

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

Mixed-use development and leasing opportunities
in Delaware City's waterfront district.

Exclusively listed by NAI Emory Hill



FORT DUPONT

A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.

219

Acres on Campus

63

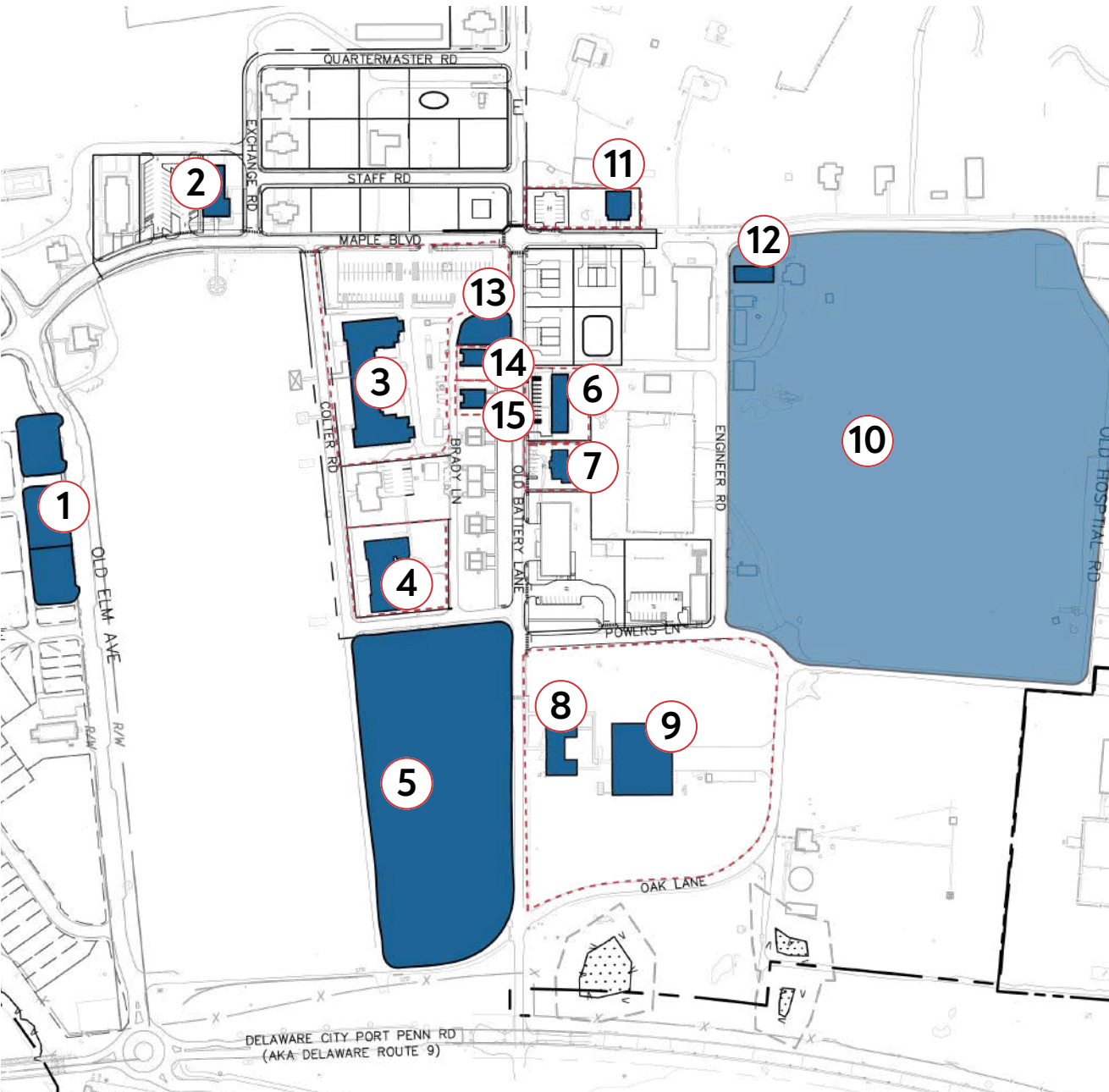
Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

FORT DUPONT | Current Availabilities



- 1 Residential Lots *Under Contract***
3 Lots - Ready to Build
- 2 The “Post Exchange” Building**
5,000 ± SF Commercial Building
- 3 The “Tilton” Building *Under Contract***
42,000 ± SF Commercial Building
- 4 The “Paynter” Building *Under Contract***
20,000 ± SF Commercial Building
- 5 Colter Road Parcel**
6 ± AC for residential redevelopment
- 6 The “Quartermaster Storehouse”**
4,506 ± SF Commercial Building
- 7 The “Bakery” Building**
2,462 ± SF Commercial Building
- 8 Office Building**
4,793 ± SF Office Building
- 9 Indoor Recreational Facility**
20,000 ± SF Warehouse
- 10 South Field Project**
RFEI for Middle Housing Redevelopment
- 11 The “Guard House”**
3,006 ± SF Commercial Building
- 12 The “Tool House”**
2,460 ± SF Commercial Building
- 13 Multifamily Lots**
0.23 & 0.24 AC for Residential Development
- 14 Multifamily Duplex (2-story)**
2,196 ± SF Residential Duplex for Redevelopment
- 15 Multifamily Duplex (1-story)**
2,361 ± SF Residential Duplex for Redevelopment

FORT DUPONT | Current Availabilities

[View Locations on Google Maps](#)



- 1 Residential Lots**
3 Lots - Ready to Build
Under Agreement
- 2 The "Post Exchange"**
5,000 ± SF Commercial
- 3 The "Tilton" Building**
42,000 ± SF Commercial
Under Contract
- 4 The "Paynter" Building**
20,000 ± SF Commercial
Under Contract
- 5 Colter Road Parcel**
6 ± AC Res. Development
- 6 The "Quartermaster Storehouse"**
4,506 ± SF Commercial/Multifamily
- 7 The "Bakery" Building**
2,462 ± SF Commercial
- 8 Office Building**
4,793 ± SF
- 9 Indoor Recreational**
20,000 ± SF Warehouse
- 10 South Field Project**
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2,460 ± SF Commercial
- 13 Multifamily Development**
0.23 & 0.24 ± AC
- 14 Multifamily Redevelopment**
2,196 ± SF Two-Story Duplex
- 15 Multifamily Redevelopment**
2,631 ± SF One-Story Duplex



FORT DUPONT | HISTORIC ZONING



Historic Preservation Tax Credit Program

The properties at Fort DuPont that are zoned 22-HPR (Historic Preservation and Redevelopment) may be eligible for tax preservation credits via the Delaware Historic Tax Credit Program. The Historic Preservation Tax Credit program assists in preserving and rehabilitating historic buildings that are listed in the National Register of Historic Places, certified as contributing to a National Register-listed historic district, or certified as locally-designated historic properties.

The credit provides up to 30% for owner-occupied residential properties and 20% for income-producing properties.



