAILABLE

J. 1,600 +/- SF AVAILABLE | CHIWA BISTRO | BLOOM NAILS

M. 1,500 +/- SF - 6,200 +/- SF AVAILABLE

WEIS MARKETS GROCERY & PHARMACY

S2. 1,500 +/- SF - 3,000 AVAILABLE | DENTISTRY AT BAYBERRY

U. 4,500 +/- SF AVAILABLE - REAR PATIO/LAWN | WATER WINGS | WOOF GANG BAKERY & GROOMER | UPS (LEASE PENDING) | GREAT CLIPS | MIDDLETOWN PHYSICAL THERAPY

V. 12,000 SF - DAYCARE PROVIDER - LEASE PENDING



WHAT'S AHEAD AT BAYBERRY TOWN CENTER

12-MONTH OUTLOOK

16

TENANTS OPEN, SIGNED & IN THE PIPELINE


5
OPEN

9
OPENING
W/IN 12
MO.


2
PENDING
LEASES

Bayberry Town Center is rapidly filling with a curated mix of national brands, essential services & local favorites - anchored by a flagship Weis Markets.

OPEN & OPERATING

 Weis Markets

 Weis Gas 'N Go


 Chipotle

 Verizon

 McDonald's

OPENING JUNE 2026

 Wingstop


 Chase Bank

OPENING Q4 2026

 Chiwa Bistro

 Bloom Nails

OPENING Q1 2027

 Water Wings Swim School

 Woof Gang Pet Bakery & Grooming

 Great Clips

 Middletown Physical Therapy


 Dentistry at Bayberry

Q3 2027

SALES BEGIN: 145 On-Site Townhomes

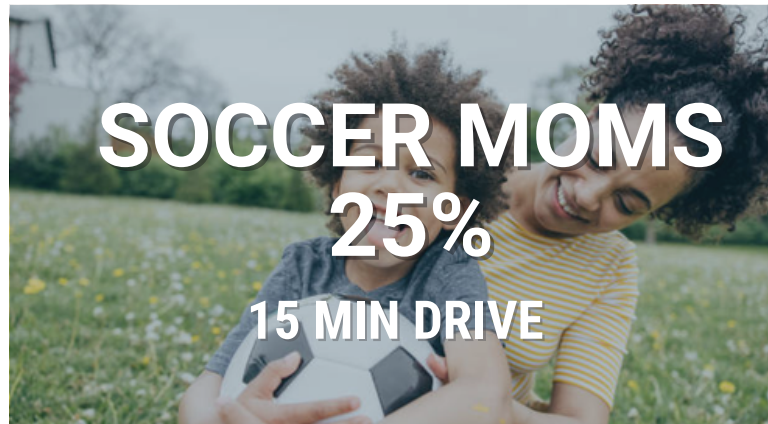
PENDING LEASES

 UPS

 Daycare Provider



	POPULATION	AVG. HH INCOME	MEDIAN HH INCOME	AVG. HH NET WORTH	MEDIAN AGE
3 MILE RADIUS	22,268	\$181,927	\$160,834	\$2,770,295	40.5
5 MILE RADIUS	59,328	\$160,693	\$139,223	\$2,402,202	40.2
7 MILE RADIUS	93,569	\$157,227	\$137,019	\$2,333,739	40.3



SOCCER MOMS
25%
15 MIN DRIVE

2.97 AVERAGE HH SIZE
37.0 MEDIAN AGE

- Affluent, family-oriented market.
- Partial to new housing away from the bustle of the city but close enough to commute to professional job centers.
- Two working parents with growing children.

3.25 AVERAGE HH SIZE
34.0 MEDIAN AGE

- Affluent, young families who opted to trade up to the newest suburban housing.
- Well-educated professionals with a running start on prosperity.
- Longer commute times from the suburban growth corridors have created more home workers.



BOOMBURBS
27%
15 MIN DRIVE



SAVVY SUBURBANITES
15%
15 MIN DRIVE

2.85 AVERAGE HH SIZE
45.1 MEDIAN AGE

- Well educated, well read, & well capitalized.
- Empty nesters & almost-empty nesters who still have adult children at home.
- Enjoy suburban pursuits like gardening but also love food & wine, plus the amenities of the city's cultural events.

2.48 AVERAGE HH SIZE
35.3 MEDIAN AGE

- Fast-growing market.
- Well-educated. Climbing the ladder in STEM occupations.
- Strive to stay youthful & healthy, eat organic & natural foods, run & do yoga.
- Make over 1.5x more income than US median & supplement income with investments.



