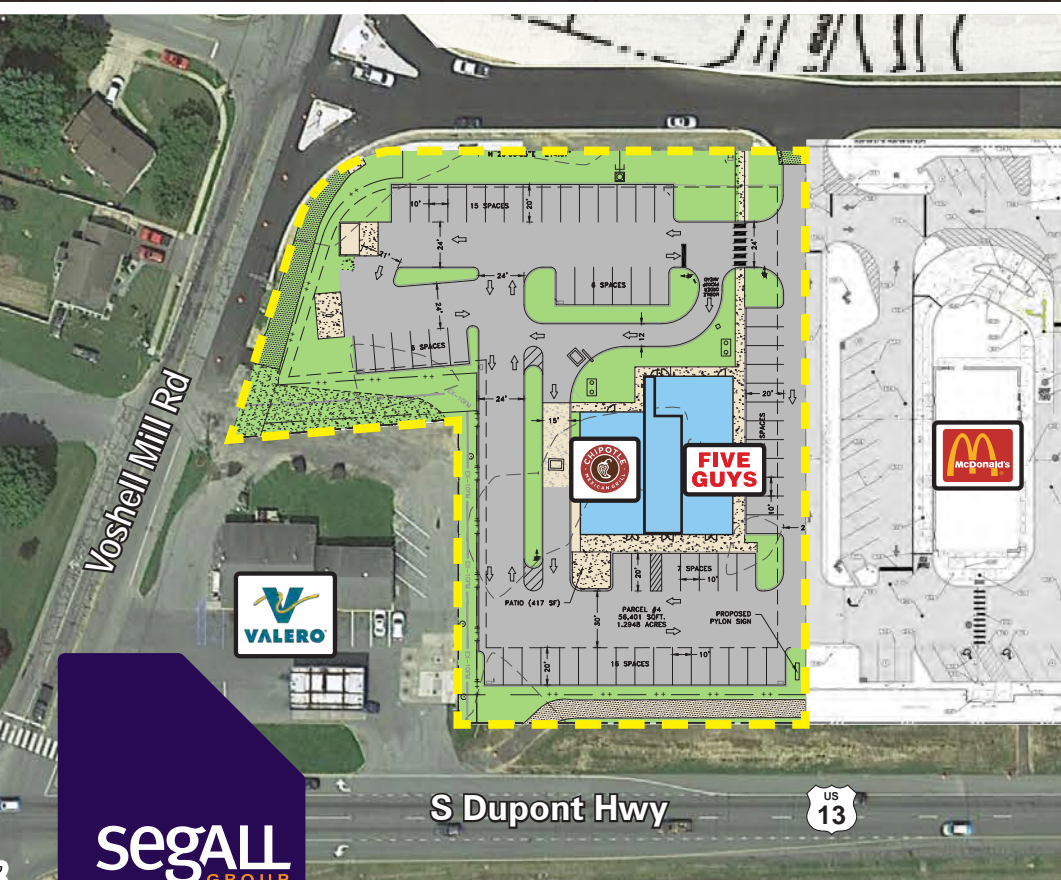


FULLY LEASED



Shoppes at Camden






S Dupont Highway, Camden, DE 19934

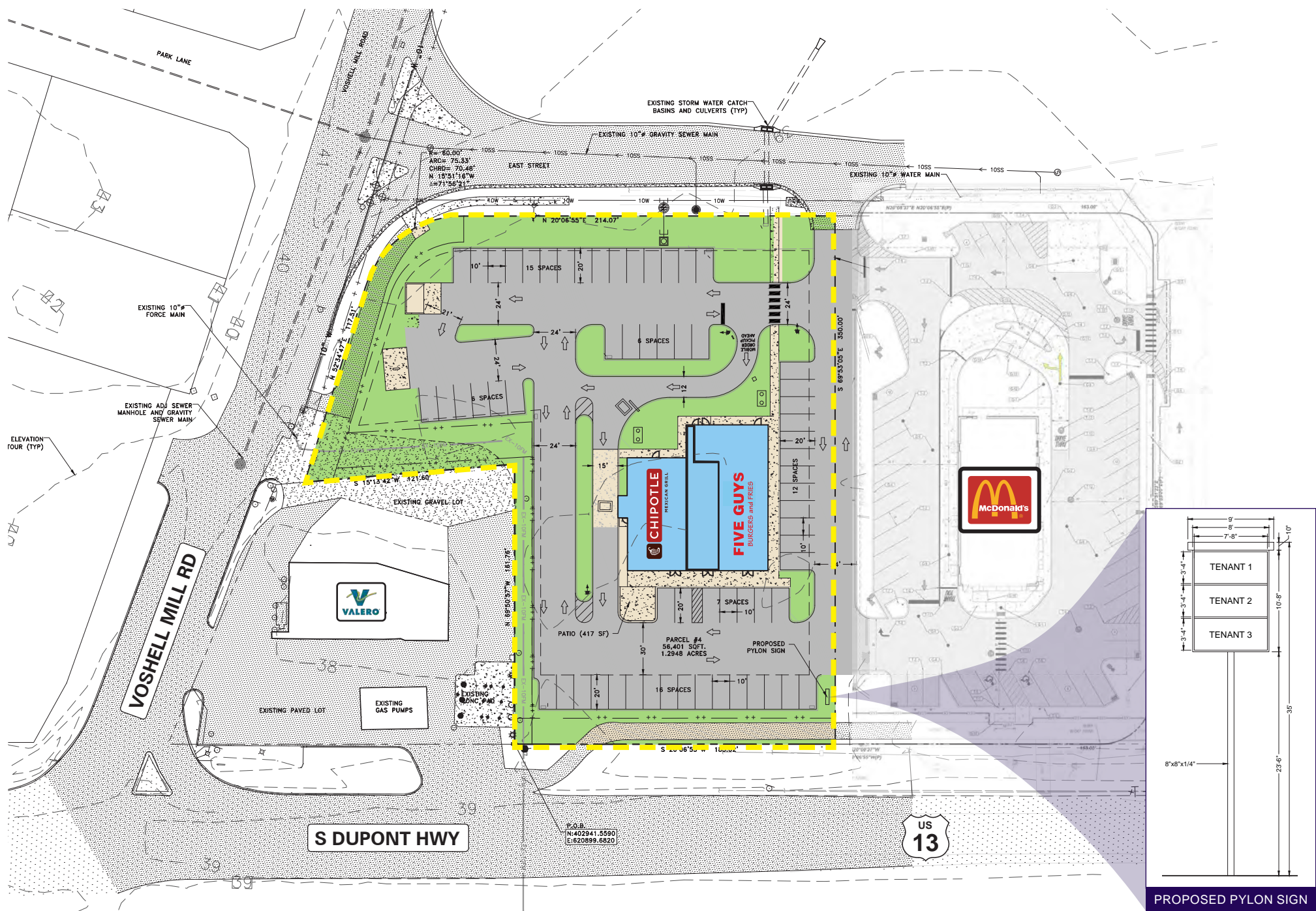
Overview

