

FULLY LEASED



# 837 N. Dupont Highway






Dover, DE 19901

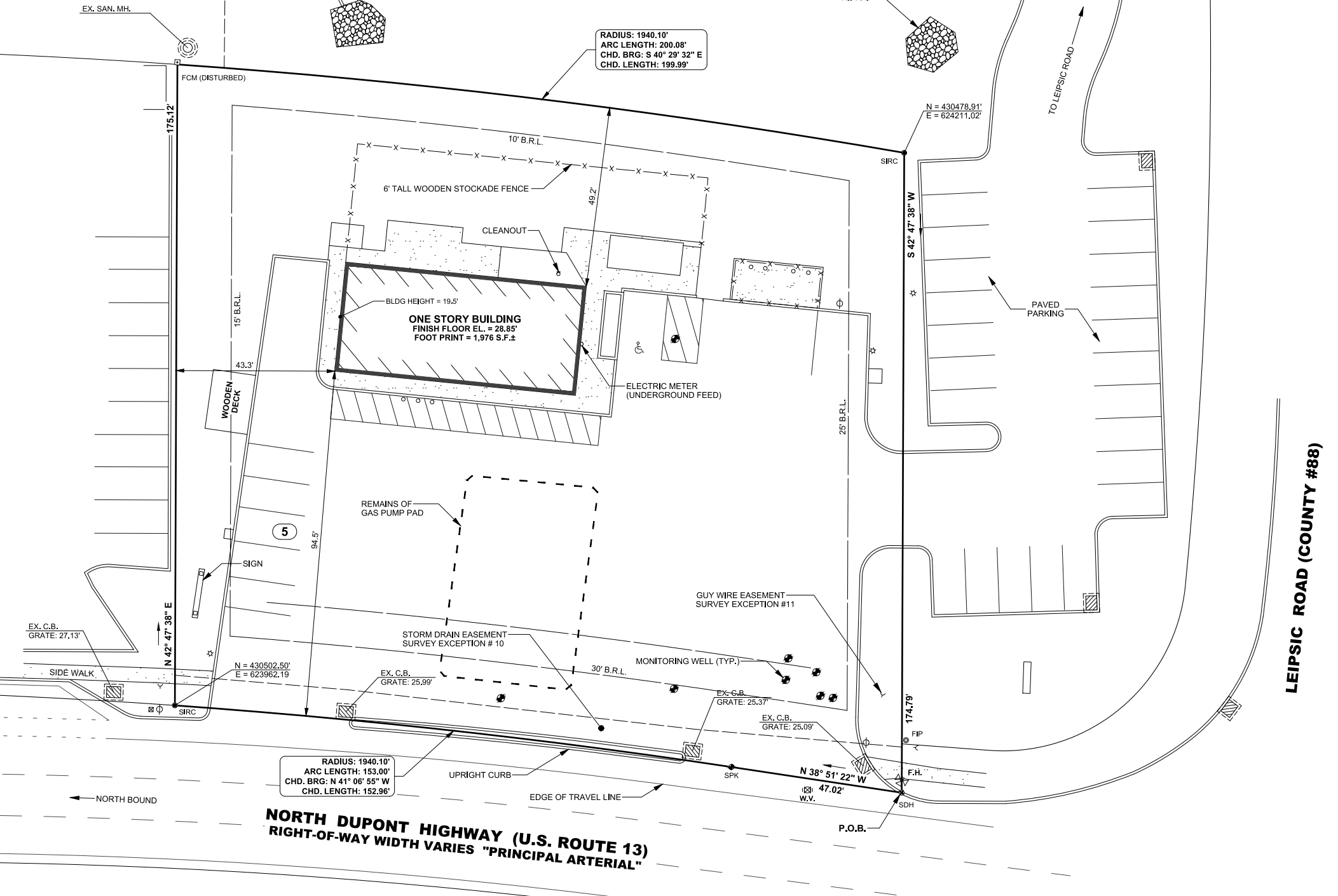
## Overview

Former gas station property with excellent visibility and exposure to N Dupont Highway (US-13) in Dover, DE. The site has direct access from US-13 as well as a connection to the traffic signal at the intersection of US-13 and Leipsic Road. The property is ideal for a wide variety of commercial uses.