ENTERPRISING PROFESSIONALS
9%
15 MIN DRIVE



MIDDLETOWN, DE - A PROVEN GROWTH CORRIDOR

10-YEAR GROWTH SNAPSHOT
WITHIN 10-MINUTE DRIVE

12,453

TOTAL NEW DEVELOPMENT ROOFTOPS
- SETTLED, BUILDING & PLANNED

3,555
SETTLED

5,658
SOLD &
ACTIVELY
SELLING

3,240
FUTURE

5,797

HOMES BUILT
& SOLD

6,656

MORE ON THE
WAY

Why it matters: Middletown is one of Delaware's fastest-growing corridors. Thousands of new households need **restaurants, services, healthcare & retail** right where Bayberry Town Center sits.

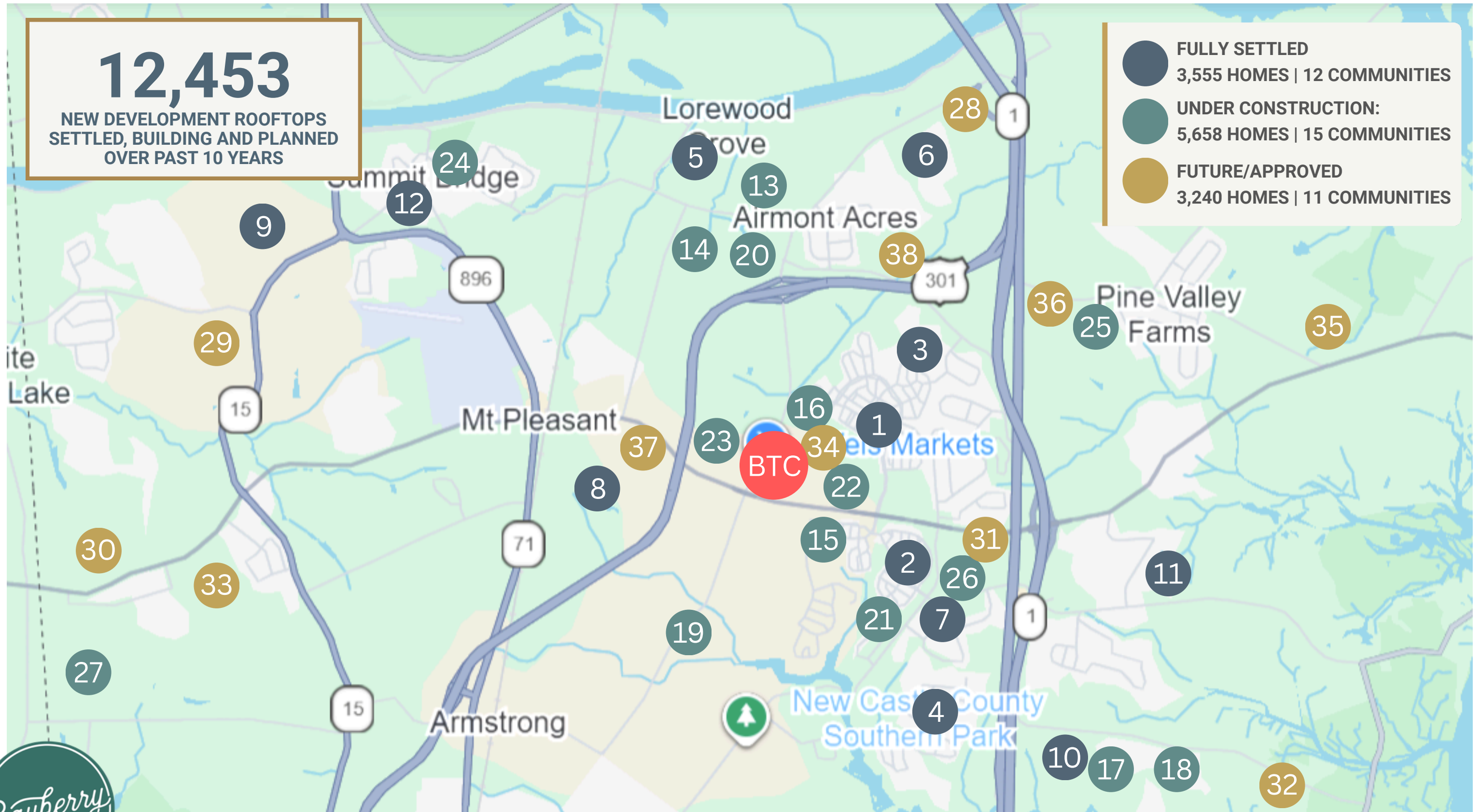


JIM TANCREDI | JTANCREDI@LMTCRE.COM | (302) 222-7574
TYLER FORESTA | TFORESTA@LMTCRE.COM | (302) 584-8615

FULLY SETTLED 12 COMMUNITIES		UNDER CONSTRUCTION 15 COMMUNITIES			FUTURE / APPROVED 11 COMMUNITIES	
COMMUNITY	UNITS	COMMUNITY	TOTAL UNITS	SOLD	COMMUNITY	UNITS
1. Bayberry North	955	13. Whitehall	2,206	252	28. New Development (TBD)	910
2. Ponds at Bayberry	569	14. Monarch	674	40	29. Carter Farm	599
3. Hyetts Crossing	465	15. Meadows at Bayberry	410	405	30. Country Club Estates	497
4. Shannon Cove	410	16. Winchelsea (55+)	336	128	31. Plaza at Boyds	288
5. Brighton	296	17. Four Seasons at Baymont (55+)	285	279	32. Silver View Farms	188
