

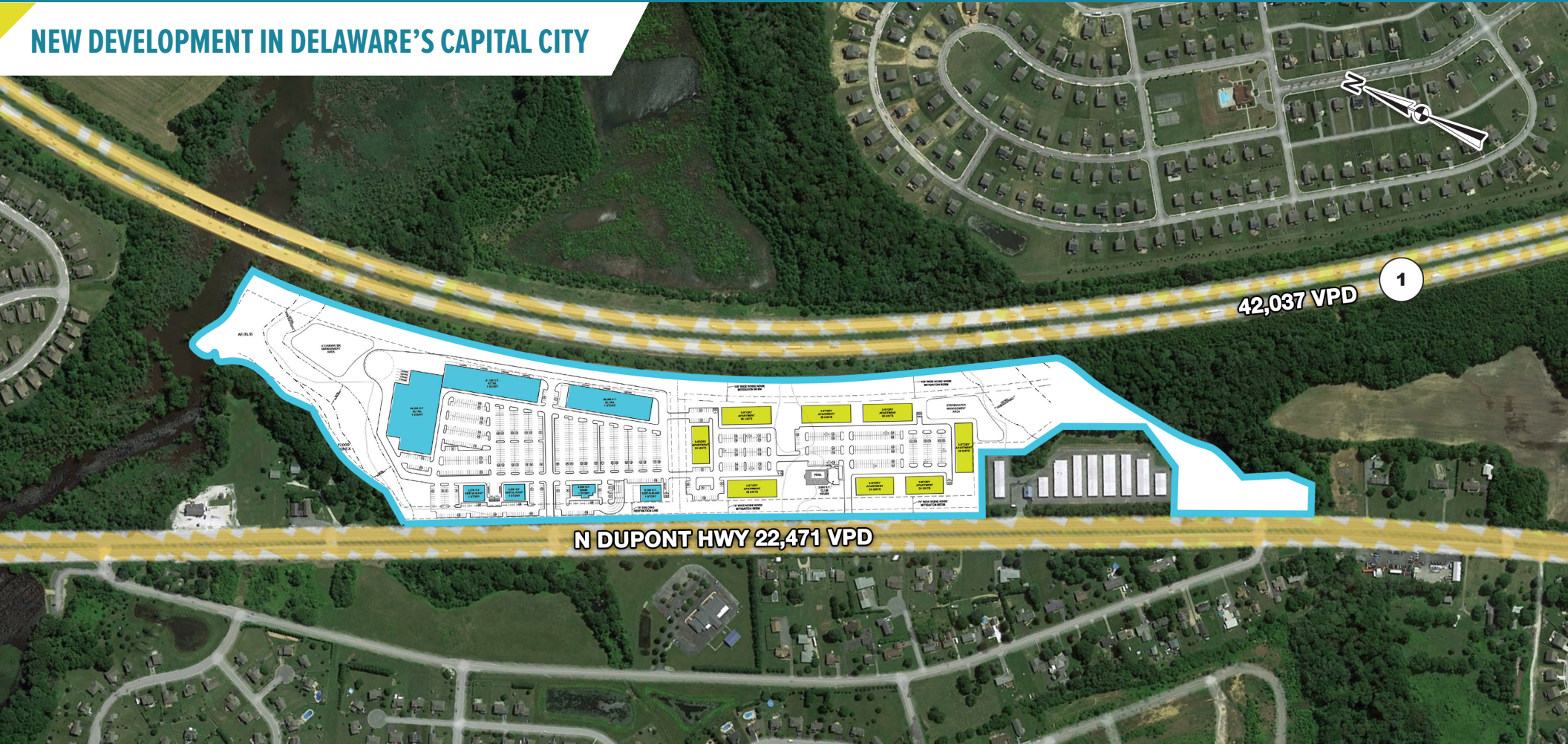
DOVER MIXED-USE DEVELOPMENT

# DOVER, DE

PARCEL #: 4-00-03700-01-1300-00001

±52 ACRES AVAILABLE

NEW DEVELOPMENT IN DELAWARE'S CAPITAL CITY



N DUPONT HWY 22,471 VPD

42,037 VPD

1



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COMMERCIAL  
REAL ESTATE, INC.

