

NOW LEASING

Retail | Office | Recreation

1,500 - 50,000 SF



Nylon Capital Shopping Center

1023 West Stein Highway, Seaford, Delaware 19973

Property Description

Soon to be a premier destination in Sussex County, Delaware, the 218,000+ SF Nylon Capital redevelopment is located in the heart of Seaford, fronting Stein Highway. Offering a dynamic mix of institutional, retail, and recreational spaces, this planned community center embraces both adaptive reuse and new construction, ensuring a diverse tenant mix that is sure to breathe new life into every corner. This development will redefine the way residents and travelers experience western Sussex County! Work, learn, shop, dine, and engage in recreational sports without leaving its vast 23-acre campus.

Confirmed anchor tenants include notable educational institutions like TidalHealth, Delaware Technical Community College (DelTech), Community Bank of Delaware, Bright Bloom, an early education Montessori School, The Mill, and Vanderwende's Ice Cream. The center will also feature a community green space, Pickleball and Bocce Ball courts in addition to a Bowling Alley. To inquire about the remaining +/- 50,000 SF remaining space available for lease, contact the listing team today!

OFFERING SUMMARY

Available SF	1,500 - 50,000 SF
Pad Site (s)	Up to 22,500 SF
Lease Rate	Negotiable
Lot Size	23 Acres
Building Size	+/- 218,000 SF

SUSSEX COUNTY PROFILE

Total Population	257,334
County Growth Rate	2.2% Per Year
Largest Annual Pop. Increase	3.7% (2021)

For more information

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Institutional Tenants



TidalHealth intends to lease +/-22,000 square feet of space within the Nylon Shopping Center. Their vision for this location encompasses the provision of services such as physical therapy, family practice, and orthopedic surgery.



BrightBloom's presence at the Nylon Capital Shopping Center signifies its fifth location. As a leading provider, BrightBloom specializes in Applied Behavior Analysis (ABA) therapy tailored for children with autism and special needs. Our committed team cultivates a supportive environment that nurtures independence, fosters exploration, facilitates social connections, and fosters joyful learning experiences.



Zip Code Wilmington is expanding its presence into Seaford, DE at the Nylon Capital Shopping Center. The coding school offers training programs in software development and prepares graduates for entry-level positions in the tech industry.



Delaware Technical Community College is expanding its presence with a new +/- 30,000 square feet facility at the Nylon Capital Campus, which will serve as their fifth campus, enhancing their network that includes Wilmington, Stanton, Georgetown, and Dover. This expansion brings comprehensive healthcare and industrial training programs to the Nylon Capital Campus. In healthcare, individuals can earn stackable credentials in roles like Certified Nursing Assistant and Phlebotomy Technician. Meanwhile, industrial training programs provide certifications in OSHA compliance, production technician skills, and welding proficiency, empowering individuals with diverse career pathways.