6. Crossland at the Canal	233	18. Ponds of Odessa	279	250	33. Copperleaf at Back Creek	153
7. Baker Farm	182	19. Pleasanton	236	230	34. BTC Town Homes	145
8. Whispering Woods	178	20. Traditions at Whitehall (55+)	229	80	35. Warren	143
9. Summit Pointe	99	21. Parks Edge (55+)	210	177	36. Pennfield	137
10. Estates at Cedar Lane	78	22. Grove at Bayberry (55+)	176	0	37. Boyds Corner Preserve	111
11. Ashby's Place	54	23. Overlook at Bayberry	175	72	38. Hyetts Landing	81
12. Silver Wind Estates	36	24. Rothwell Estates	150	148		
		25. Four Seasons at Pennfield (55+)	137	51		
		26. Boyds Corner Farm	113	91		
		27. Highlands at Back Creek	42	39		
Total 3,555		Total 5,658 2,242 Sold			Total 3,240	

AS OF MAY 2026

MIDDLETOWN, DE - A PROVEN GROWTH CORRIDOR



JIM TANCREDI | JTANCREDI@LMTCRE.COM | (302) 222-7574
TYLER FORESTA | TFORESTA@LMTCRE.COM | (302) 584-8615

AS OF MAY 2026

THE VILLAGE OF BAYBERRY

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**

BAYBERRY NORTH
955 NON-55+ HOMES

WINCHELSEA (55+)
(336 HOMES)
3RD PARTY DEVELOPER

THE OVERLOOK AT BAYBERRY
175 NON-55+ HOMES

70-ACRE BAYBERRY TOWN CENTER:
GROCERY-CENTERED RETAIL
+145 HOMES

THE GROVE AT BAYBERRY
176 55+ HOMES

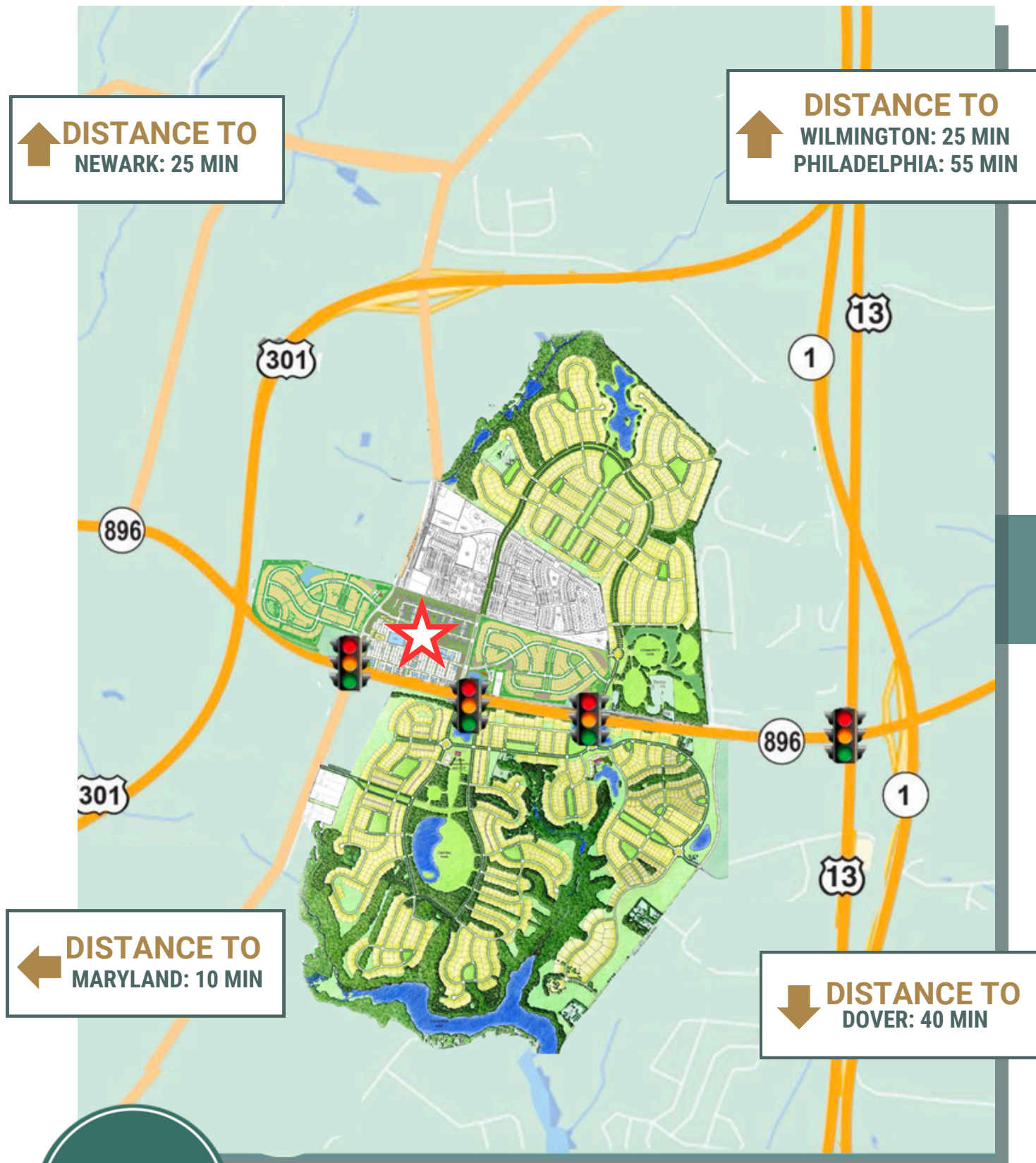
BAYBERRY SOUTH:
1,189 HOMES, INCLUDING:

