

FOR SALE

RETAIL LAND

Route 13, Camden, Delaware



- Motivated Seller
- Ingress/Egress From/To Route 13 & Peachtree Run Road - Completed
- Great location near Camden Town Center
- 17+/- acres
- BG Zoning

~~\$3,900,000~~

**New Year!
New Price!
\$2,750,000**



Rich Dudek
302-656-6870
dudek@pattersonwoods.com

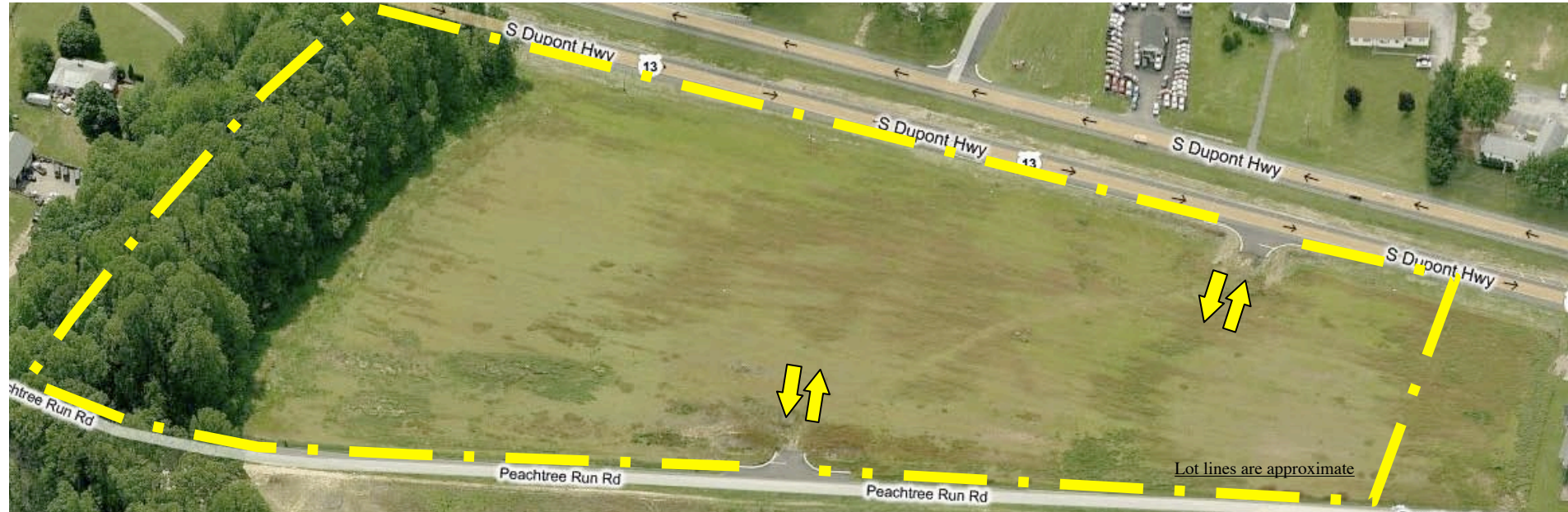
Michael Woods
302-622-3565
mwoods@pattersonwoods.com



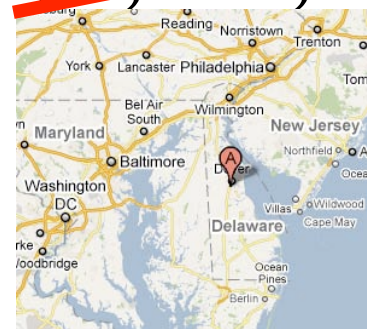
302-622-3500 / 800-220-2738 3801 Kennett Pike D-100

Wilmington, Delaware 19807

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.



~~\$3,900,000~~



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Join AREA Retailers

- Wal-Mart
- LOWE'S
- Texas Roadhouse
- WSFS Bank
- Radio Shack
- Bob Evans
- KFC
- Taco Bell
- Applebys
- Dunkin Donuts
- Chick-Fil-A
- ...

