

AVAILABLE

COMMERCIAL LAND

Presented by Patterson-Woods & Associates

"The Area's Leading Commercial Broker"

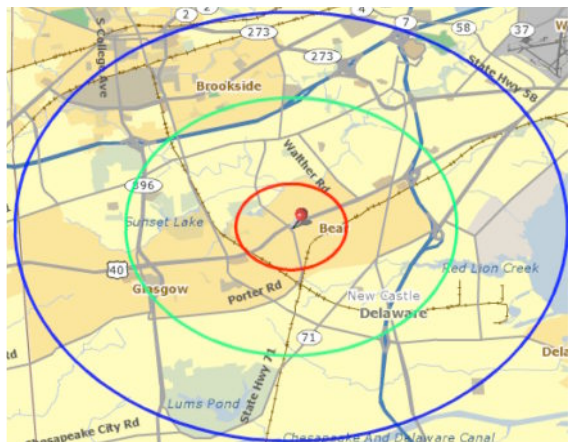
1634 Pulaski Highway, Newark, Delaware

REDUCED PRICE

\$1,300,000

- Zoned CR - Commercial Regional
- **2.2+/- Acres** (per New Castle County system - survey necessary for accuracy)
- Sale or Lease
- Public Sewer - not this property yet
- 33,932 +/- cars on average pass site (2003 DelDot)
- Parcel # 1004800007

Seller Financing Possible



	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
2008 Total Population	12,775	64,786	144,402
2008 Households	4,550	23,351	51,544
2008 Housing Units	4,885	24,814	54,570
2008 Median Household Income	\$61,898	\$76,683	\$72,804
2008 Median Home Value	\$150,880	\$235,069	\$232,612
2008 Median Age	30.1	32.0	32.2

	Top 3 Tapestry Segments		
Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile	
Crossroads	Enterprising Professionals	Aspiring Young Families	Aspiring Young Families
Aspiring Young Families	Aspiring Young Families	Enterprising Professionals	Enterprising Professionals
Up and Coming Families	Sophisticated Squires	Up and Coming Families	Up and Coming Families



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The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.