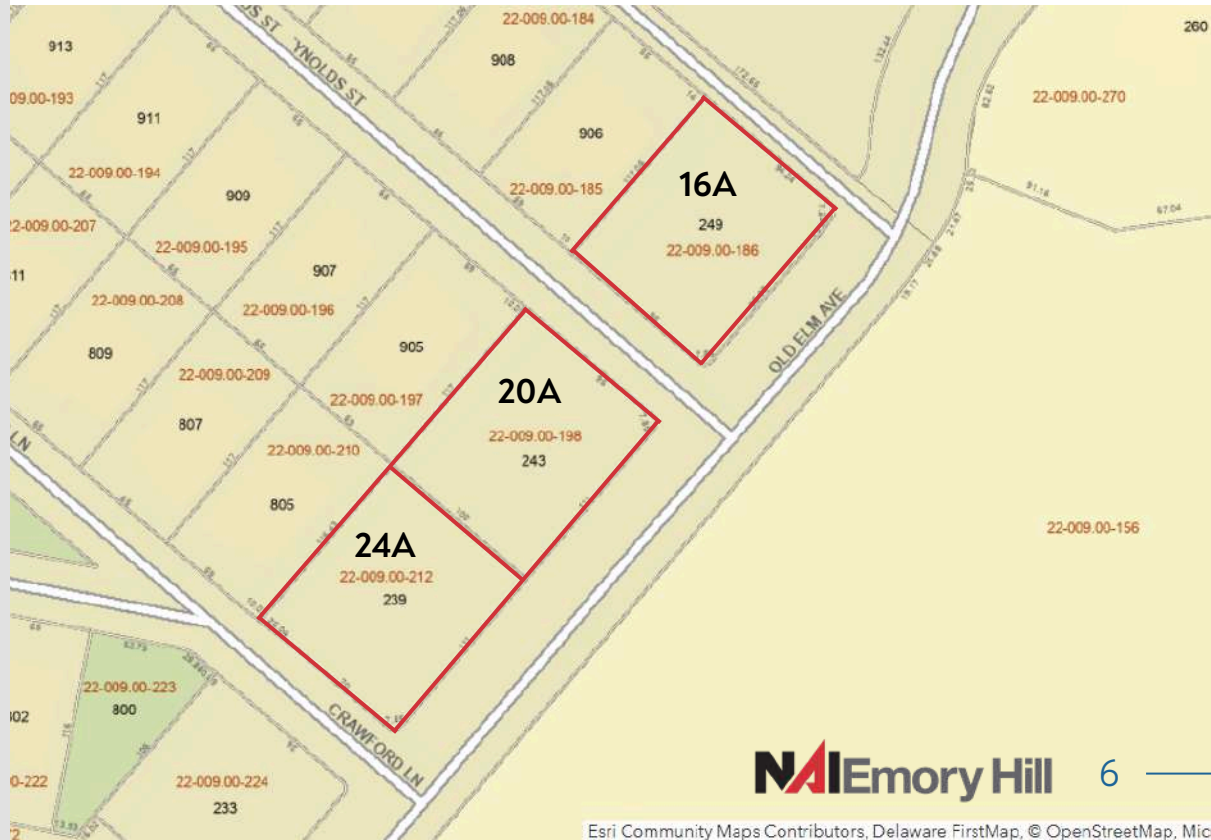
1 | Residential Lots

QUICK FACTS

- Three residential lots on Old Elm Avenue in the Canal District
- Lots 16A, 20A, 24A
- Pad ready with utilities
- All subdivided
- Not located in a flood plane
- Ready to build
- Construction to start within 24 months of land sale
- Must comply with existing architectural guidelines
- Access to a 150-slip marina and trail system

SALE PRICE

\$125,000 / Lot ***Under Agreement***



2 | The Post Exchange

1617 MAPLE BOULEVARD, DELAWARE CITY, DE

QUICK FACTS

- 5,000 ± SF
- Light Industrial
- High ceilings
- Can accommodate a variety of uses

SALE PRICE

\$375,000

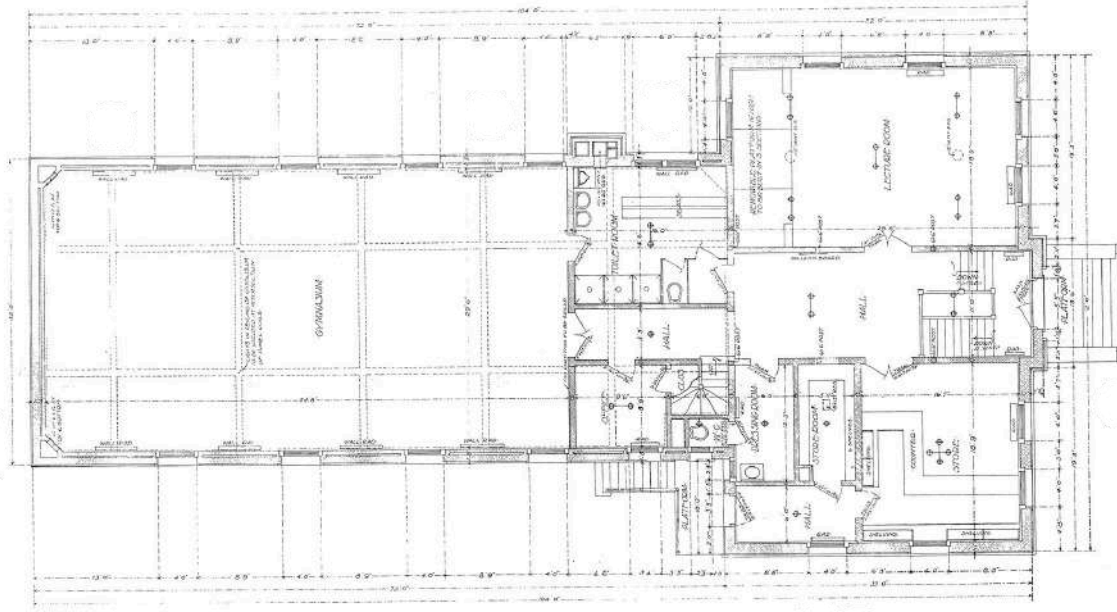
HISTORY

The Post Exchange (PX) at Fort DuPont served as a central hub for both daily needs and recreation. In addition to providing convenience goods and essential shops, the building featured a dance hall, lecture hall, billiard room, soda fountain, and even two bowling alleys in the basement, making it an important social gathering place for soldiers stationed at the fort.