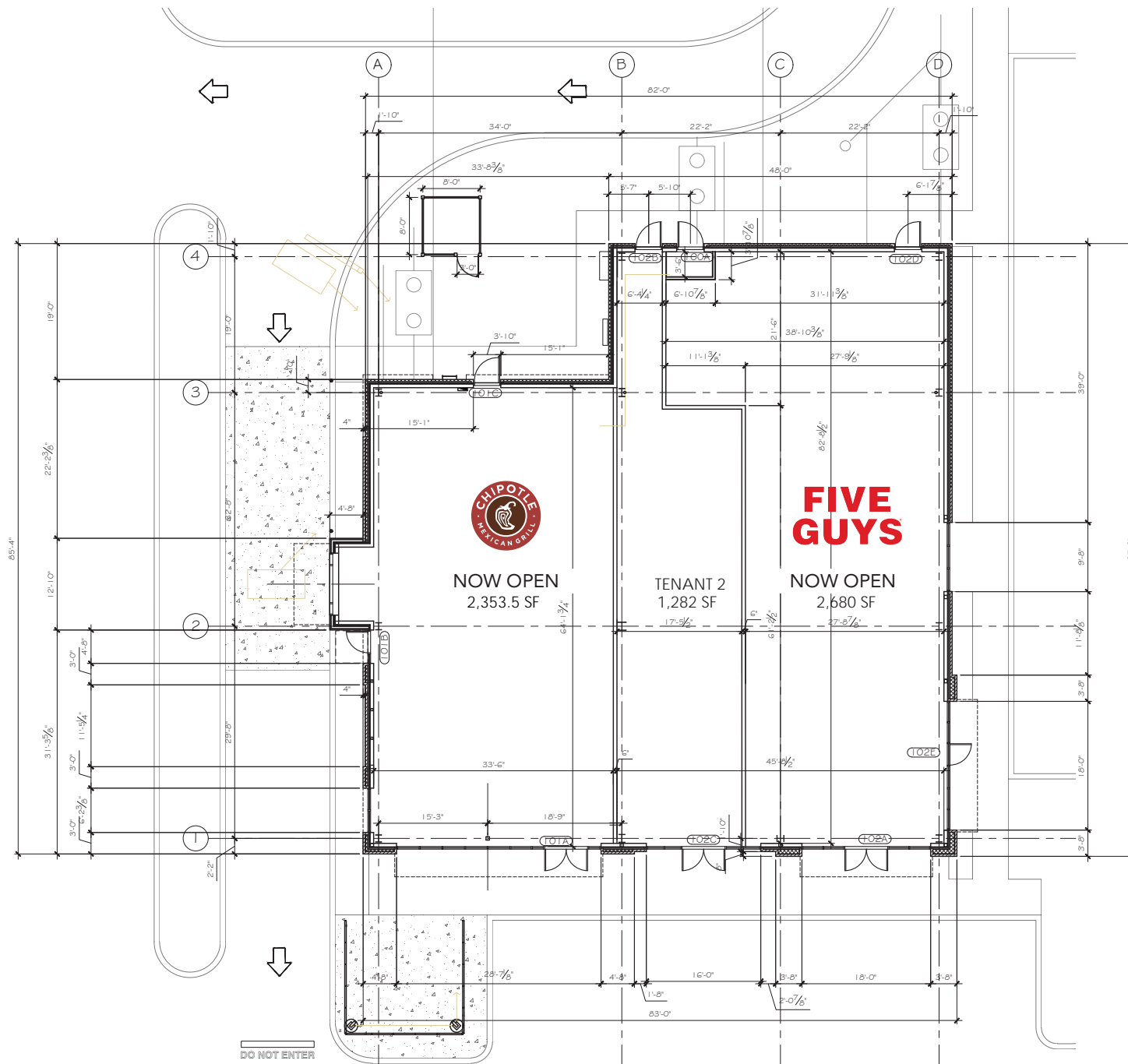
Join Chipotle Mexican Grill and Five Guys at this high-profile development on US-13 in Camden, DE. Camden draws from approximately ten miles to the south, and serves the residential communities west of Dover Air Force Base. The property is situated between a Redner's/Walgreens development to the north and Walmart/Lowe's to the south.