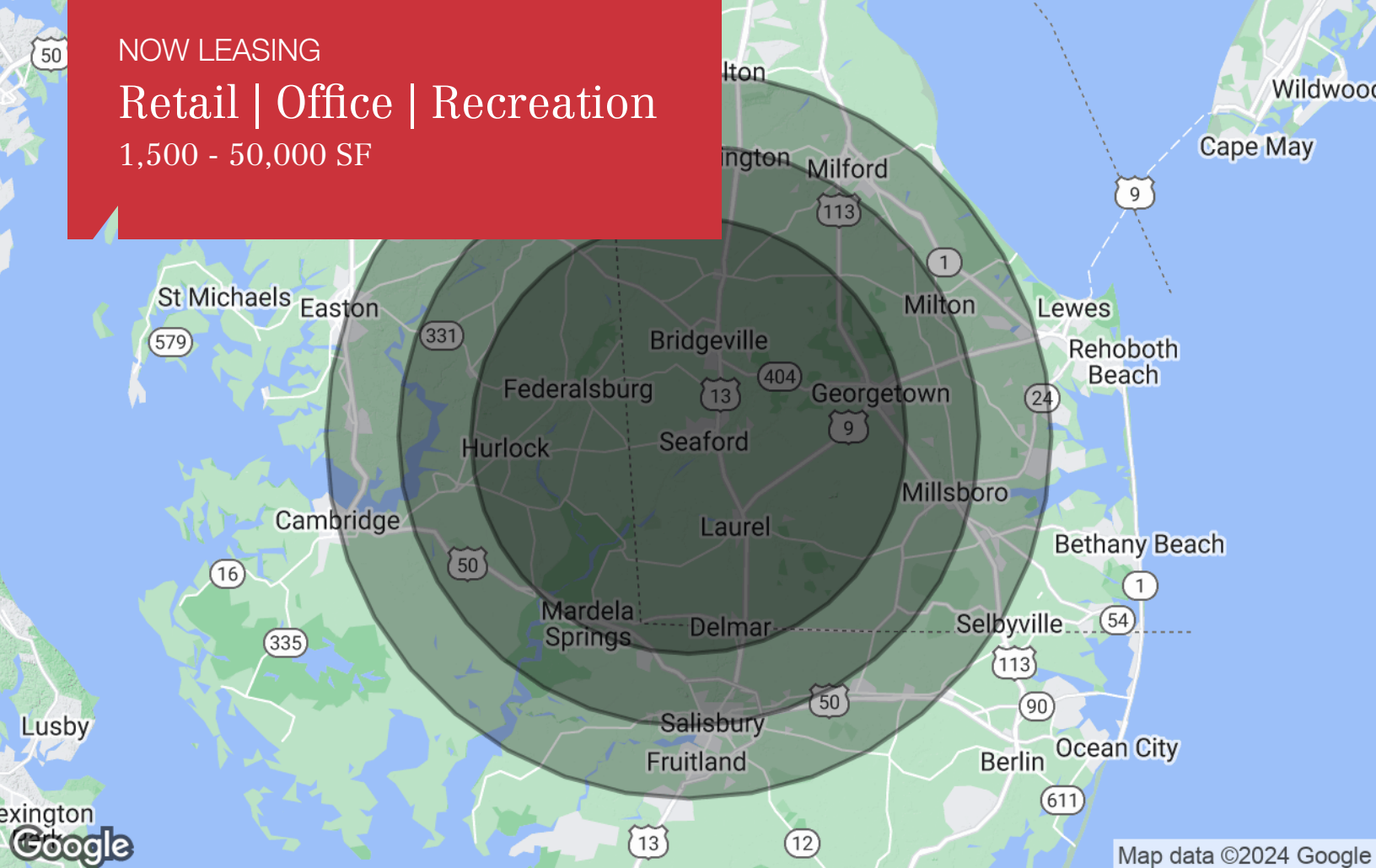


The Mill serves as a vibrant community and co-working hub, offering shared workspace for entrepreneurs, remote workers, startups, and established businesses alike. Their spaces boast state-of-the-art design, seamlessly blending modern architecture with timeless elements, creating an inspiring environment for collaboration and innovation.

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Population	15 Miles	20 Miles	25 Miles
TOTAL POPULATION	102,772	204,338	346,734
MEDIAN AGE	40.9	40.6	41.7
MEDIAN AGE (MALE)	39.8	39.6	40.8
MEDIAN AGE (FEMALE)	41.5	41.4	42.5
Households & Income	15 Miles	20 Miles	25 Miles
TOTAL HOUSEHOLDS	41,841	84,647	150,352
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$64,036	\$66,764	\$67,517
AVERAGE HOUSE VALUE	\$195,043	\$196,964	\$216,481
Race	15 Miles	20 Miles	25 Miles
% WHITE	75.0%	73.2%	76.2%
% BLACK	20.7%	22.3%	19.7%
% ASIAN	1.0%	1.6%	1.8%
% HAWAIIAN	0.4%	0.2%	0.1%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	3.0%	2.7%	2.1%
Ethnicity	15 Miles	20 Miles	25 Miles
% HISPANIC	12.4%	10.1%	8.5%

* Demographic data derived from 2020 ACS - US Census

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Chris Davis

Principal | Broker

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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Shelby Tomlinson

Advisor

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Education

Tomlinson is a graduate of Flagler College in St. Augustine, Florida. She holds her Real Estate License in Maryland and Delaware.

Professional Background

Specializing in Sales and Leasing activities for Medical Offices, Retail, Industrial, and Income-Producing Investments, Tomlinson is renowned for her in-depth market knowledge and adept navigation of the Eastern Shore of Maryland and Delaware.

Tomlinson spearheads advanced collaboration and enhanced marketing efforts, delivering unparalleled benefits to the Eastern Shore's real estate users and investors. Her primary responsibilities include generating new tenant leads, meticulously cataloging market activity, and nurturing landlord and tenant relationships, all while leveraging data-driven insights to empower her clients.

With a track record of closing significant sale and lease deals across the Delmarva region, Tomlinson is celebrated for consistently adding value to commercial real estate transactions. Beyond her professional endeavors, she actively contributes to the community, serving on the board of DevelopMore, a nonprofit dedicated to empowering young adults through summer employment opportunities and independent living skills.

Tomlinson is a graduate of Flagler College and resides in Salisbury with her husband, Dean, and their Pudelpointer, Kumba. Fun Fact: Shelby holds a U.S Coast Guard 100 Ton License and boasts a background as a former Master Scuba Diver Trainer.