

DOVER MIXED-USE DEVELOPMENT

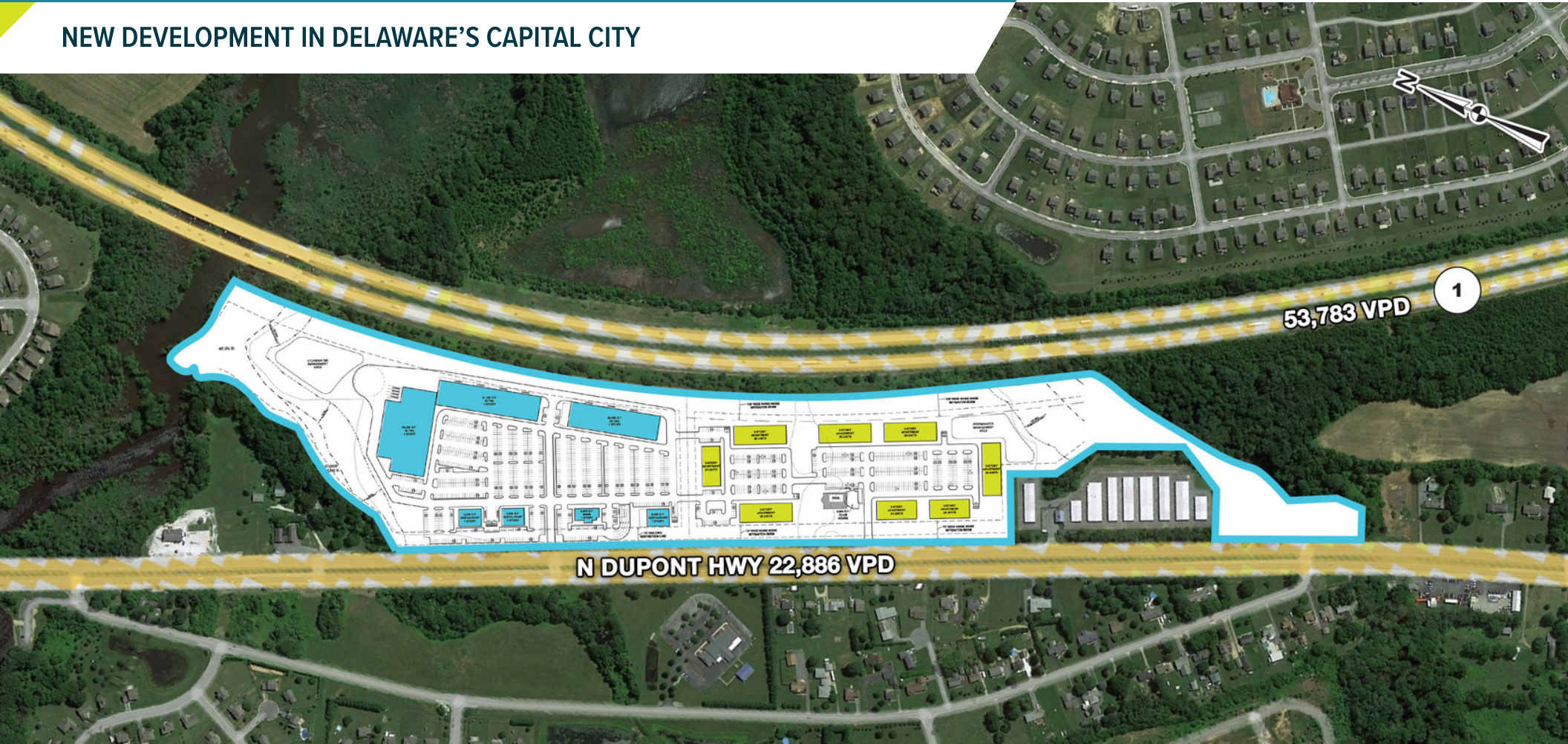
# DOVER, DE

±52 ACRES AVAILABLE

NEARBY RETAILERS



NEW DEVELOPMENT IN DELAWARE'S CAPITAL CITY



N DUPONT HWY 22,886 VPD

53,783 VPD

1

get in touch.