Quick Facts

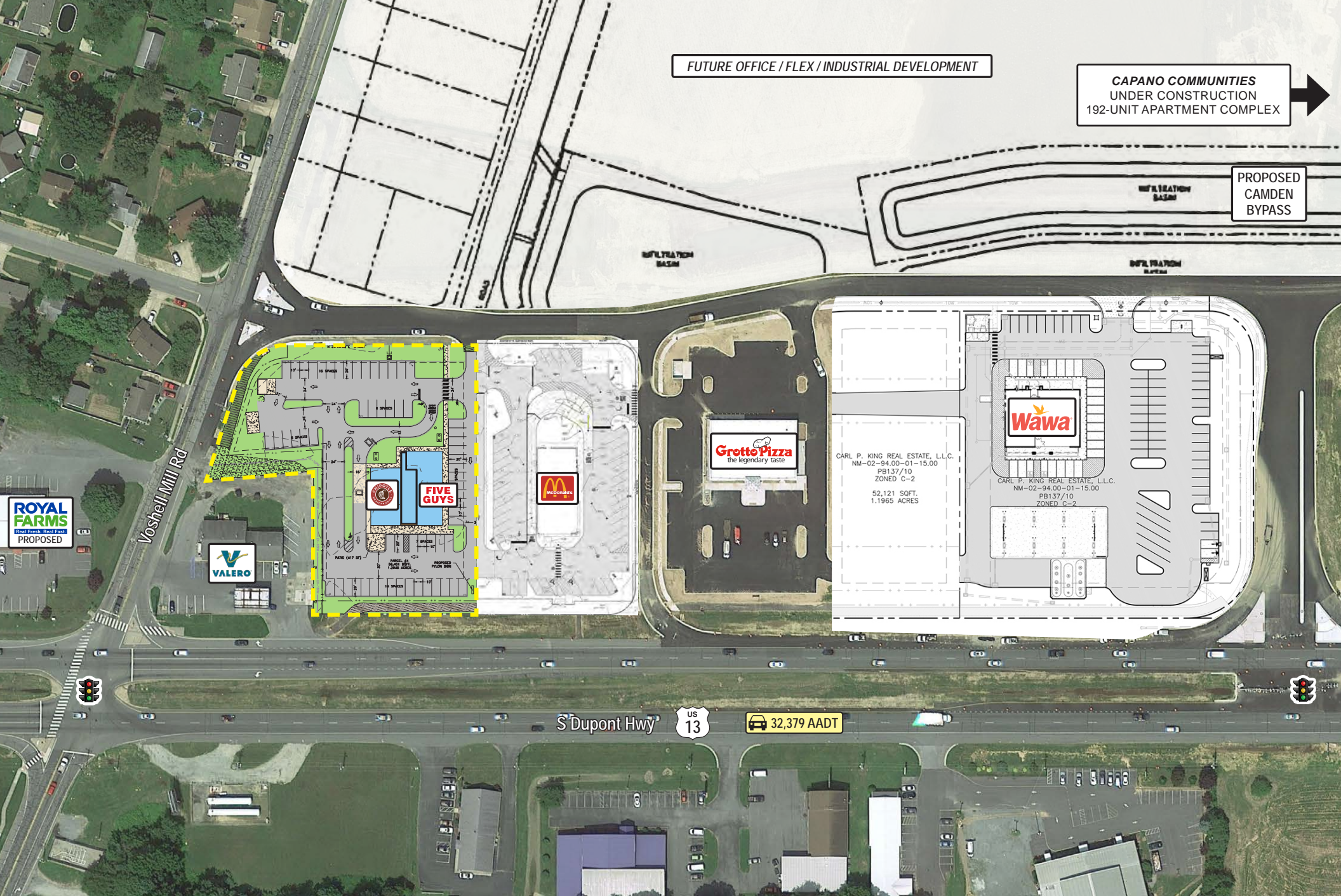
Availability	Fully Leased
Size	1,282 square feet (approximately 17' wide)
Access	Site is between two fully signalized intersections (Voshell Mill Road and E Camden Wyoming Avenue), with entry from East Street
Rental Rate:	Negotiable
Net Charges (Estimated)	CAM: \$3.85 psf; Taxes: \$1.10 psf; Insurance: \$0.45 psf

2021 Demographics	1 mile	3 mile	5 miles
 POPULATION	6,276	30,898	80,867
 HOUSEHOLDS	2,321	11,493	30,286
 AVG. HH INCOME	\$83,144	\$80,244	\$77,474
 DAYTIME POPULATION	1,958	11,255	38,211
 TRAFFIC COUNT	32,379 AADT (S Dupont Hwy)		