- **THE MEADOWS**
410 NON-55+ HOMES
- **PONDS**
569 55+ HOMES
- **PARKS EDGE**
210 55+ HOMES



JIM TANCREDI | JTANCREDI@LMTCRE.COM | (302) 222-7574
TYLER FORESTA | TFORESTA@LMTCRE.COM | (302) 584-8615

OVERVIEW



- Part of The Village of Bayberry master plan community in Middletown, Delaware, the fastest growing residential project in DE. Nearly 2,700 homes: 2,000+ sold, 700 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 trade area**, in addition to the **established residential** in the market.
- Just a **few miles from the Delaware-Maryland state border.**

CENTRAL LOCATION + EXTENSIVE ROAD NETWORK

BOYDS CORNER ROAD (896)

- AADT: 15,698 (MEASURED APRIL 2026)
- Thruway for commutes to/from Newark & Wilmington (major employment centers), beach travel & access to I-95N (Philadelphia and points north)

PROXIMATE TO MAJOR INTERCHANGES THAT BRING HIGHWAY COMMUTERS HOME

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

JAMISON CORNER ROAD

- AADT: 5,879 (MEASURED APRIL 2026)
- 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









ARCHITECTURAL VISION



JIM TANCREDI | JTANCREDI@LMTCRE.COM | (302) 222-7574
TYLER FORESTA | TFORESTA@LMTCRE.COM | (302) 584-8615

ARTISTIC RENDERINGS ONLY.
SUBJECT TO CHANGE.

PROJECT FEATURES

	280,000 SF OF RESTAURANT & RETAIL SPACE, INCLUDING A 64,575 SF GROCERY STORE: WEIS MARKETS
	RETAIL PAD SITES
	145 TOWNHOMES
	INTERCONNECTED WITH 3,400 CURRENT & FUTURE HOMES VIA INTERNAL STREETS + HIKER-BIKER TRAILS
	LARGEST SHOPPING DESTINATION OUTSIDE DOWNTOWN MIDDLETOWN
	EXPANDED TRADE AREA: MIDDLETOWN REGULARLY DRAWS MARYLAND CONSUMERS FOR TAX-FREE SHOPPING. BTC <10 MINUTES FROM MD STATE LINE



JIM TANCREDI | JTANCREDI@LMTCRE.COM | (302) 222-7574
TYLER FORESTA | TFORESTA@LMTCRE.COM | (302) 584-8615

LEASING OPPORTUNITIES



LMT Commercial Real Estate Services

1117 N. Franklin Street | Suite A
Wilmington, DE 19806

Brokerage Office (302) 414-1000
LMTCRE.COM

Jim Tancredi

Email: JTancredi@LMTCRE.com

Phone: (302) 222-7574

Tyler Foresta

Email: TForesta@LMTCRE.com

Phone: (302) 584-8615

CONTACT US

