

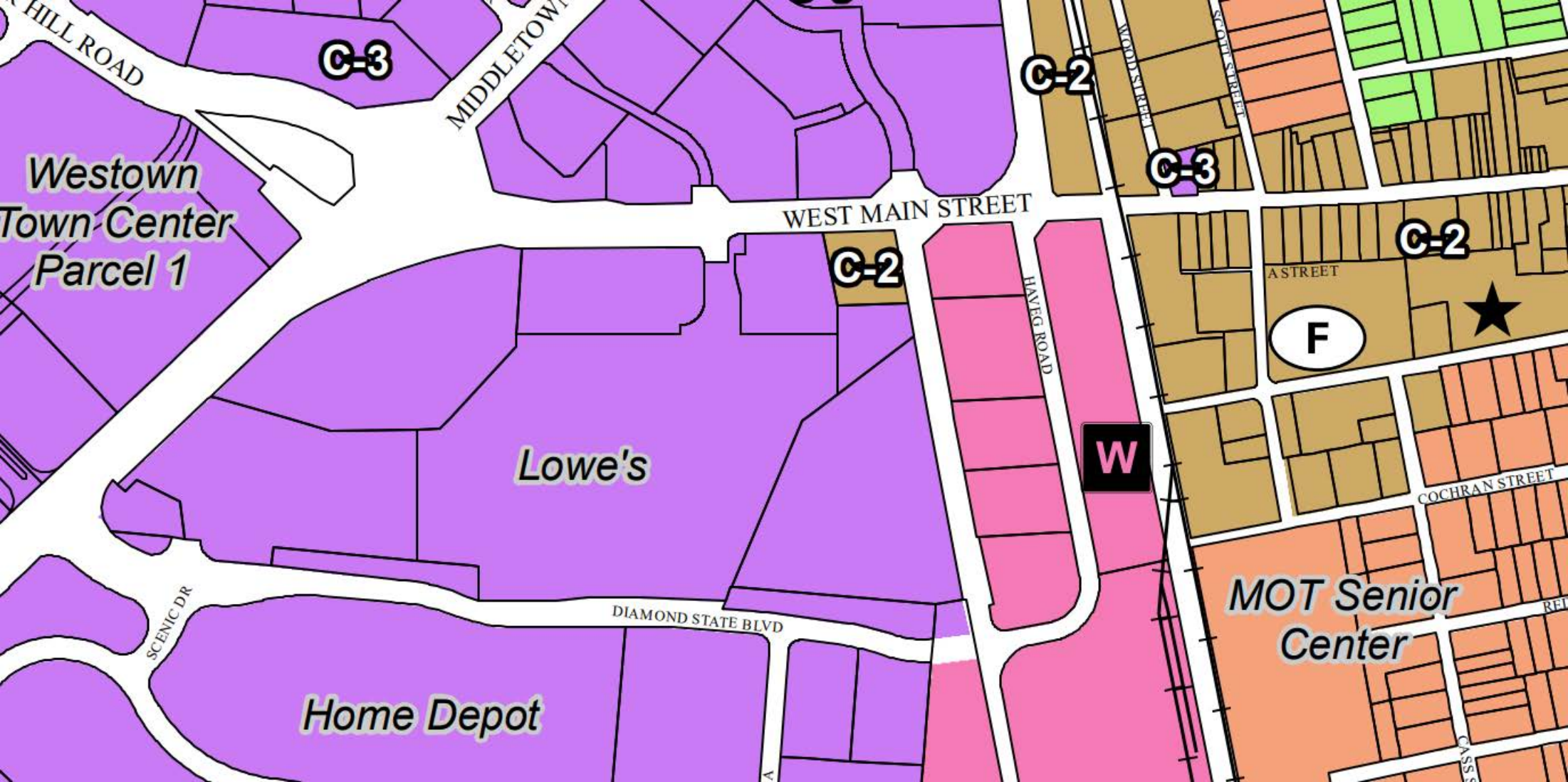


# Zone Types

-  R-1A Single Family Residential (9,750 SF. Min. Lot Size)
-  Shared Use Paths
-  Utility Easement
-  R-1B Single Family Residential (12,500 SF. Min. Lot Size)
-  R-2 Single Family Residential (5,000 SF. Min. Lot Size)
-  R-3 Multi Family Residential
-  R-MH Mobile Home Residential
-  C-2 Downtown Commercial
-  C-3 Employment/Regional Retail
-  M-I Manufacturing Industrial
-  AP Agricultural Preservation
-  Route 301 Bypass