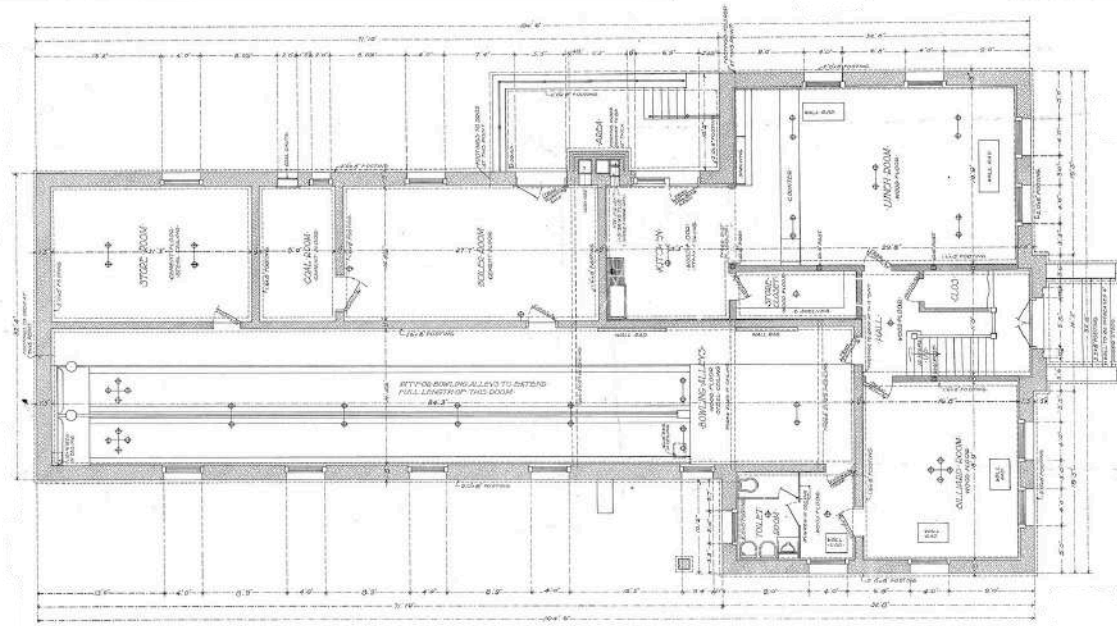


2 | The Post Exchange

1st Floor



Basement



3 | The *Tilton* Building

OLD ELM AVE, DELAWARE CITY, DE

QUICK FACTS

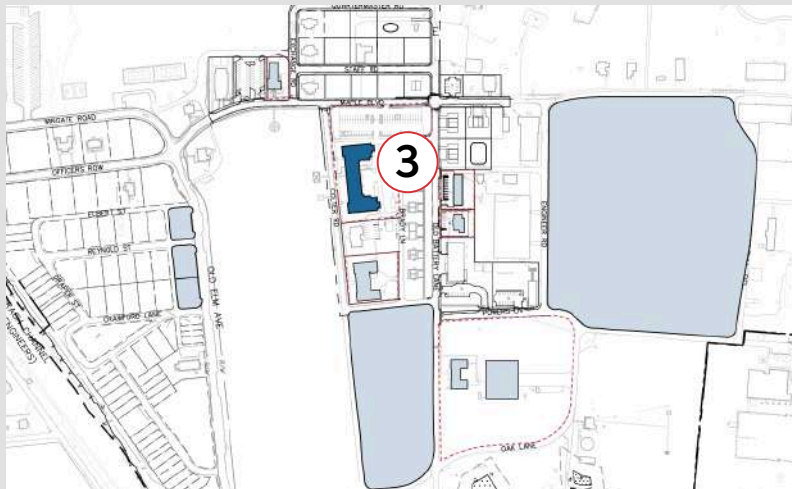
- Two-story building, best for full-service, mixed-use redevelopment for residential, medical/dental, counseling, retail or institutional.
- 42,000 ± SF

SALE PRICE

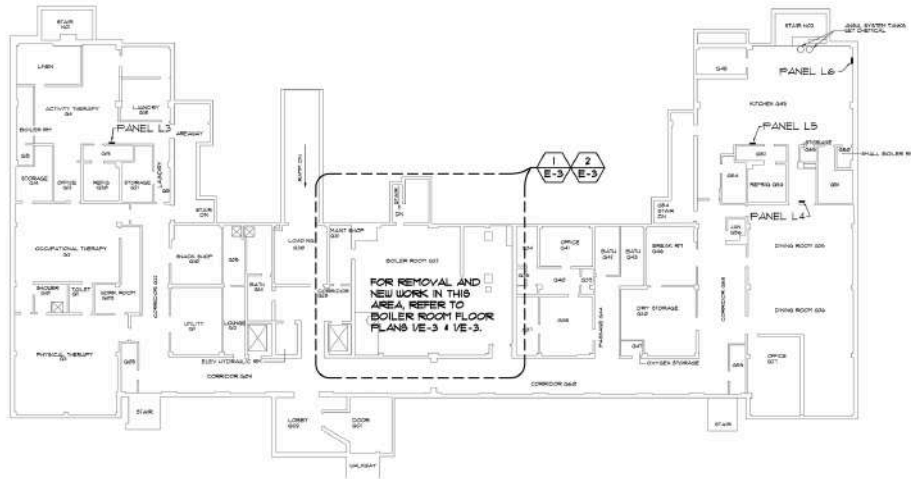
\$3,150,000 ***Under Contract***

HISTORY

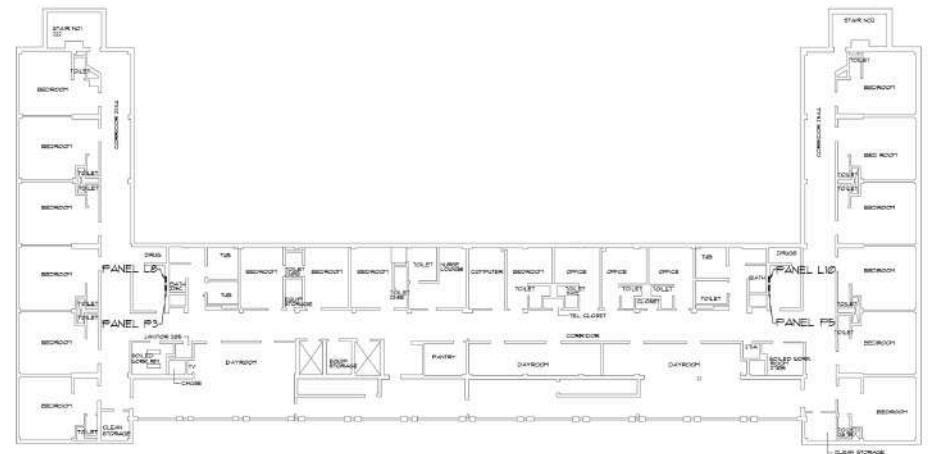
Originally constructed in 1909 and reconstructed in 1936 following a fire, this building served as the barracks for the 1st Regiment of the U.S. Army Corps of Engineers stationed at Fort DuPont. The building housed up to 628 enlisted men and supported the regiment's engineering operations at the fort.



