

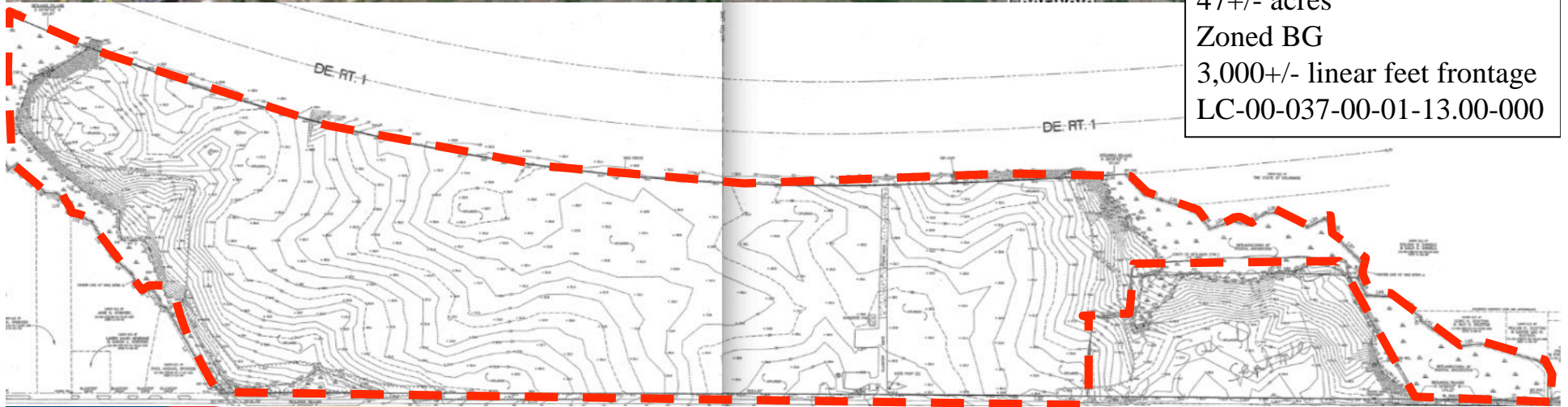
LEASE / SALE

RETAIL LAND

Between Smyrna & Dover, DE



47+/- acres
Zoned BG
3,000+/- linear feet frontage
LC-00-037-00-01-13.00-000



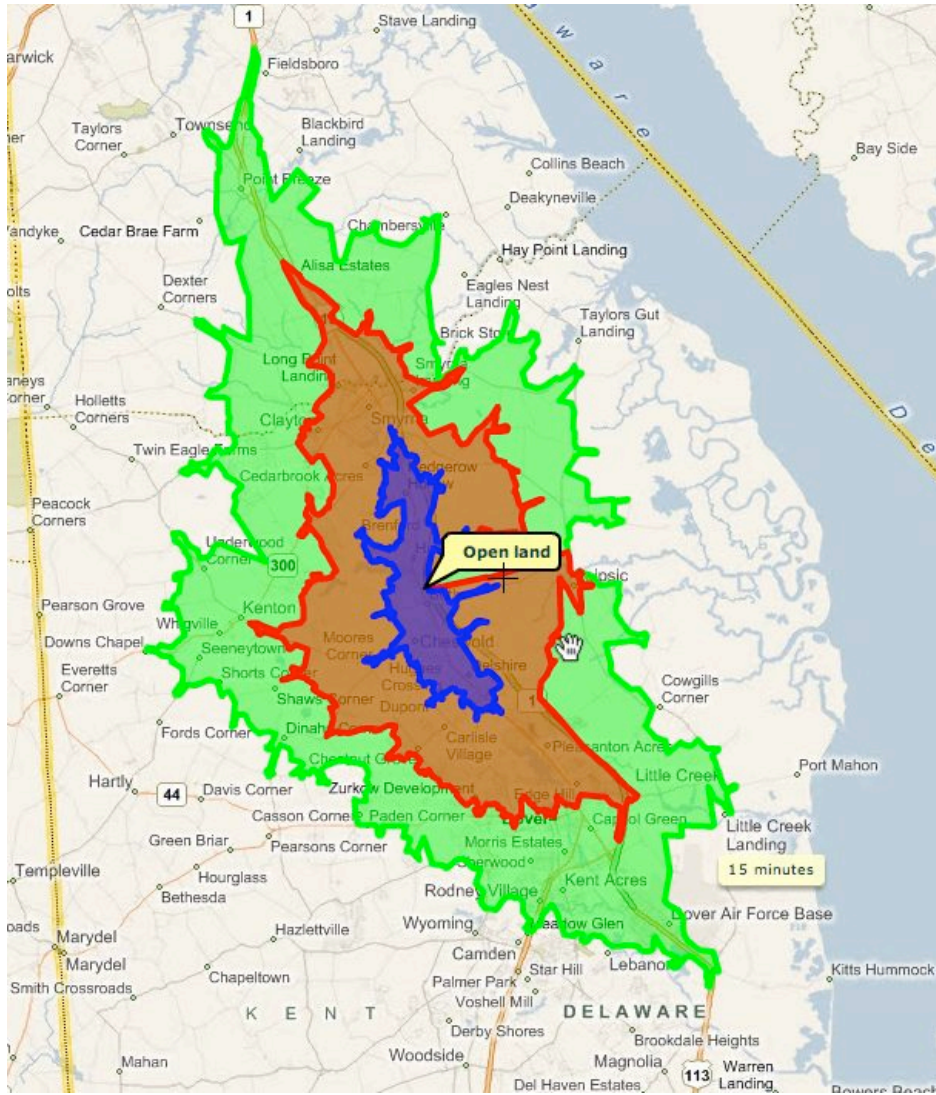
Boundary lines are approximate

PATTERSON WOODS
COMMERCIAL PROPERTIES

3801 Kennett Pike D-100
Greenville Center
Wilmington, Delaware 19807
302-622-3500 800-220-2738
Email: info@pattersonwoods.com
Web Site: www.pattersonwoods.com

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

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.



	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
2010 Total Population	7,814	44,580	79,220
2010 Households	3,083	17,141	29,623
2010 Housing Units	3,330	18,458	32,375
Owner Occupied Housing Units	74.3%	62.2%	57.6%
Renter Occupied Housing Units	18.3%	30.7%	33.9%
Vacant Housing Units	7.4%	7.1%	8.5%
Median Household Income			
2010	\$47,779	\$52,038	\$52,909
Median Home Value			
2010	\$168,750	\$182,256	\$185,562
Per Capita Income			
2010	\$22,885	\$24,774	\$24,276
Median Age			
2010	36.6	36.0	34.7



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Turning lane at a cross over