FUTURE OFFICE / FLEX / INDUSTRIAL DEVELOPMENT

CAPANO COMMUNITIES
UNDER CONSTRUCTION
192-UNIT APARTMENT COMPLEX

PROPOSED
CAMDEN
BYPASS

ROYAL
FARMS
PROPOSED

VALERO

FIVE
GUYS

McDonald's

Grotto Pizza
the legendary taste

CARL P. KING REAL ESTATE, L.L.C.
NM-02-94.00-01-15.00
PB137/10
ZONED C-2
52,121 SQFT.
1.1965 ACRES

Wawa

CARL P. KING REAL ESTATE, L.L.C.
NM-02-94.00-01-15.00
PB137/10
ZONED C-2

S Dupont Hwy

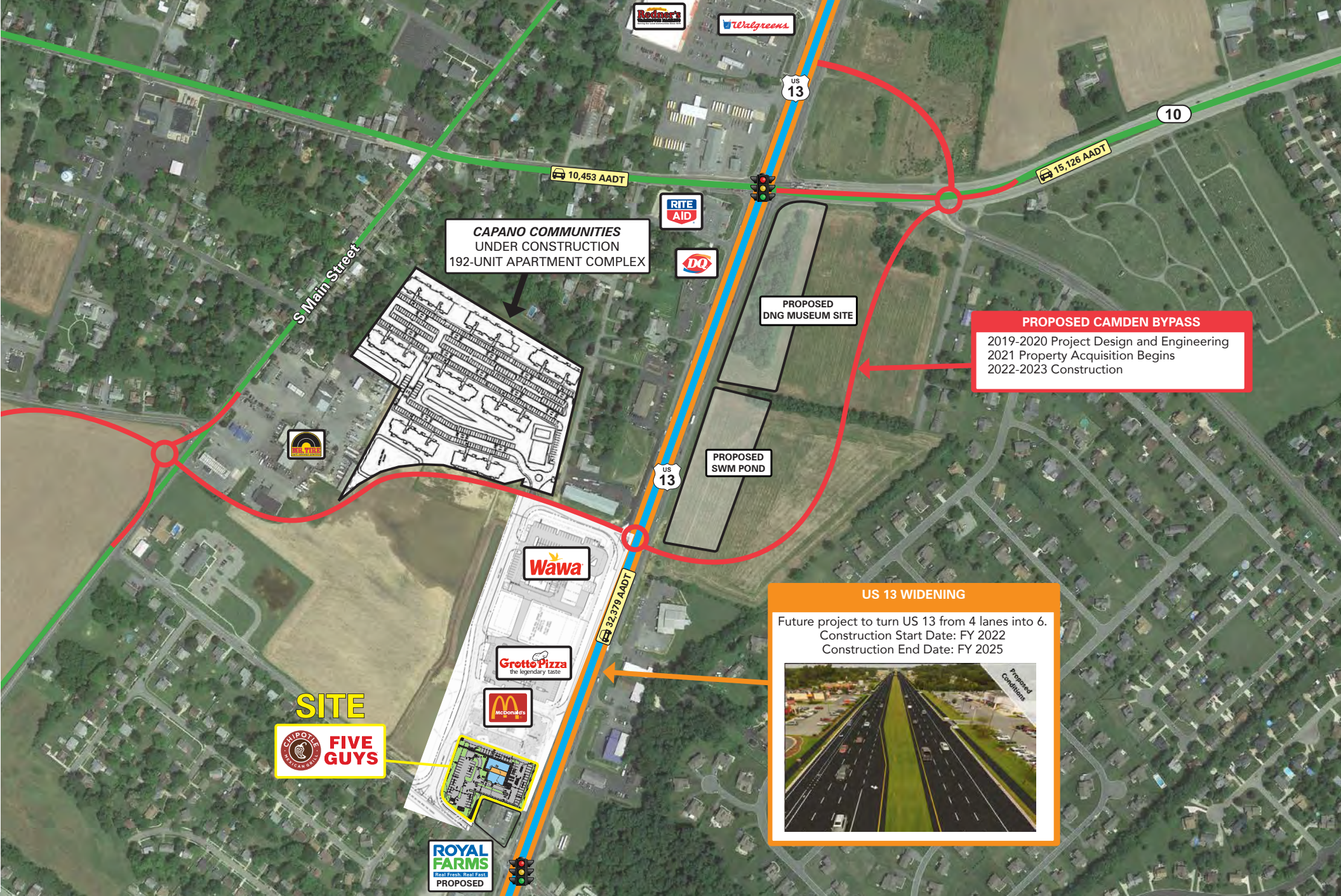
US
13

32,379 AADT

segall
GROUP

Property Aerial

Shoppes at Camden / S Dupont Highway / Camden, DE 19934





Camden Bypass - Project Goals



Improve SR10 and
Rising Sun Rd. intersection



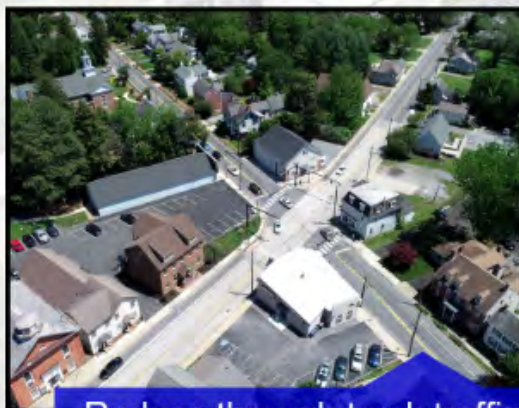
Reduce congestion at US13
and SR10 intersection



Improve Voshells Mill Rd. and
South St. intersections with
South Main St.