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**MAX SILVER**

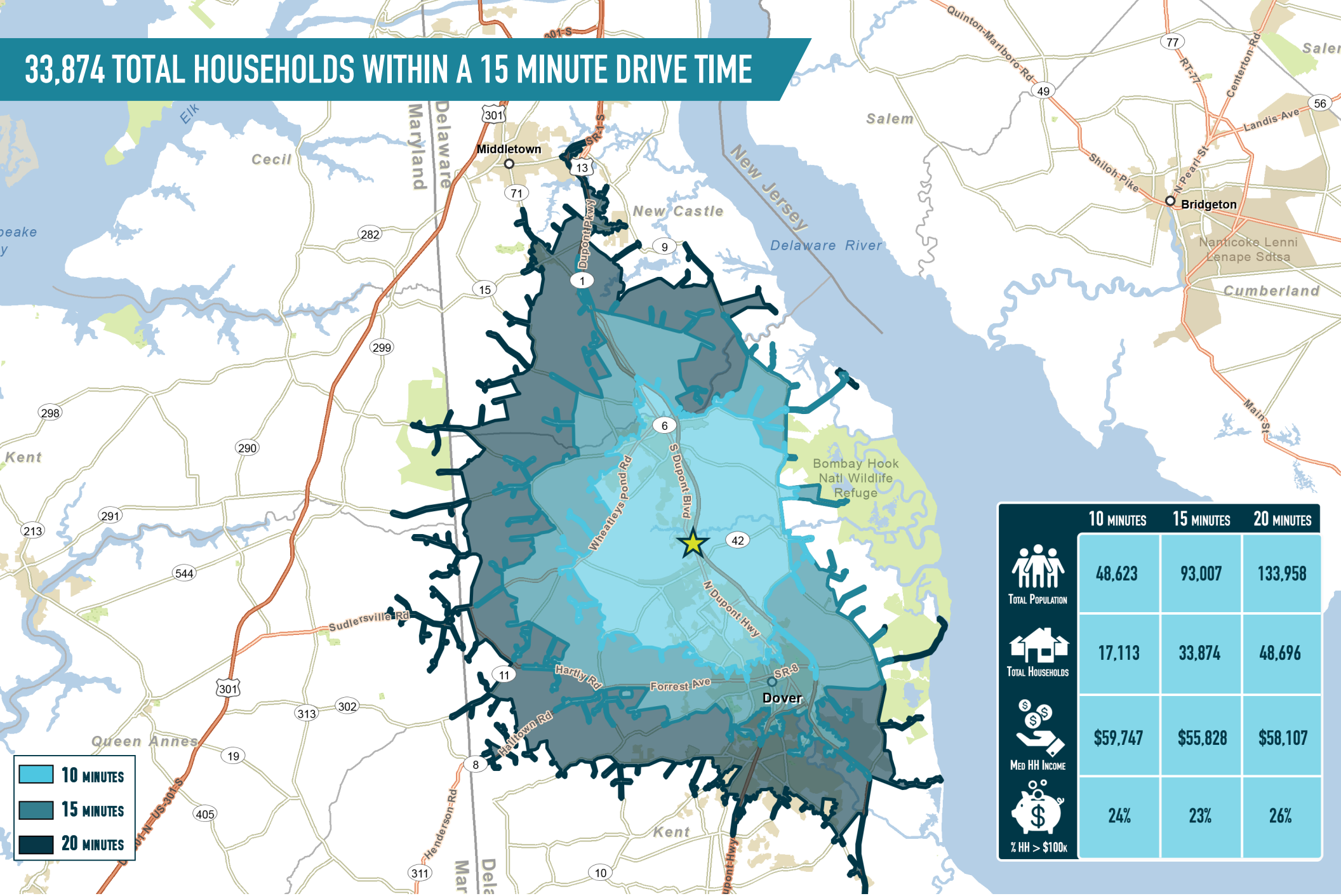
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**VALERIE BARGER**

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# 33,874 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



■ 10 MINUTES  
■ 15 MINUTES  
■ 20 MINUTES

	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL POPULATION	48,623	93,007	133,958
TOTAL HOUSEHOLDS	17,113	33,874	48,696
MED HH INCOME	\$59,747	\$55,828	\$58,107
% HH > \$100K	24%	23%	26%

