

# PROPOSED DEVELOPMENT WHITE CLAY POINT TOWN CENTER

Gap-Newport Pike (Route 41) & Sunny Dell Road | Avondale, PA

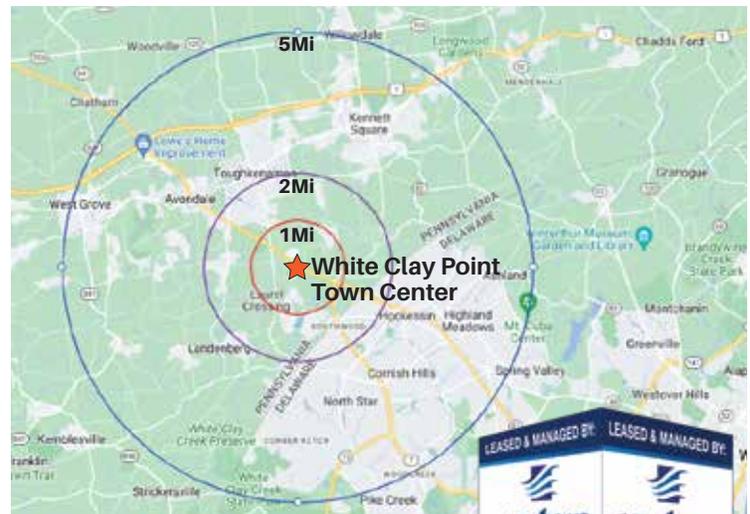


## PROPERTY OVERVIEW

White Clay Point Town Center is a proposed 127,000+ square foot retail space, which can accommodate a supermarket, retail stores, restaurants, small offices and a bank. A pad site suitable for a convenience store is available across the street with direct access to a proposed new traffic signal. Conveniently located on Route 41 between two high-income communities of Landenberg, PA and Hockessin, DE. This space would be part of an exciting new mixed-use development project with a total build-out of 370 new residential units.

## DEMOGRAPHICS

	Estimated Population:			
	<b>1 MILE</b> - 2,391	<b>3 MILES</b> - 26,527	<b>5 MILES</b> - 71,655	
	2028 Population Projections:			
	<b>1 MILE</b> - 2,447	<b>3 MILES</b> - 27,094	<b>5 MILES</b> - 73,230	
	Average Household Income:			
	<b>1 MILE</b> - \$218,074	<b>3 MILES</b> - \$186,038	<b>5 MILES</b> - \$163,310	
	Average Daily Traffic Counts:			
	<b>Gap-Newport Pike (Rt 41)</b> - 19,000	<b>Sunny Dell Road</b> - 2,800		



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watersretailgroup.com



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	AVAILABLE	12,000	E	AVAILABLE (Will Subdivide)	6,150
B	AVAILABLE (w/ drive-thru)	3,000	F	AVAILABLE (w/ drive-thru)	5,500
C	AVAILABLE (Will Subdivide)	19,200	G	AVAILABLE	65,000
D	AVAILABLE (Will Subdivide)	19,200	H	AVAILABLE	5,000

**TOTAL 135,050 SF**

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PROPOSED DEVELOPMENT 127,000+ SF