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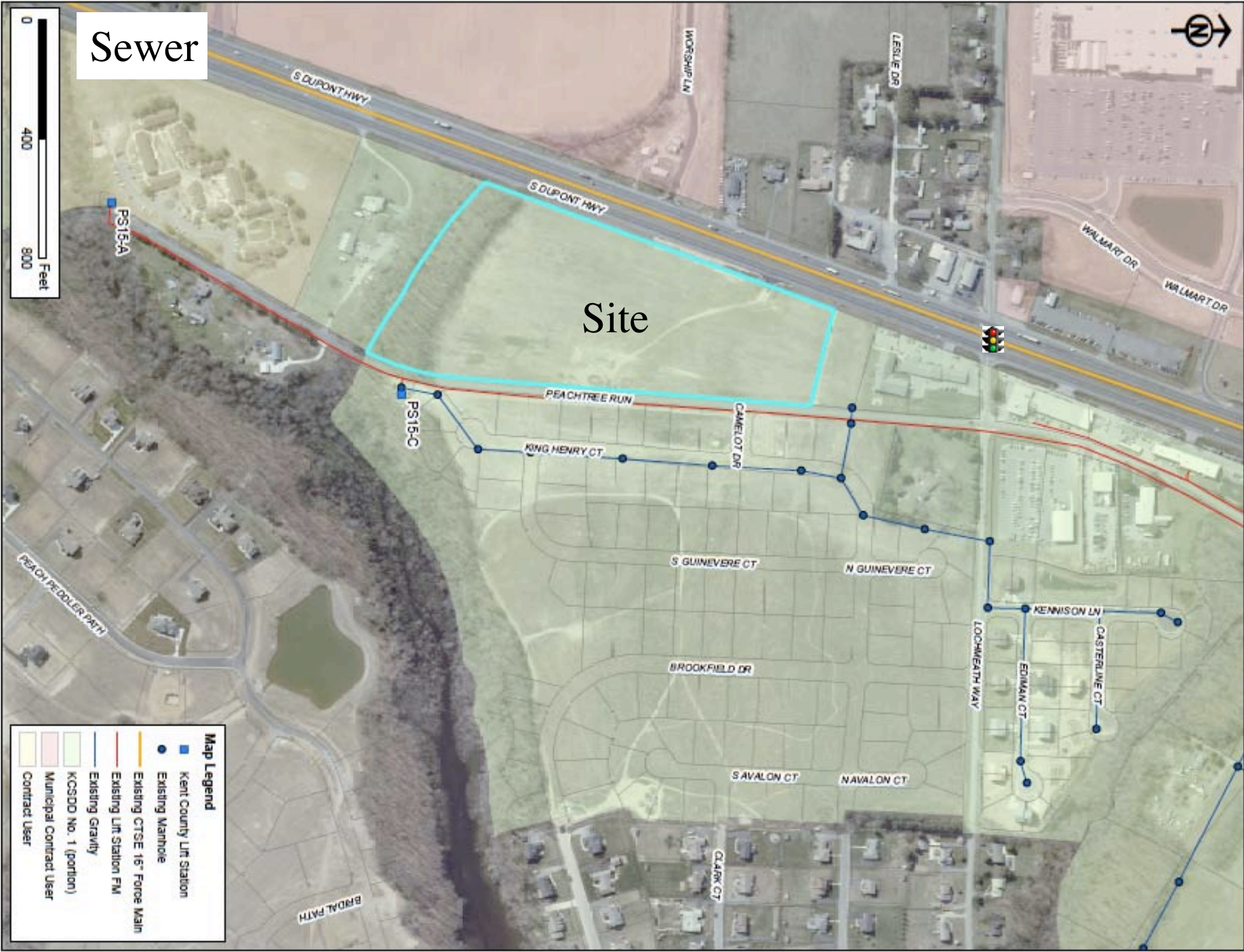
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Sewer



Site

Map Legend

-  Kent County Lift Station
-  Existing Manhole
-  Existing 15" Force Main
-  Existing 16" Force Main
-  Existing Gravity
-  KCSDO No. 1 (portion)
-  Municipal Contract User
-  Contract User