Westtown  
Town Center  
Parcel 1

C-3

C-2

C-3

C-2

C-2

F

W

Lowe's

MOT Senior  
Center

Home Depot

HILL ROAD

MIDDLETOWN

WEST MAIN STREET

WOOD STREET

FERRIS ROAD

A STREET

COCHRAN STREET

DIAMOND STATE BLVD

SCENIC DR

HAVIG ROAD

CASS

School

R-1A

C-2

R-1A

P

Crossings at Silver Lake



R-2

R-2

R-2

FIELDS TERRACE

REDDING CIR

EAST MAIN STREET

CUMMINGS DR

GREEN STREET

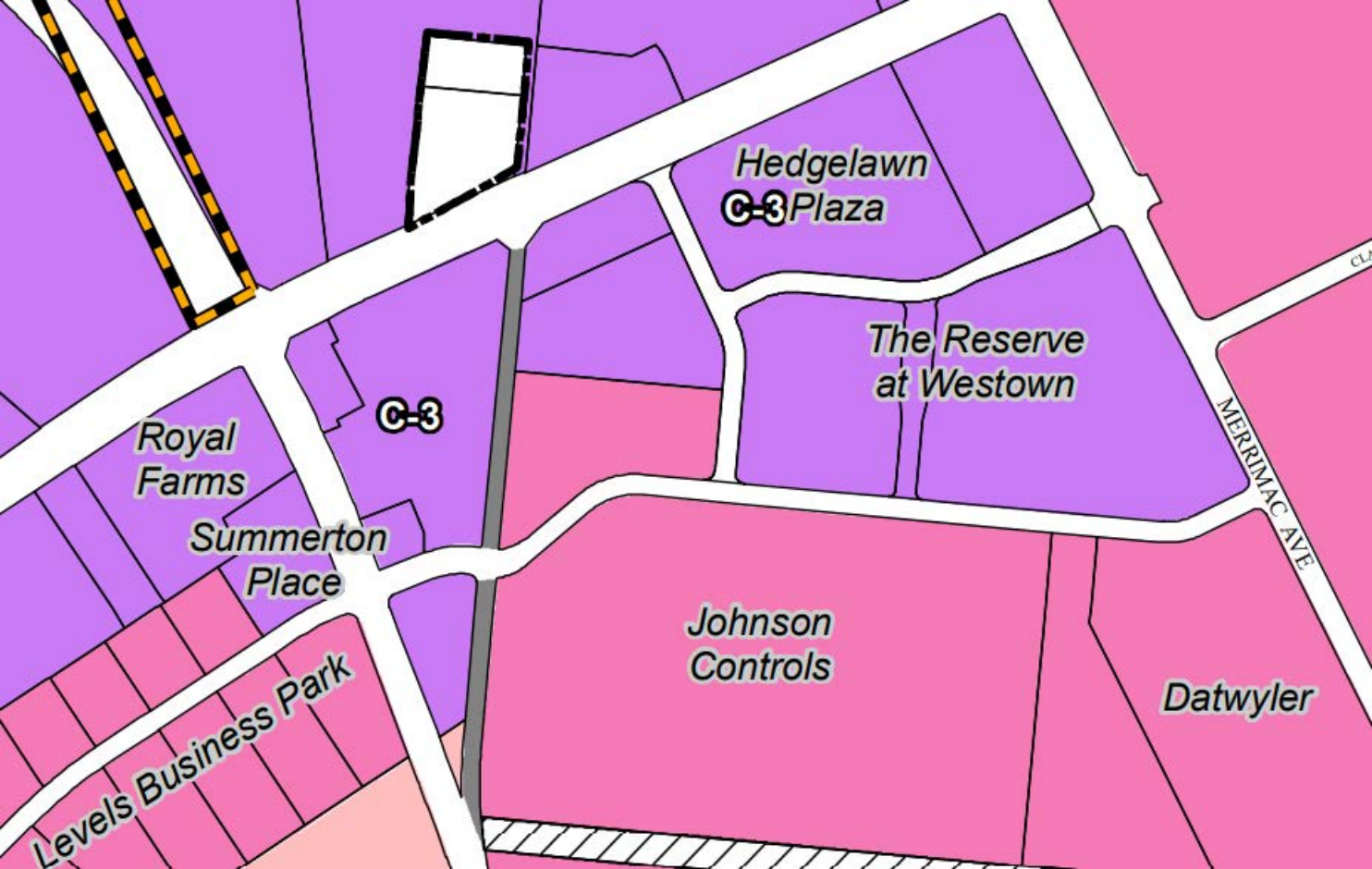
CATHERINE STREET