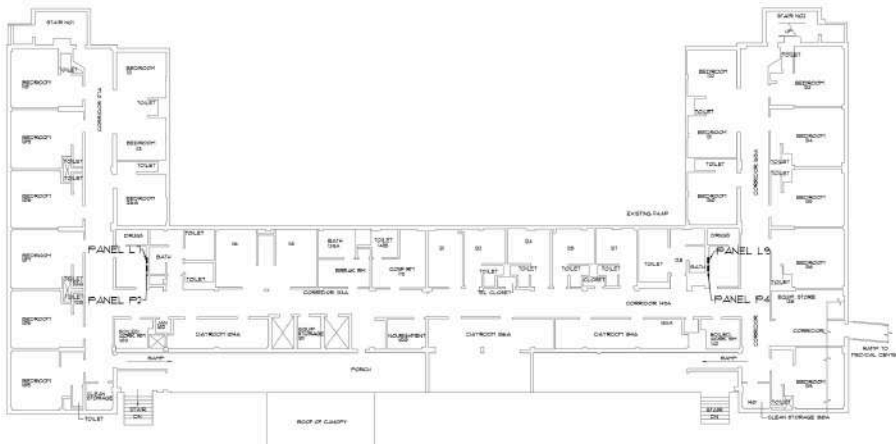
3 | The Tilton Building



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"

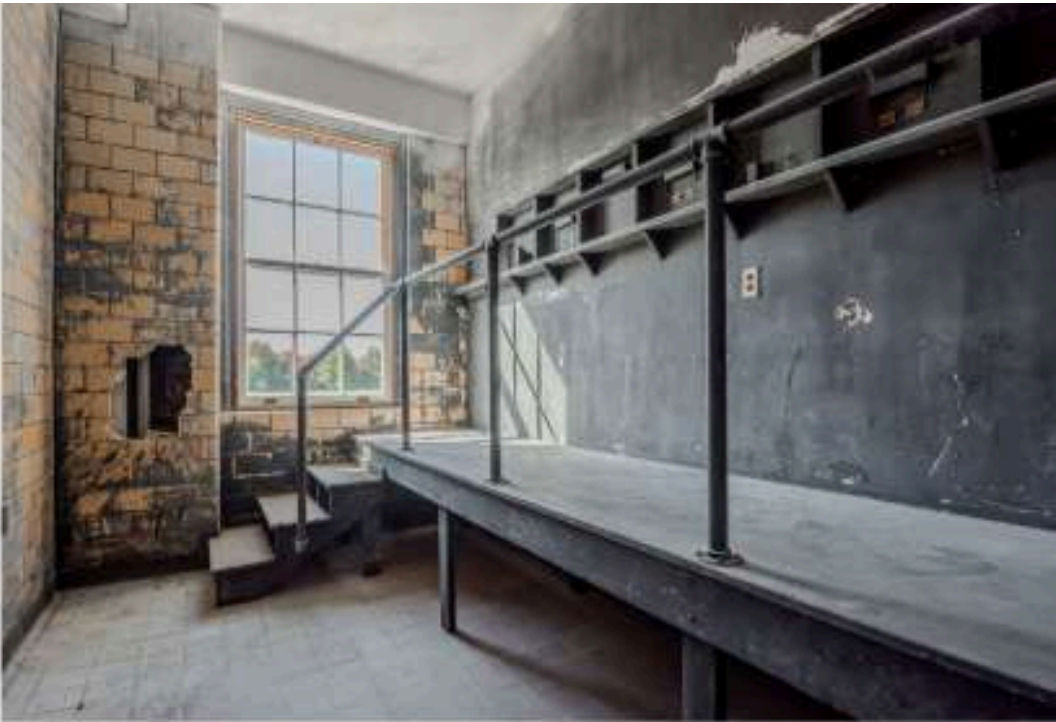


3 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"



2 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

4 | The Paynter Building



5 | Colter Road Parcel

1024 COLTER ROAD, DELAWARE CITY, DE

QUICK FACTS

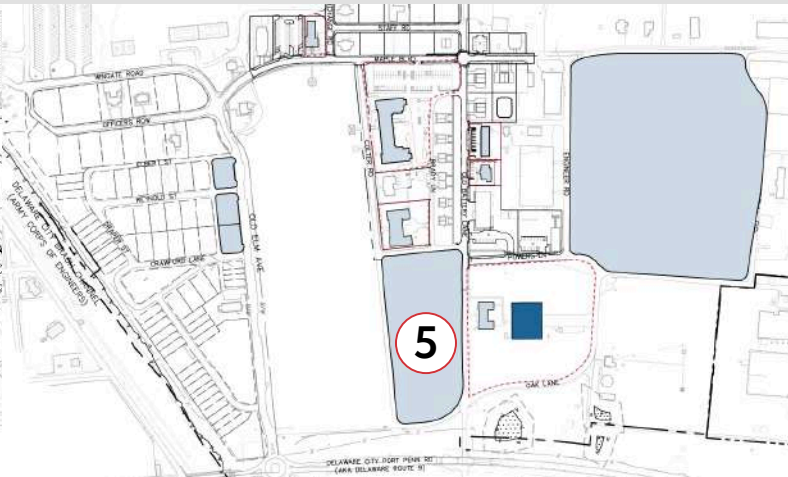
- 6 ± AC
- Multifamily residential development opportunity

SALE PRICE

Call for Pricing

HISTORY

Situated beside Fort DuPont's historic parade ground, this area may have been used for similar activities. The parade field itself was a focal point of the fort, hosting military drills and assemblies as well as football games, baseball games, and horseback riding demonstrations.



6 | The Quartermaster Storehouse

2454 OLD BATTERY LN, DELAWARE CITY, DE

QUICK FACTS

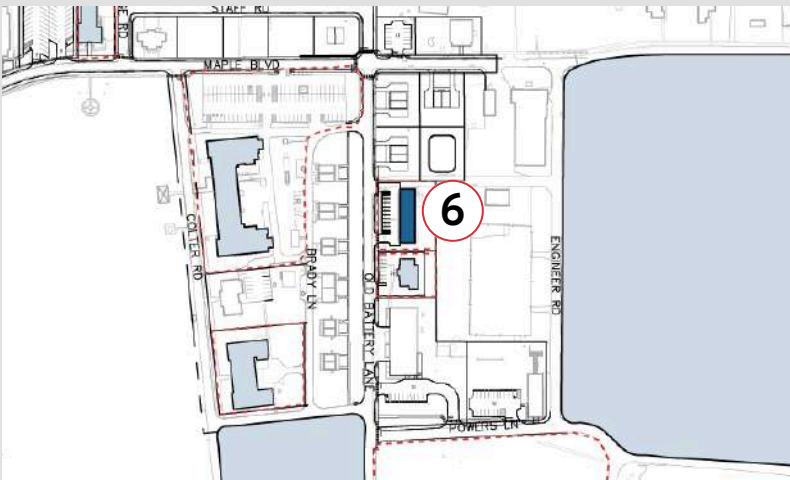
- 4,506 ± SF
- Two-story brick
- Shell condition
- Prime for residential redevelopment

SALE PRICE

\$450,000

HISTORY

The Quartermaster Storehouse stored non-tactical supplies such as clothing, tools, bedding, and building materials under the supervision of the Quartermaster Corps. The building also served as the fort's commissary, where soldiers could purchase groceries and other daily necessities.