Tidewater Water

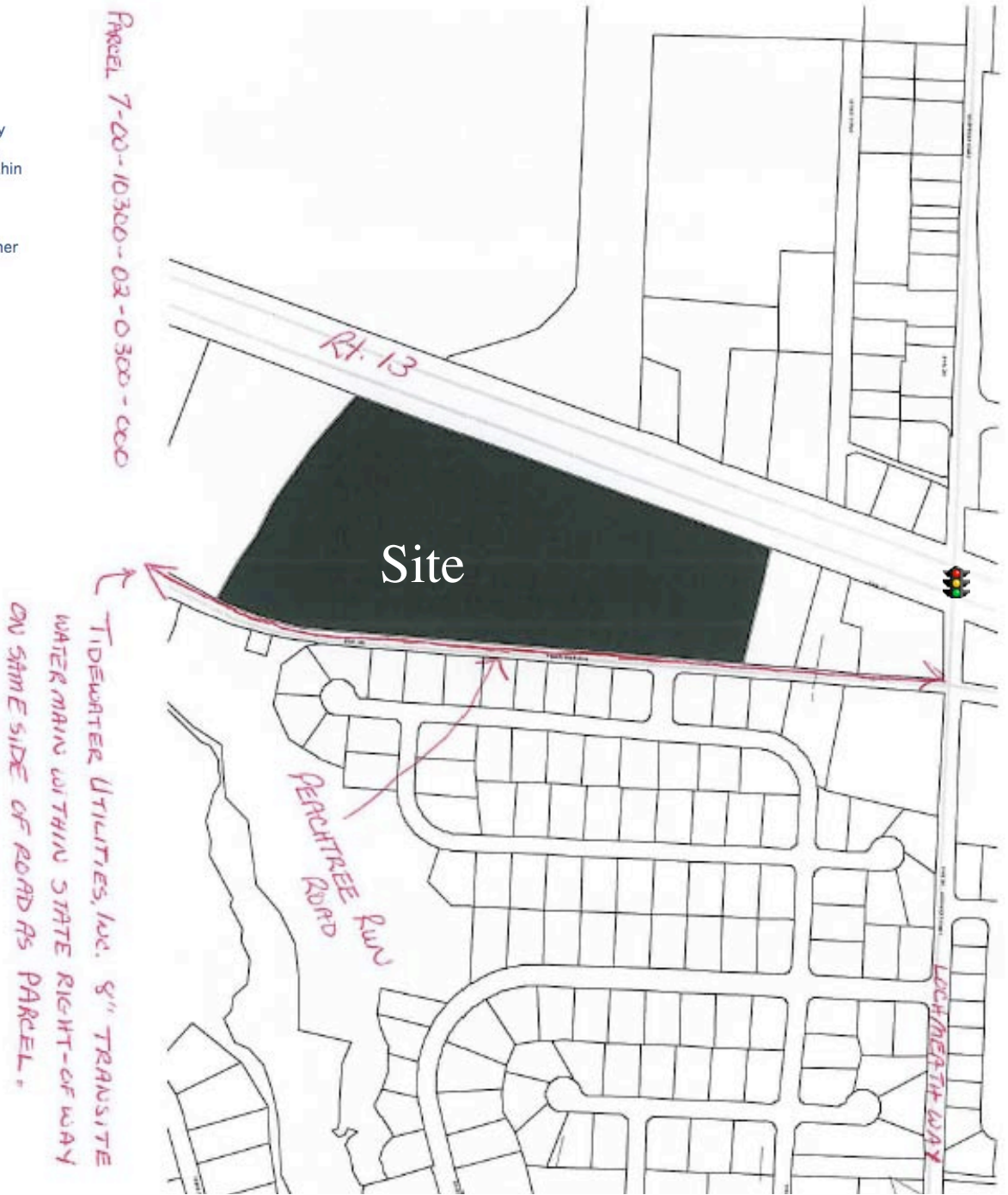
Mike,

As discussed on the phone earlier we can service the parcel in question. Currently the parcel resides within our certificate of Public Convenience and Necessity area, which is essentially our service territory. We have an 8" transite main running within the right-of-way along Peachtree Run Road on the same side as the parcel in question.

We'd be happy to service water here so please let me know if I can be of any further assistance.