Reduce congestion on
Camden-Wyoming Ave.



Reduce through truck traffic
in historic and residential
areas



Improve South St. and Willow
Grove Rd. intersection

The preferred alternative meets all of these goals!

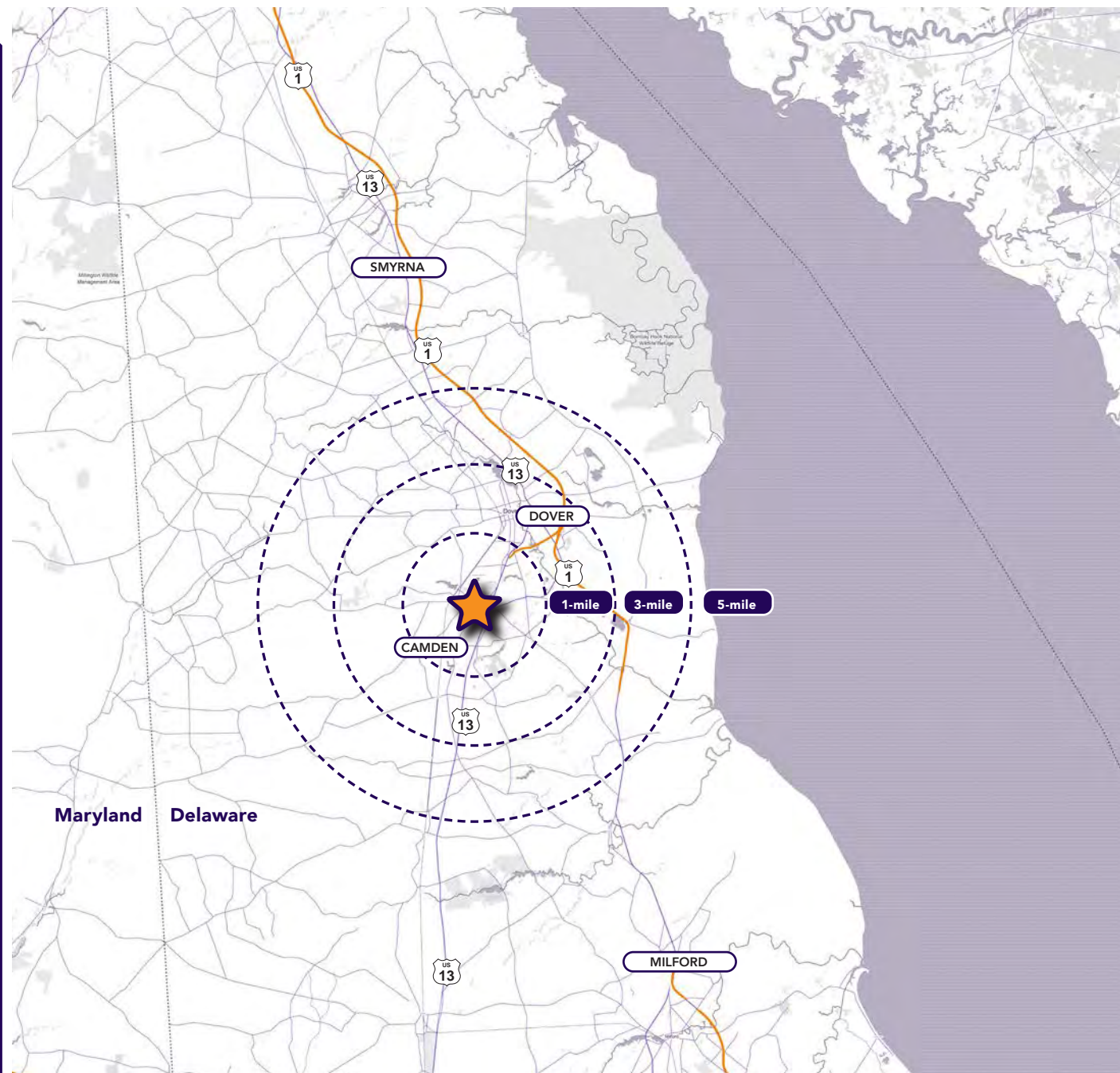
Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 443.960.0361



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

2400 Old Brick Road
Suite 54
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of
REALTY
RESOURCES

RETAIL
READY.