7 | The Bakery

2446 OLD BATTERY LN, DELAWARE CITY, DE

QUICK FACTS

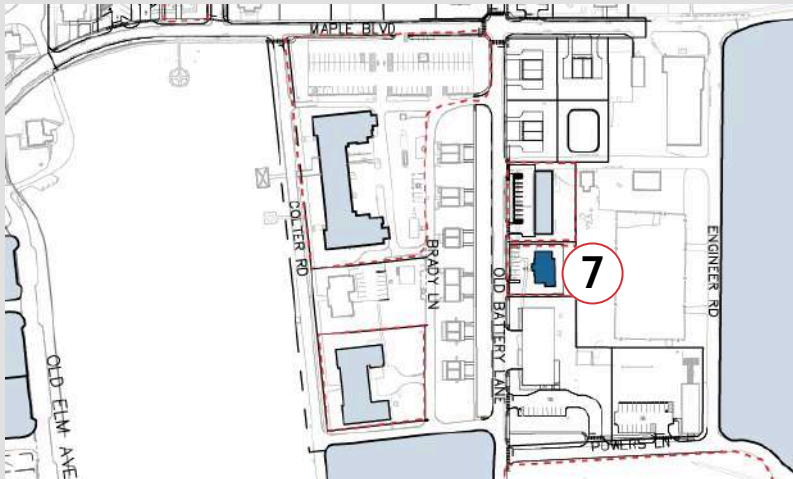
- 2,462 ± SF
- Shell building
- Commercial use
- Ready for redevelopment

SALE PRICE

\$200,000

HISTORY

The bakery produced bread for the garrisoned troops, and ensured supplies inspected by the Quartermaster. During the Great Depression, the bakery sold day-old loaves of bread for 2 cents.



8 | Office Building

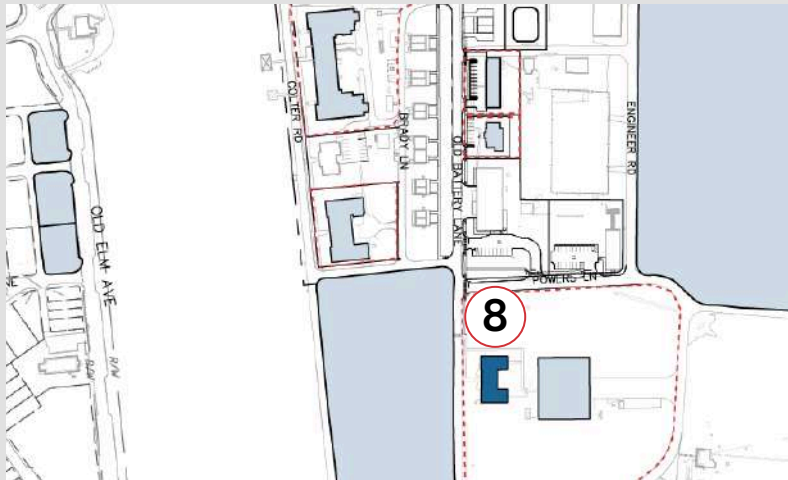
2420 OLD BATTERY LN, DELAWARE CITY, DE

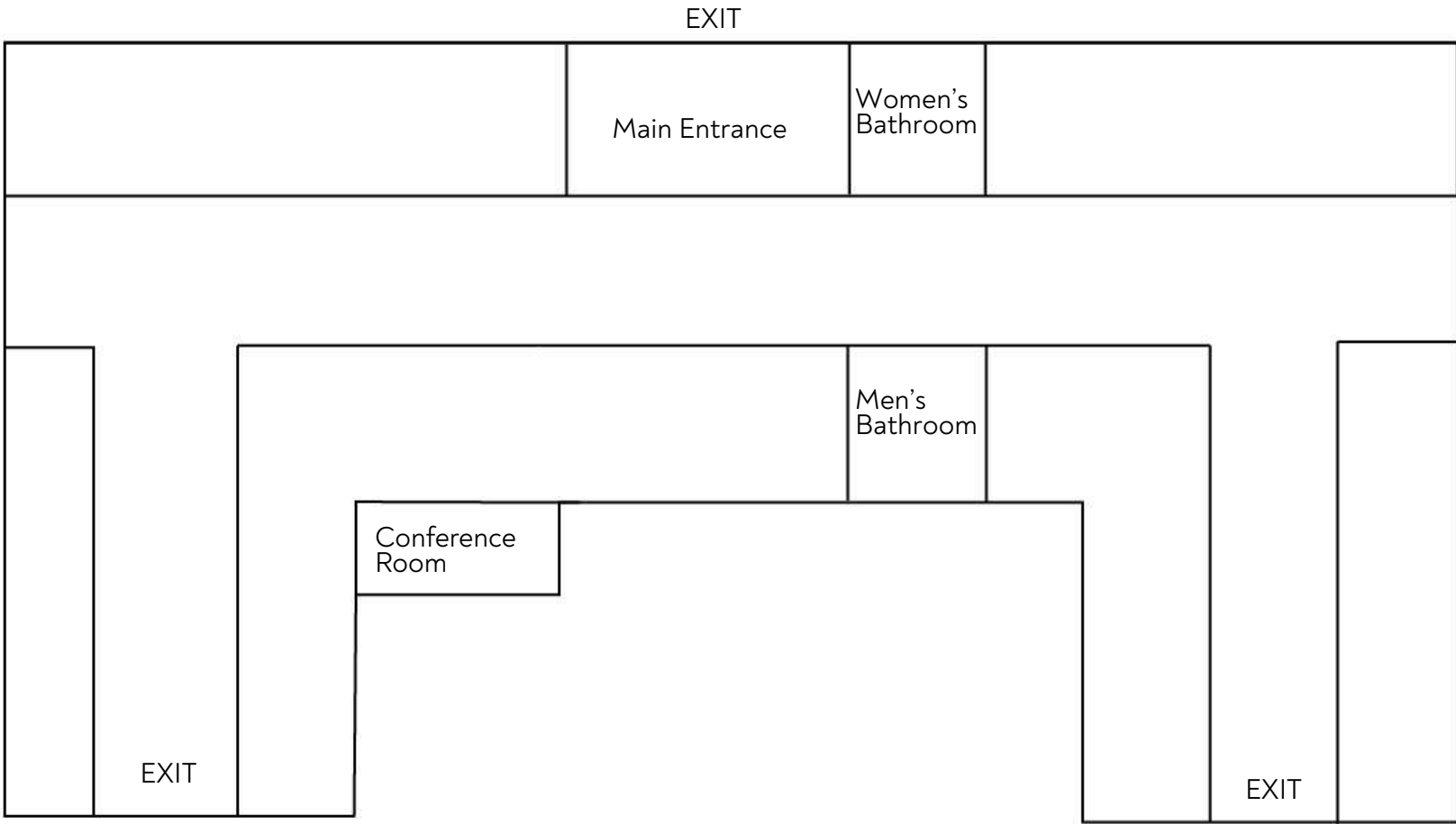
QUICK FACTS

- 4,793 ± SF office
- Former Federal Food Commodities Program Administration Building
- Nanticoke manufacture structure
- Built ~1980