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**DOVER MIXED-USE DEVELOPMENT**  
**DOVER, DE**  
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# NEW RESIDENTIAL GROWTH

RESIDENTIAL NEIGHBORHOODS		
1	Fox Pointe Village	261 Houses
2	Parker's Run	216 Houses
3	Hazel Farm	205 Houses
4	Twin Willows	158 Houses
5	Willow Wood	211 Houses
6	Garrison Lake Green	315 Houses
7	Heritage Trace	440 Houses
8	JS Homes at Hidden Brook	402 Houses
9	Stonington	341 Houses
10	Clayton Homes	312 Houses
11	Ryan Homes at Hickory Hollow	298 Houses
12	Ridgewood Manor	159 Houses
13	Northridge	128 Houses
14	Spring Meadows	247 Houses



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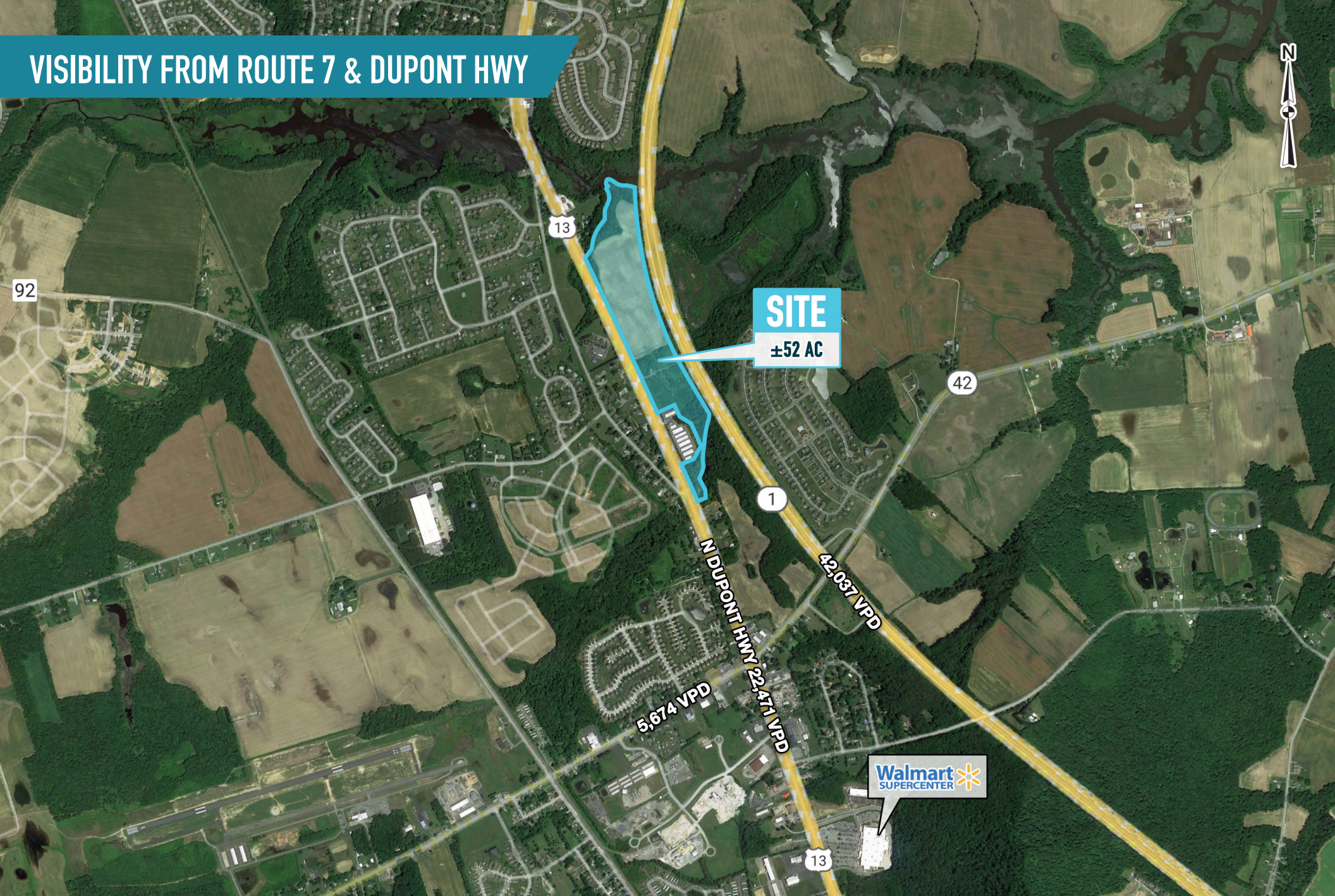
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# VISIBILITY FROM ROUTE 7 & DUPONT HWY