RAWFORD STREET

ANDERSON STREET

LEWIS STREET

CENTER STREET



Hedgelawn  
C-3 Plaza

The Reserve  
at Westtown

C-3

Royal  
Farms

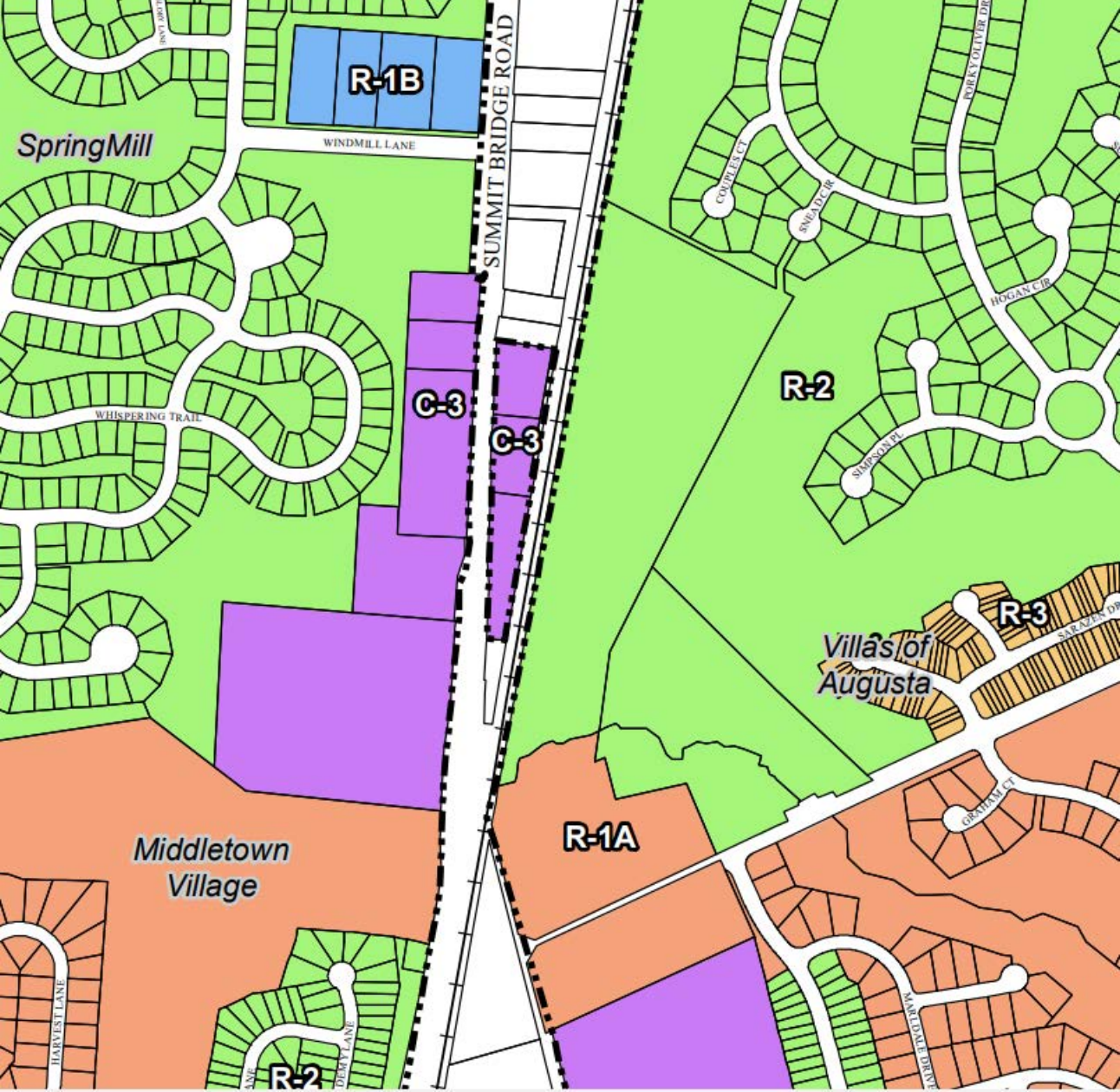
Summerton  
Place

Johnson  
Controls

Datwyler

Levels Business Park

MERRIMAC AVE



R-1B

SpringMill

WINDMILL LANE

SUMMIT BRIDGE ROAD

C-3

C-3

R-2

Villás of Augusta

R-3

Middletown Village

R-1A

R-2

DIVISION 7.  
COMMERCIAL DISTRICT (C)

Sec. 66-345. Purpose.