LEASE RATE

\$12/SF NNN





9 | Warehouse

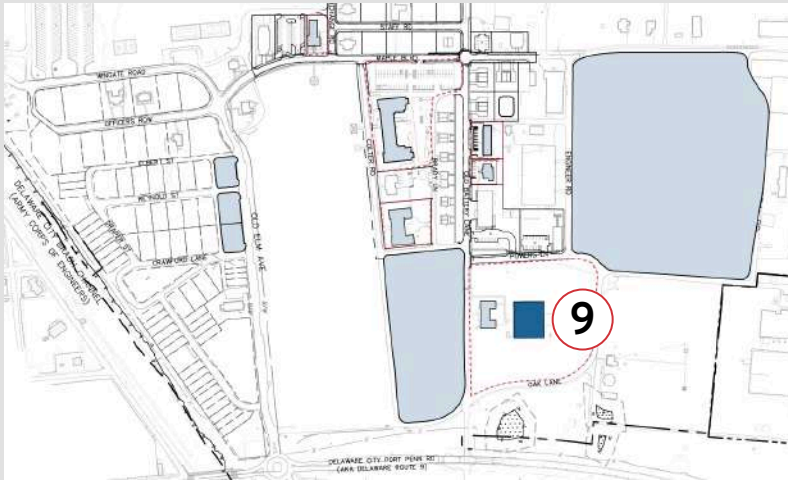
461 OAK LANE, DELAWARE CITY, DE

QUICK FACTS

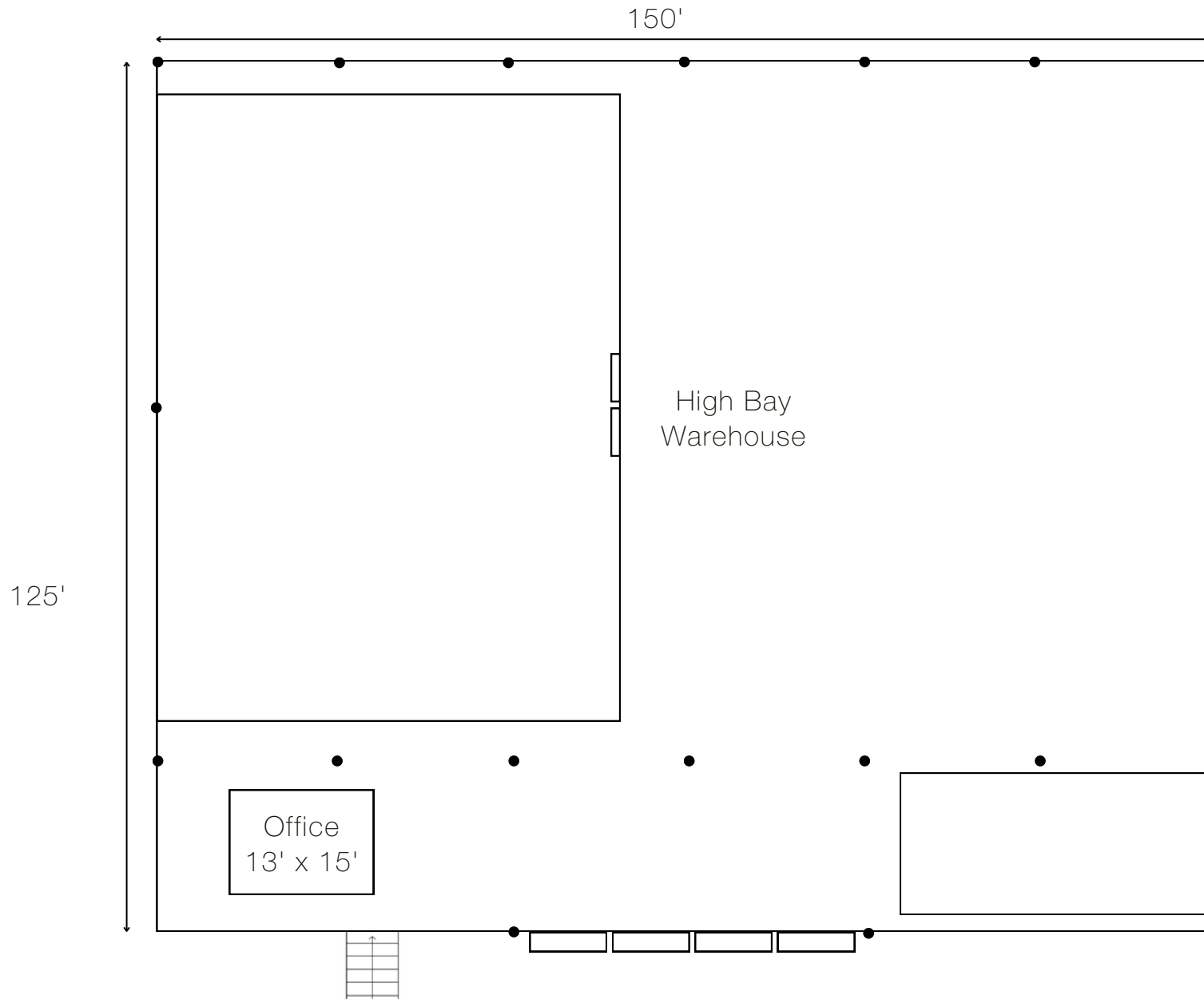
- 20,000 ± SF
- Ideal for indoor recreational use/fitness or warehouse distribution.
- 4 docks
- 3-phase power

LEASE RATE

\$12/SF NNN



9 | Warehouse



10 | South Field Opportunity

OPPORTUNITY SUMMARY

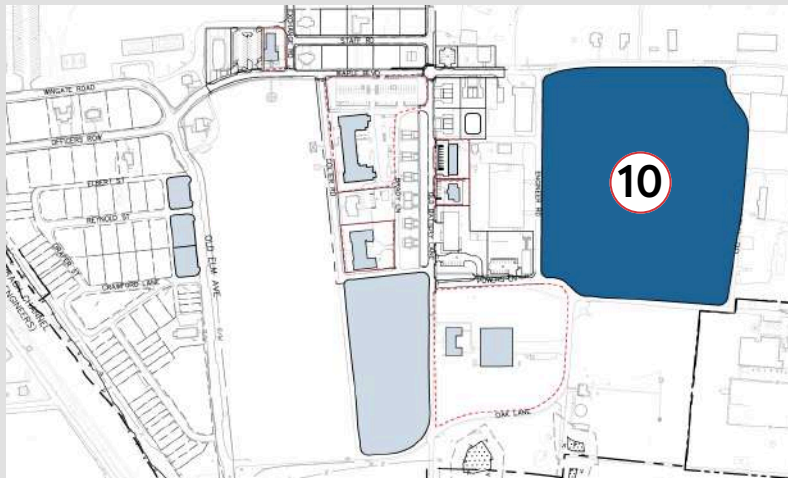
Fort DuPont is seeking a development partner for South Field, a planned mixed-use neighborhood featuring “missing middle” housing such as townhomes, duplexes, and small-scale multifamily.

The vision emphasizes walkability, adaptive reuse of historic buildings, and a thoughtfully phased implementation, with a target of delivering a vibrant, mixed-income community, with phased implementation planned through 2031.