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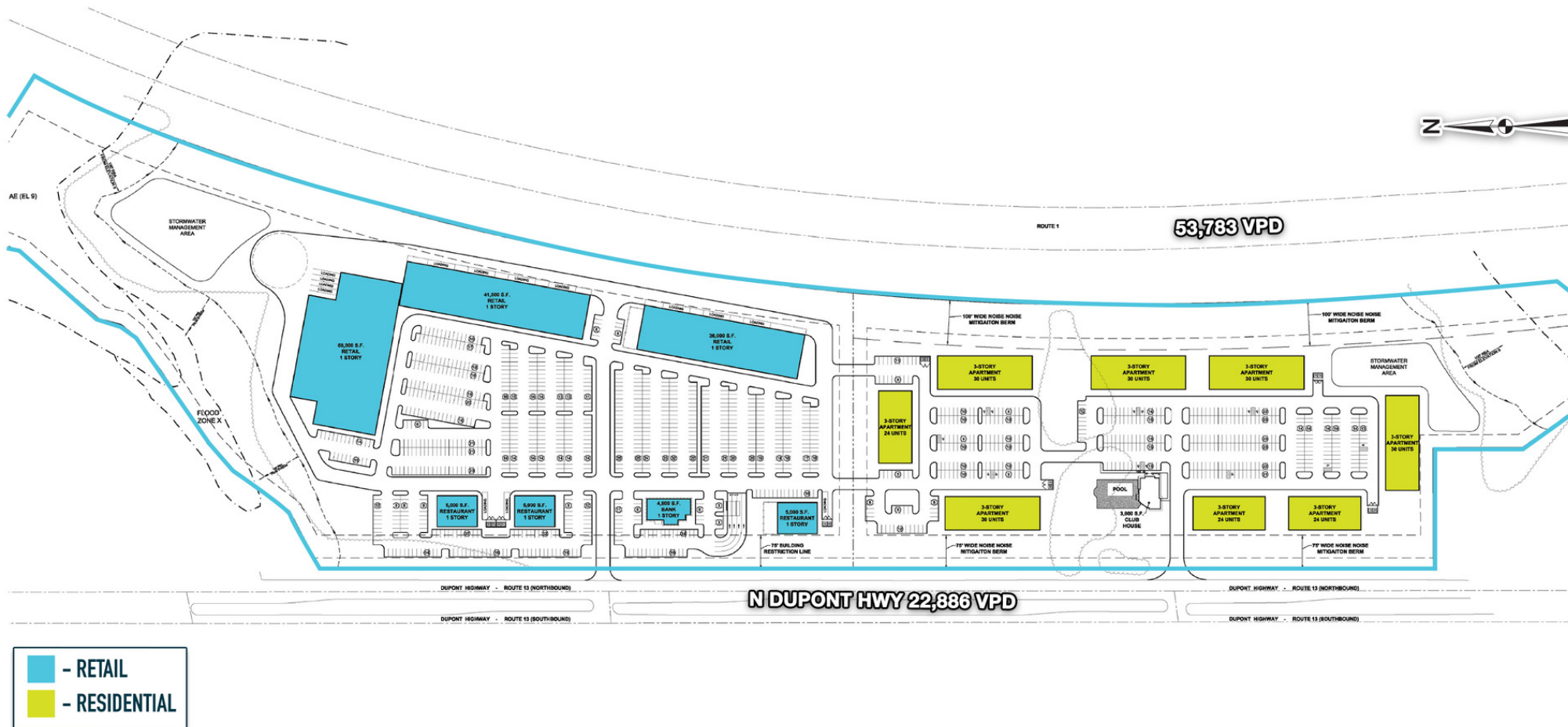
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# SEEKING BIG BOX, JUNIOR ANCHORS & PAD USERS



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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	Pinewood Acres	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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# VISIBILITY FROM ROUTE 7 & DUPONT HWY



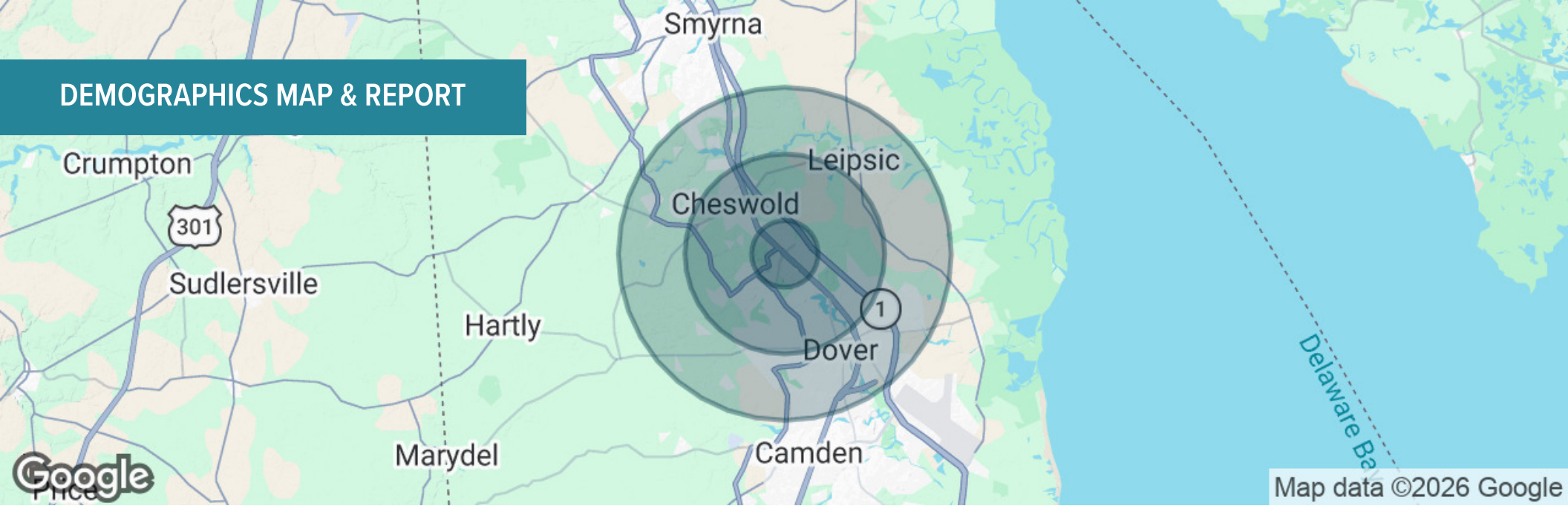
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,819	30,513	68,200
Average Age	38	41	40
Average Age (Male)	37	39	38
Average Age (Female)	39	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	915	11,382	25,960
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$77,054	\$77,486	\$79,497
Average House Value	\$274,916	\$286,588	\$302,494

Demographics data derived from AlphaMap

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