## Quick Facts

Availability	Fully Leased
Size	0.79 Acres
Rental Rate	TBD
Net Charges	TBD
Zoning	C-4 (Commercial)

2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	5,923	39,381	66,675
 HOUSEHOLDS	2,003	15,123	25,311
 AVG. HH INCOME	\$63,033	\$68,151	\$71,574
 DAYTIME POPULATION	3,804	27,741	38,109
 TRAFFIC COUNTS	73,949 AADT (N. Dupont Highway)		







Conceptual Front Elevation - Urgent Care



Conceptual Side Elevation - Urgent Care





Conceptual Front Elevation - Multi-tenant

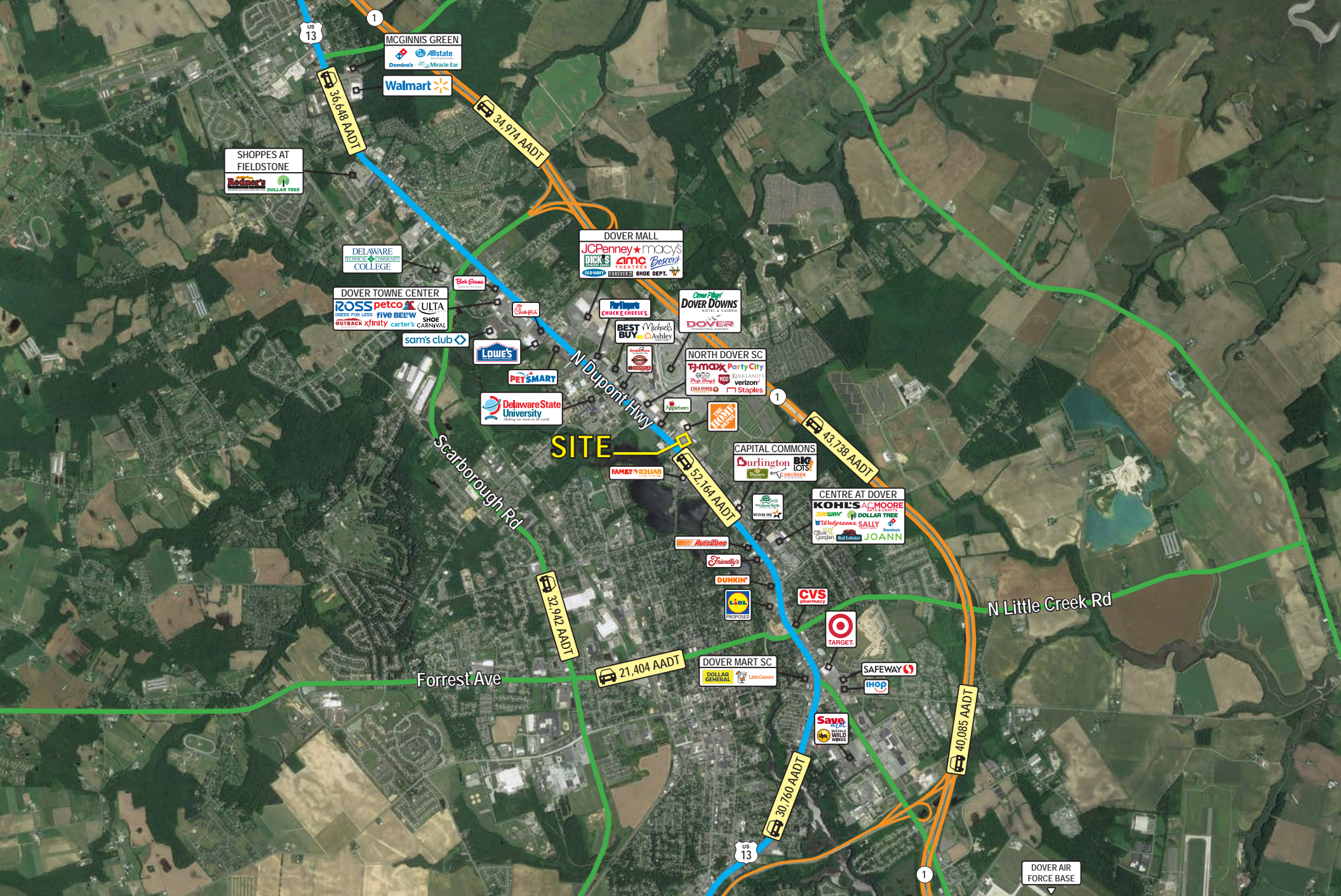


Conceptual Side Elevation - Multi-tenant











# Interested? Contact:

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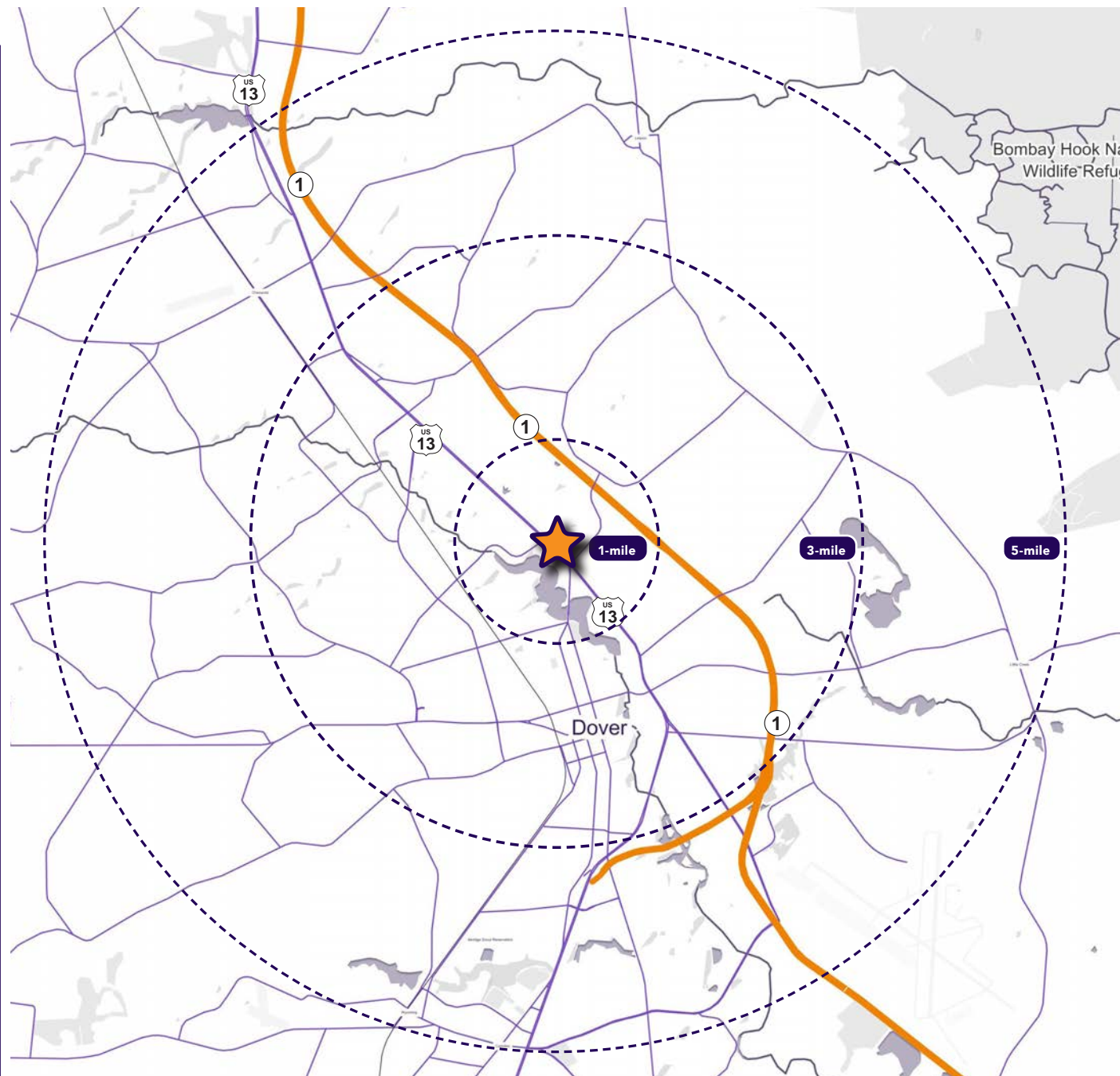
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