[View the Request for the Expression of Interest for Redevelopment](#)

*Issued by the Fort DuPont
Redevelopment and Preservation
Corporation*



11 | The Guard House

1653 MAPLE BLVD, DELAWARE CITY, DE

QUICK FACTS

- 3,006 ± SF
- 0.32 ± AC total
- Ready for redevelopment
- Includes small parcel of land adjacent to building

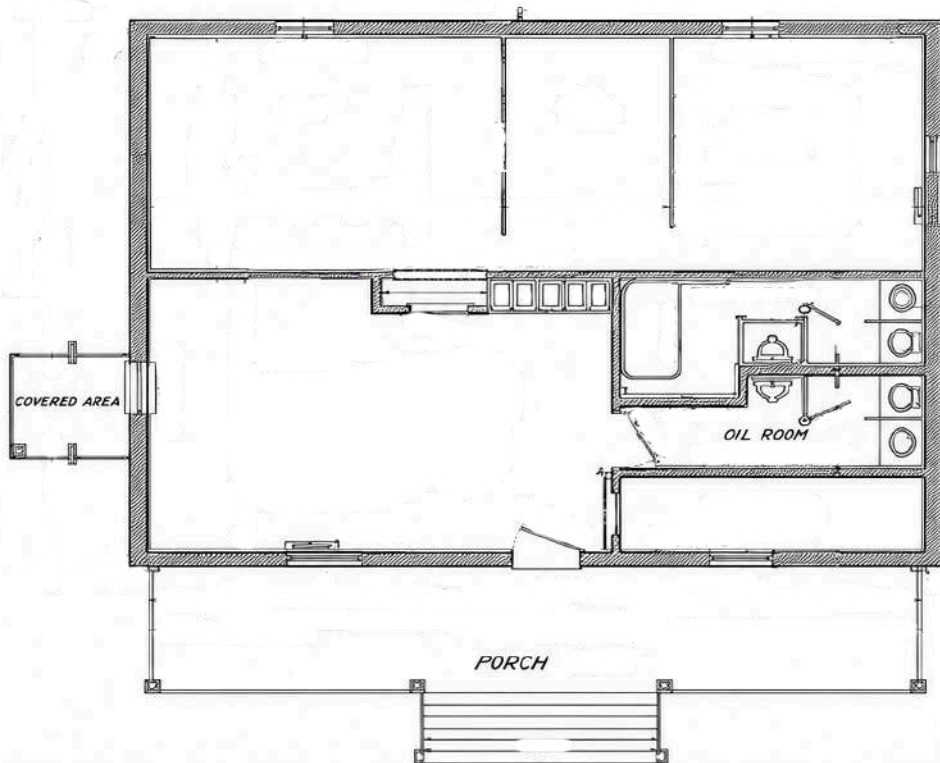
SALE PRICE

\$110,000

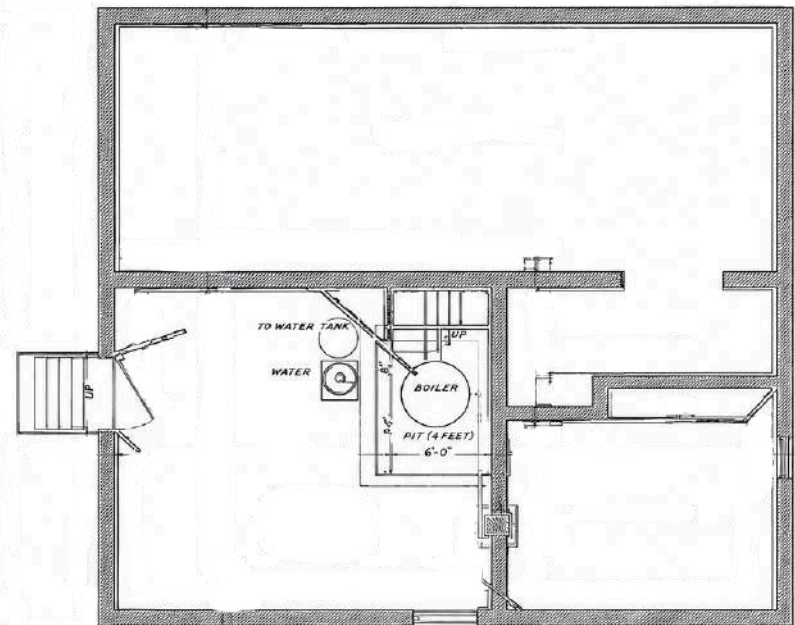
HISTORY

Constructed in 1901, the Guard House at Fort DuPont served as an essential support building within the military campus. The structure is notable for its distinctive architectural character, historic integrity, and unique interior construction, including original tin lined walls and ceilings. Originally designed for guard operations and military detention, the building remains one of the more architecturally unique surviving structures at Fort DuPont and offers a rare connection to the site's military history.





Floor Plan



Cellar & Foundation Plan

For illustrative purposes only. Images not to scale.

12 | The Tool House

525 ENGINEER RD, DELAWARE CITY, DE 19706

QUICK FACTS

- 2,460 ± SF
- Commercial use
- Available July 2026
- Well-suited for workshop, maker space, artisan studio, or other production-oriented use

SALE PRICE

\$200,000

HISTORY

The Tool House was built in 1916 to store the tools and equipment necessary for upkeep and defenses. It functioned as an essential operations hub, ensuring maintenance and repair work could be carried out efficiently and allow the fort to remain functional and adaptable over time.

Today, the Tool House stands as a physical reminder of the fort's working history and the practical infrastructure that supported its long-term operation and preservation.



13 | Multifamily Lots for Development

2453-2455 OLD BATTERY LANE &
2457-2459 OLD BATTERY LANE

LOT INFORMATION

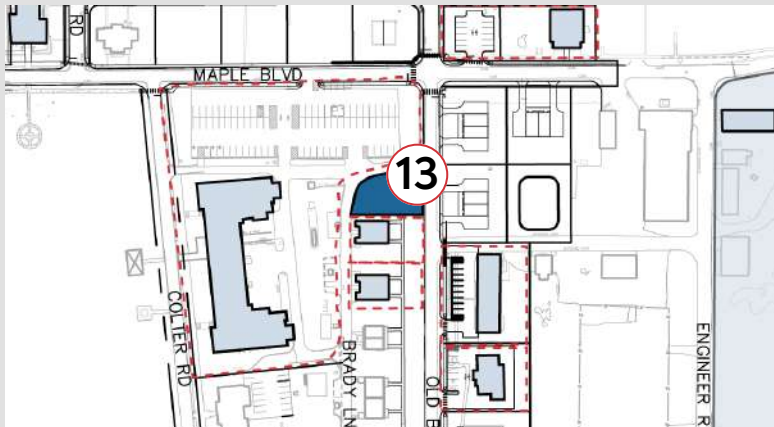
- Lot A: 0.23 ± AC
- Lot B: 0.24 ± AC
- Ready for development
- Located within a flood zone - future development should account for floodplain, stormwater, and elevation requirements.

SALE PRICE

\$209,000 Per Lot

DESCRIPTION

Located at the corner of Old Battery Lane and Service Road in historic Delaware City, these two multifamily development lots offer a rare opportunity for new residential construction in a unique historic setting. Both lots are zoned 22 HPR (Historic Preservation and Redevelopment), providing strong potential for duplex, townhouse, or multifamily development compatible with the surrounding character of the area.