The purpose of this district is to provide sufficient land area in appropriate locations for a variety of commercial activities providing a diversity of goods and services to meet both the needs of the local community as well as adjacent areas of the county. These areas should be concentrated primarily along certain existing thoroughfares where a general mixture of commercial and service activities already exist. The Commercial (C) Districts of the town are not to be characterized by extensive warehousing, frequent or heavy truck traffic, open storage of materials or other nuisances such as excessive noise, odor and dust normally associated with manufacturing and heavy industry. Land uses, businesses and buildings and structures constructed to support the permitted use in the Commercial (C) Districts should be developed to preserve, conserve and enhance the small town, pedestrian-oriented character of the town's center areas.

Comparable Businesses in Commercial Zoning within a 5-mile Radius

Location	Zoning		Address
Sentinel Self Storage - Middletown	C-3	Employment/Regional Retail	504 Industrial Dr Middletown, DE 19709
Sentinel Self Storage East	C-2	Downtown Commercial	213 E Main St Middletown, DE 19709
Reybold Lifestyle Self Storage *in development*	C-3	Employment/Regional Retail	5260 Summit Bridge Rd Middletown, DE 19709
The Storage Mall - Unincorporated	CR & I	Dual Zoning: Commercial Regional & Industrial	893 Noxontown Rd Townsend, DE 19734
MOT Self Storage - Unincorporated	CR	Commercial Regional	4522 Dupont Pkwy Townsend, DE 19734

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Estimated Physical Occupancy				
Facility Name	Address	NRSF	Vacant SF	% Occupancy
<b>Primary Market Area</b>				
Sentinel Self Storage - Middletown, DE	504 Industrial Dr, Middletown, DE 19709	54,623	2,425	96%
The Storage Mall - Townsend	893 Noxontown Rd, Townsend, DE 19734	74,211	750	99%
Sentinel Self Storage -East	213 E Main St, Middletown, DE 19709	33,440	525	98%
MOT Self Storage	4522 Dupont Pkwy, Townsend, DE 19734	47,503	550	99%
A Storage Depot - Middletown	730 Hedgelawn Way, Middletown, DE 19709	81,033	850	99%
	<b>Total PMA</b>	<b>290,810</b>	<b>5,100</b>	<b>98%</b>
<b>Additional Facilities</b>				
Sentinel Self Storage - Boyd's Corner	451 Boyds Corner Rd, Middletown, DE 19709	45,717	1,800	96%
Smyrna Self Storage	280A E Glenwood Ave, Smyrna, DE 19977	43,829	500	99%
DE Storage Clayton	89 Duck Creek Pkwy, Smyrna, DE 19977	19,059	725	96%

\*The above data is sourced from a Feasibility Study conducted by Katherine D'Agostino of Self-Storage Ninjas on March 2<sup>nd</sup> 2023

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 **5x5** UNIT = **SMALL CLOSET**  Will hold a dresser, a small mattress set, and a variety of different sized boxes.

 **5x10** UNIT = **WALK-IN CLOSET**  Will hold furnishings of a med. bedroom, including a queen-size bed, dresser, TV, and a group of small/medium sized boxes.

 **10x10** UNIT = **AVERAGE BEDROOM**  Will hold the contents of an entire family room or two full bedrooms, including a # small/medium sized boxes.

 **10x15** UNIT = **LARGE BEDROOM**  Will hold the contents of up to three full bedrooms, and larger items such as pianos or large-screen TVs.

 **10x20** UNIT = **SINGLE CAR GARAGE**  Will hold the contents of a multi-bedroom house,

 **10x30** UNIT = **DOUBLE CAR GARAGE**  Will hold the contents of a large multi-bedroom house,



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*\*Please see photos of our previous sites on the following page.*



## **Self Storage Centers**

**100 KARINS BLVD  
TOWNSEND, DE**





Smithville

**STORAGE BIN**  
**Self Storage Centers**

36 South New York Rd. (Rte. 9)

652-3223



Zillow

A

Houses Sold Here

# MULLICA HILL SELF STORAGE



BEES  
FOR SALE



