

FULLY LEASED



Dover Crossing Shopping Center

194 John Hunn Brown Road, Dover, DE 19901

Overview

Prominent endcap position in Dover's Target and Safeway anchored shopping center. Excellent visibility and exposure to S. Dupont Highway (US-13). Six points of access including a signal at the intersection of US-13 and S Little Creek Road.

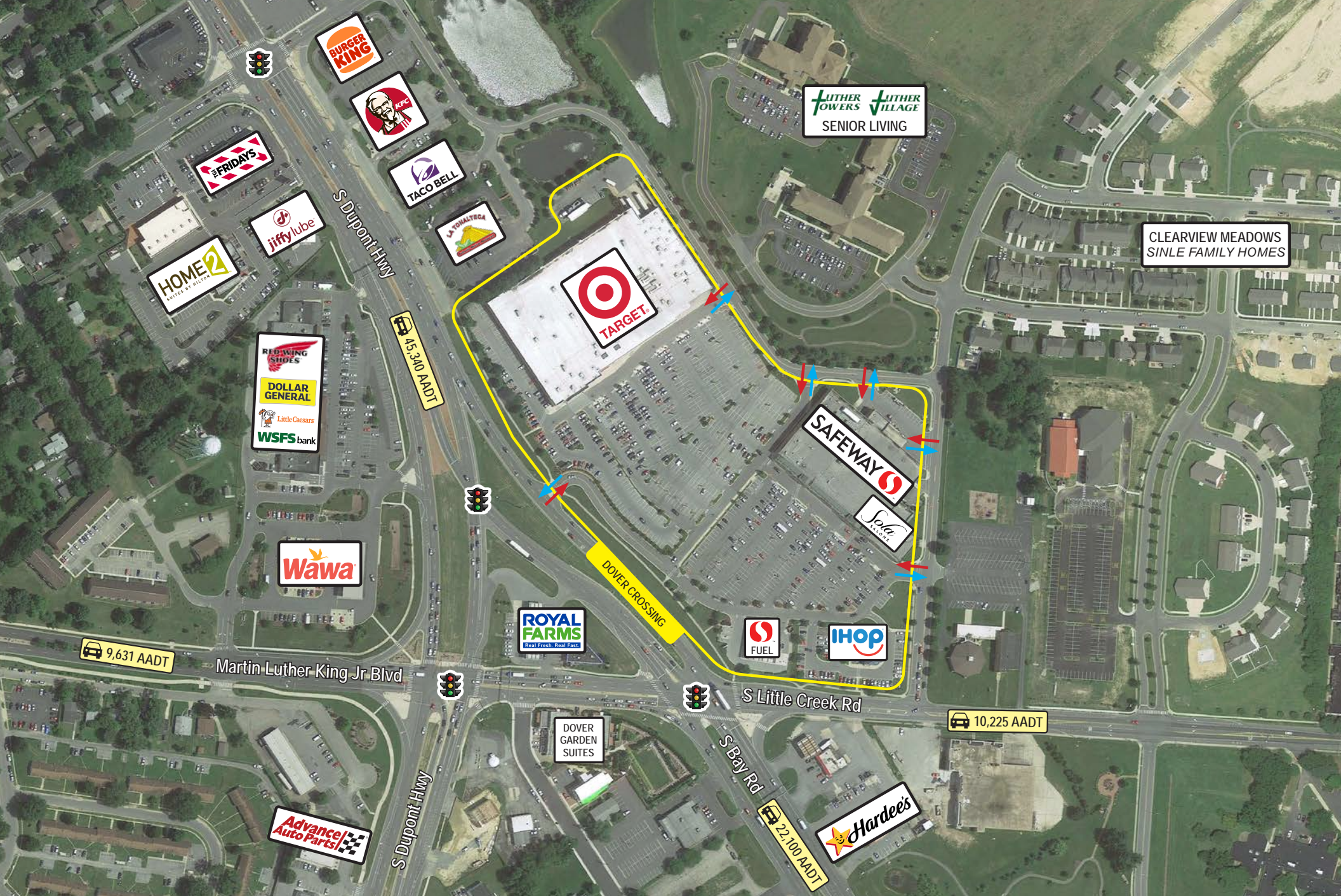
Quick Facts

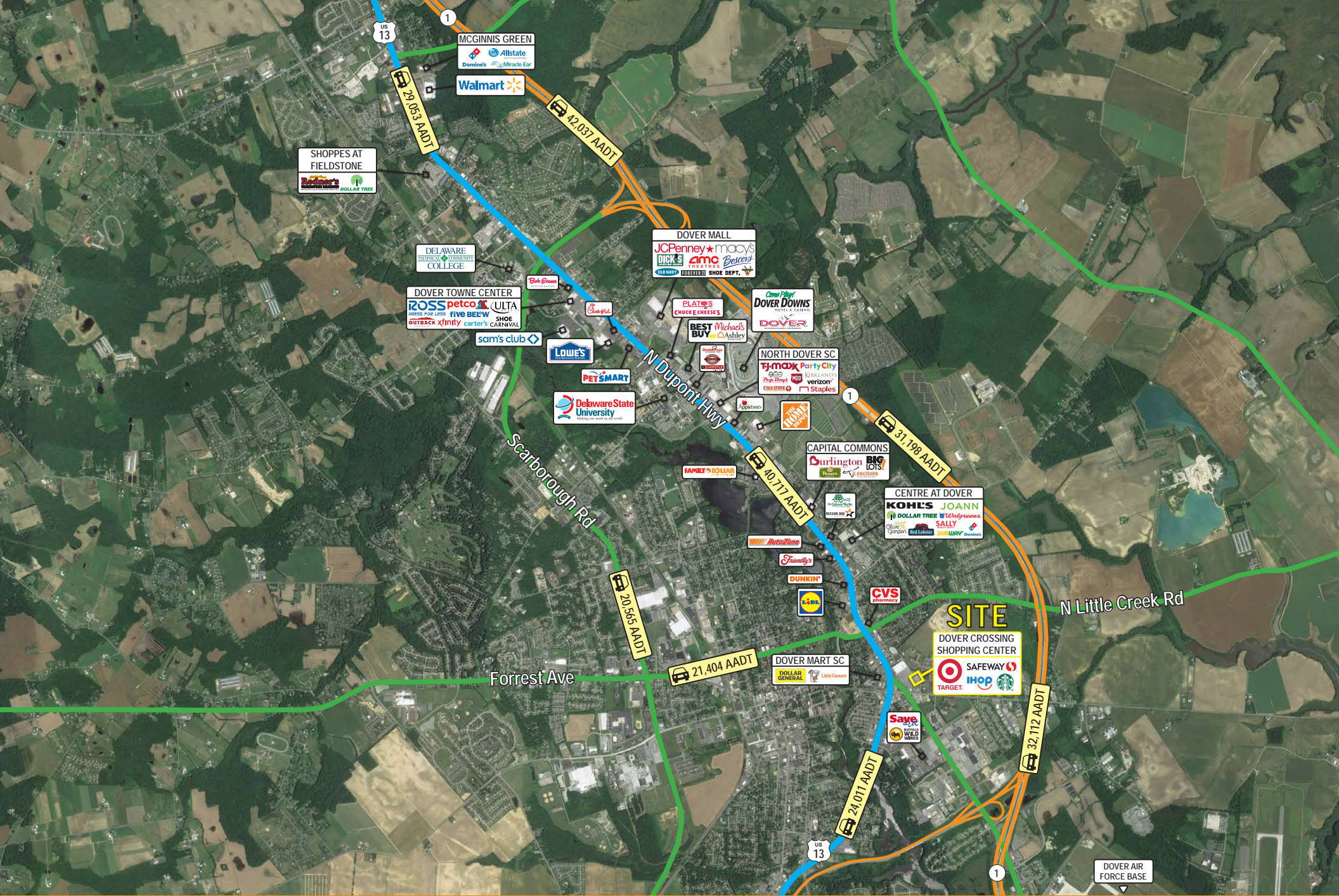
- Availability: Fully Leased
- Rental Rate: Negotiable
- 2020 Net Charges: \$1.03 psf CAM, \$0.21 psf INS, \$0.85 psf TAX
- Tenants: target IHOP SAFEWAY