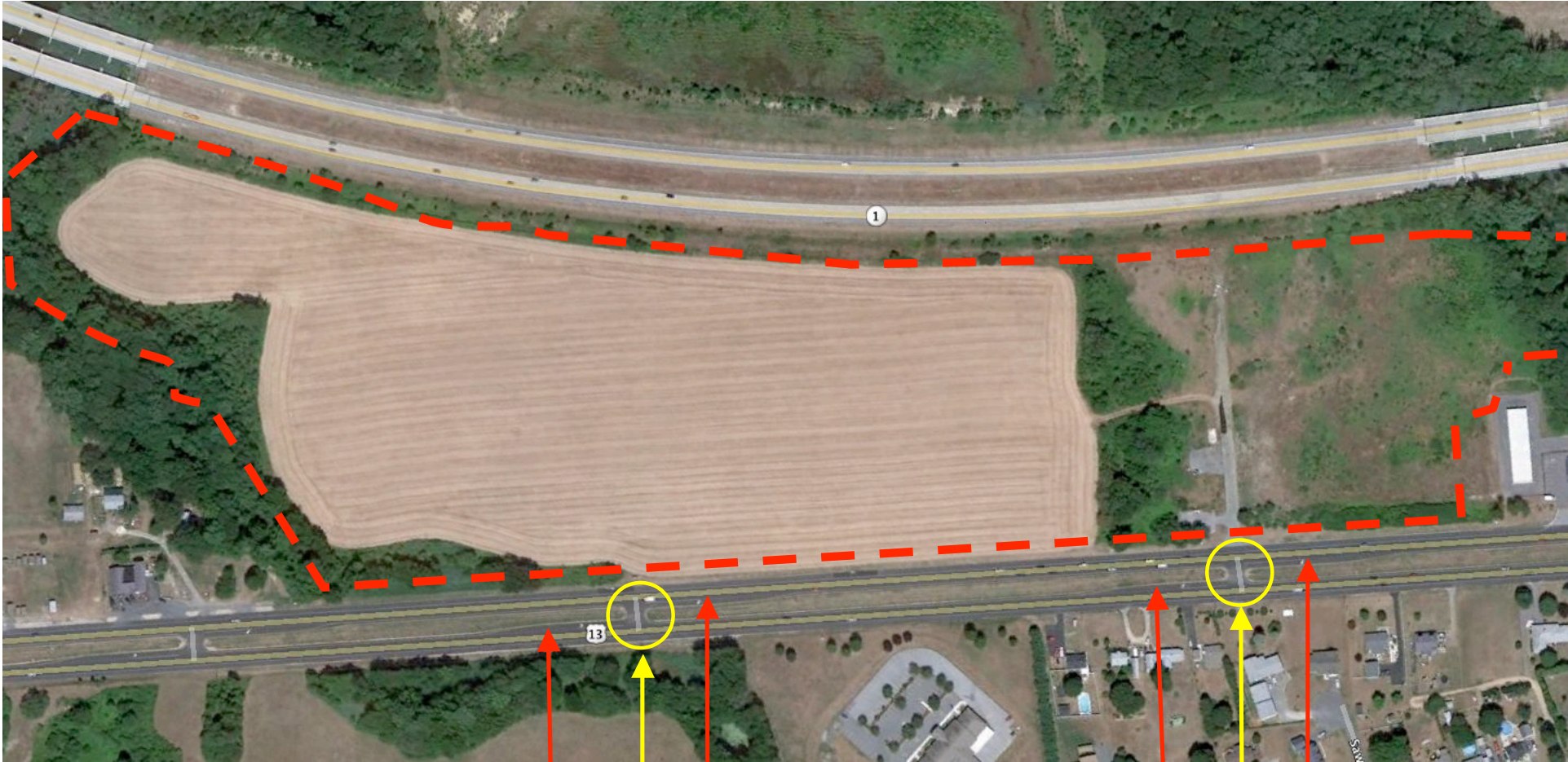


Lot photo between 13 & 1



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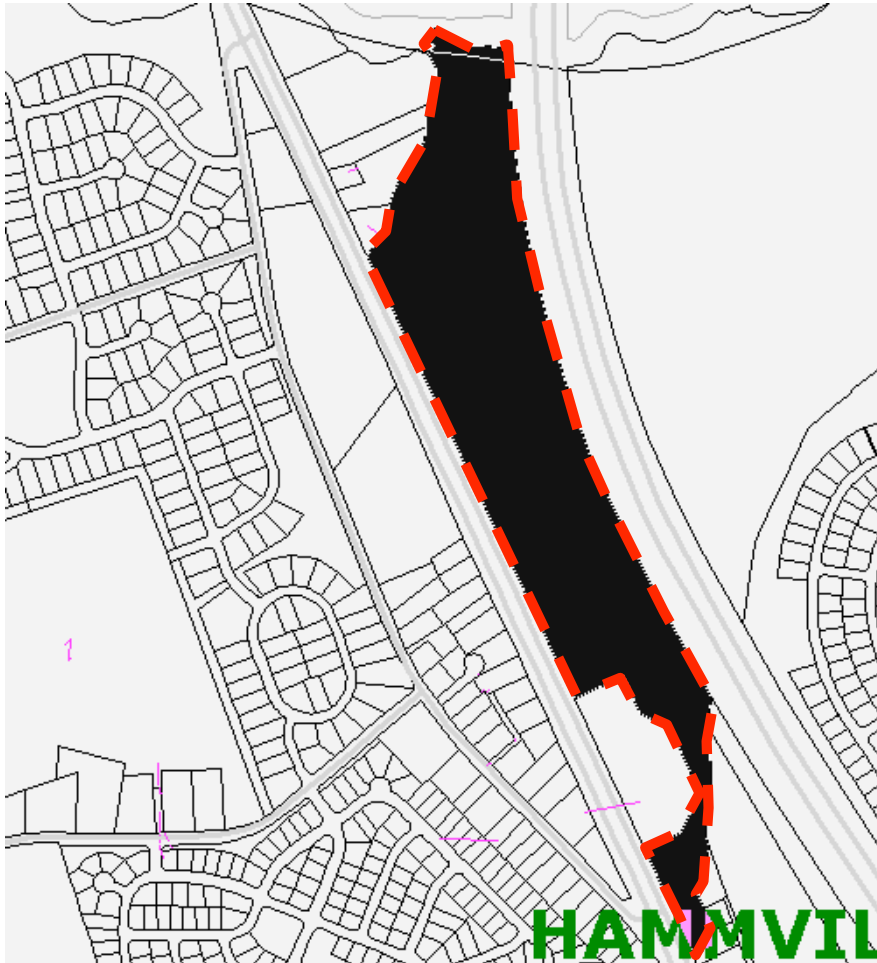
Turning lanes

Cross overs



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Boundary lines are approximate

This is from the Kent County website.
This shows the general outline of the parcel that is for sale.

This is from the Kent County website.
This shows the impact of wetlands and wetland buffers on the property.



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