**SITE**  
±52 AC

**Walmart**  
SUPERCENTER

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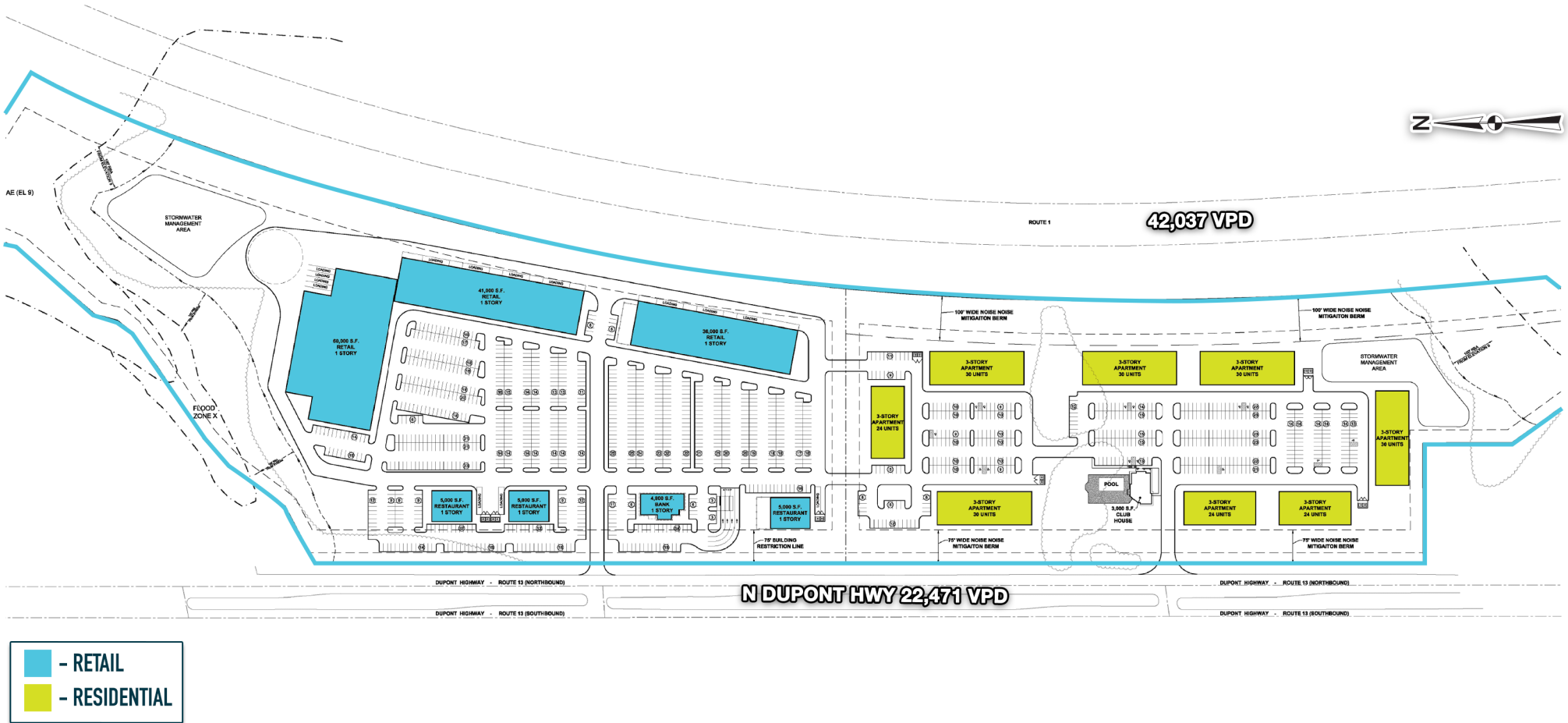
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# SEEKING BIG BOX, JUNIOR ANCHORS & PAD USERS



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