Thank you,
Josh

Joshua T. Turner
Staff Engineer | Tidewater Utilities, Inc.
"Southern Delaware's Premier Water Company Since 1964"
Ph: 302-734-7500 ext. 1026 | Direct: 302-747-1349
jturner@tuiwater.com
<http://www.tuiwater.com>



•The following uses are permitted in the BG - General Business District:

- Accessory structures and uses
- Agriculture
- Animal hospitals
- Automobile, truck or bus sales, rental, service, storage or repair, but no auto salvage or junk (CHECK CODE)
- Antique shops
- Arcades
- Automobile sales and service
- Automobile parts and supply stores without facilities for repair and without outside storage
- Bakery and doughnut shops
- Banquet halls
- Beauty shops
- Bicycle and household appliance repairs and sale facilities
- Billiard or pool parlors
- Bookstores
- Bowling alleys
- Bus shelter
- [Added 3-14-2000 by Ord. No. 00-05; amended 1-15-2002 by Ord. No. 02-02]
- Bus station/cab facility
- Business machines, sales and service
- Business office
- Candy stores
- Carpet, rug and linoleum stores
- Catalog sales stores
- Ceramic shops, pottery
- Charitable and philanthropic organizations and institutions
- Civic activities, including auditoriums, museums and libraries
- Clock shops, sales and repair
- Clubs, lodges and fraternal organizations
- Commercial parking lots and garages
- Commercial recreation facilities, including miniature golf, tennis, racquetball and handball courts, skateboard parks, skating rinks, batting cages
- Community centers
- Cultural centers
- Custom woodworking shops
- Data processing service centers
- Delicatessen
- Department stores, including the sale of tires, batteries and accessories, and service facilities
- Dog grooming establishments
- Dry-cleaning, coin operated
- Dry goods store
- Drugstores
- Electronic equipment repair and service centers
- Emergency uses - fire, police, rescue
- Florist shops
- Food catering establishments
- Furniture stores
- Furriers, including incidental storage
- Garden supply stores
- Gas stations without repair facilities
- Gift shops
- Governmental service building
- Grocery stores
- Hardware stores
- Health spas and gymnasiums
- Home ventilation equipment showrooms without repair facilities
- Hospitals
- Hotels, motels and hostels
- Ice cream stores
- Ice vending machines
- Indoor theaters
- Interior decorating establishments
- Janitorial supply stores
- Jewelry stores
- Laundromats, coin operated
- Laundry and dry cleaning pickup stations
- Libraries
- Locksmiths
- Lounges
- Luggage and leather goods stores
- Meat, fish or poultry stores (no live poultry)
- Medical stores, clinics and laboratories
- Microcomputer, accessory and software establishment
- Millinery shops
- Monument sales but not manufacture
- Newspaper publishing and printing shops
- Night clubs
- Nonmanufacturing scientific research establishments
- Novelty shops
- Optician or optometrical establishments
- Package dry-cleaning plants
- Package stores
- Palm reading and fortune telling establishments
- Parking and loading (for more information, see Article XVII, Parking)
- Parking garages
- Pet shops
- Photographic stores and studios
- Photostating and blueprinting establishments
- Planned commercial complexes (shopping centers)
- Produce markets, primarily retail
- Professional offices
- Public utility offices
- Recreational vehicle and truck cap sales
- [Added 10-14-1997 by Ord. No. 97-19]
- Restaurants, except drive-ins
- Retail nursery
- Schools for vocational training
- Seafood stores
- Secondhand and used item stores
- Secretarial, telephone answering service and message centers
- Service stations, gas
- Sewing machine stores
- Shoe repair shops
- Shoe stores, including orthopedic stores
- Small office equipment stores, including sales and service
- Sporting goods stores
- Stationery stores
- Stamp and coin stores
- Supermarkets
- Tailor shops
- Tanning salons
- Taverns
- Taxicab stands
- Technical centers
- Telegraph or messenger services
- Television studios, radio broadcasting stations and recording studios
- Travel agencies
- Tobacco stores
- Tool retail stores without outside storage
- Upholstering shops, no manufacturing
- Variety stores
- Vegetable stores
- Video store
- Wallpaper and paint stores
- Welfare centers
- Window shade and awning stores
- Similar stores and shops, but not adult entertainment