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	8,240	46,409	74,735
HOUSEHOLDS	3,470	17,953	28,310
AVG. HH INCOME	\$65,667	\$76,327	\$84,518
DAYTIME POPULATION	18,398	82,126	107,706
TRAFFIC COUNT	10,382 AADT (S Little Creek Road)	46,039 AADT (Route 13 - Bay Road)	











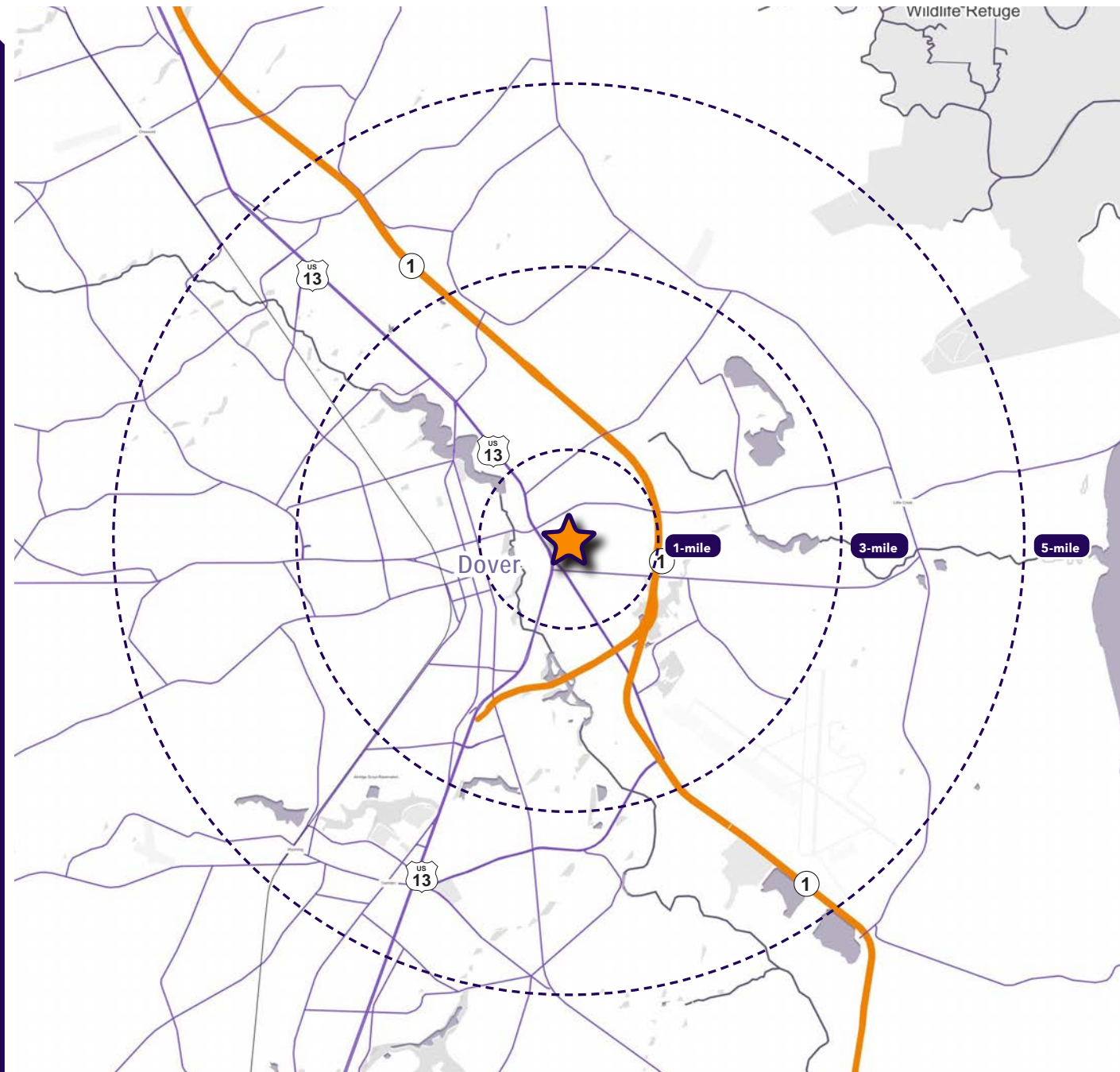
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