14 | Multifamily Duplex (2-Story)

2445-2447 OLD BATTERY LN, DELAWARE CITY, DE

LOT INFORMATION

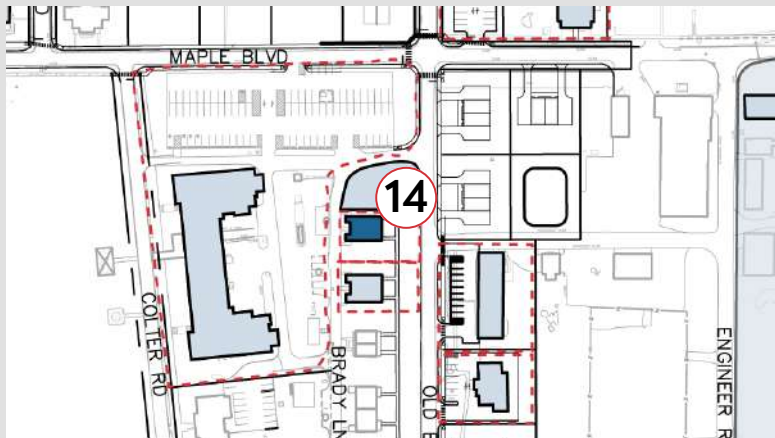
- 2,196 ± SF
- Two-unit complex
- Parcel #220900266
- 0.22 AC lot

SALE PRICE

\$115,000

DESCRIPTION

Situated on a 0.22-acre parcel, this 2,196 SF two-story property offers strong potential for residential investment, renovation, or owner-occupant use. The existing layout includes two units with multiple bedrooms and full bathrooms, providing flexibility for multifamily living, rental income potential, or a custom residential conversion.



15 | Multifamily Duplex (1-Story)

2445-2447 OLD BATTERY LN, DELAWARE CITY, DE

LOT INFORMATION

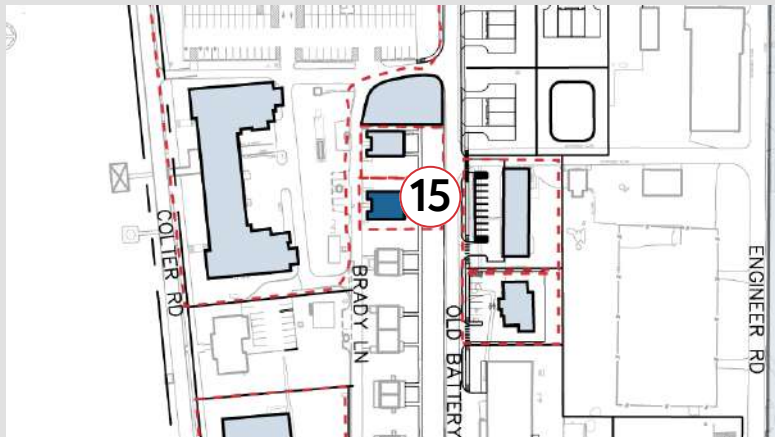
- 2,631 ± SF
- Two-unit complex
- Parcel #220900265
- 0.30 AC lot

SALE PRICE

\$135,000

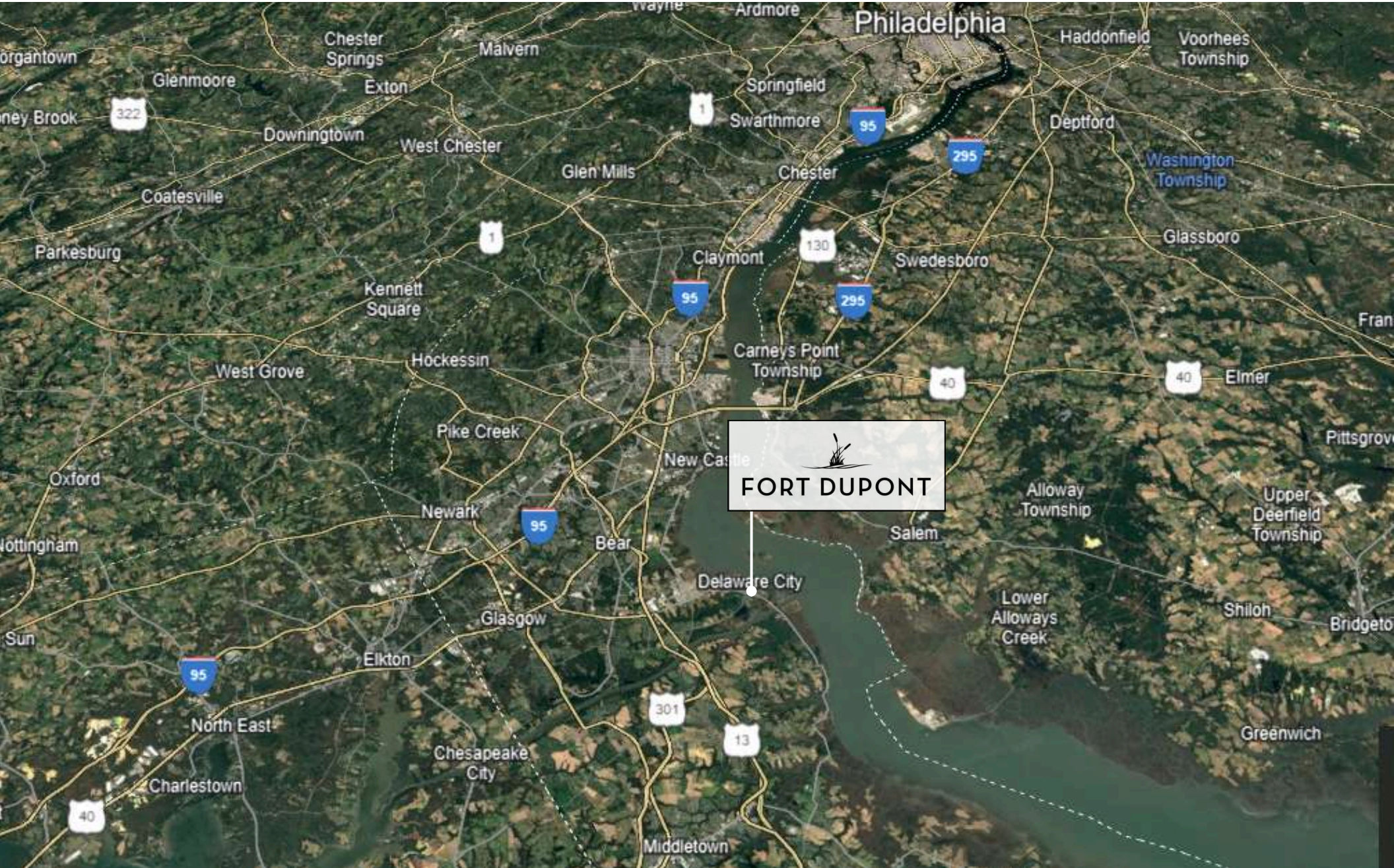
DESCRIPTION

Unique duplex redevelopment opportunity in a distinctive waterfront community setting. Situated on a 0.30-acre parcel, this 2,631 SF one-story property offers strong potential for residential investment, renovation, or owner-occupant use. The existing layout includes two units with multiple bedrooms and full bathrooms, providing flexibility for multifamily living, rental income potential, or a custom residential conversion.



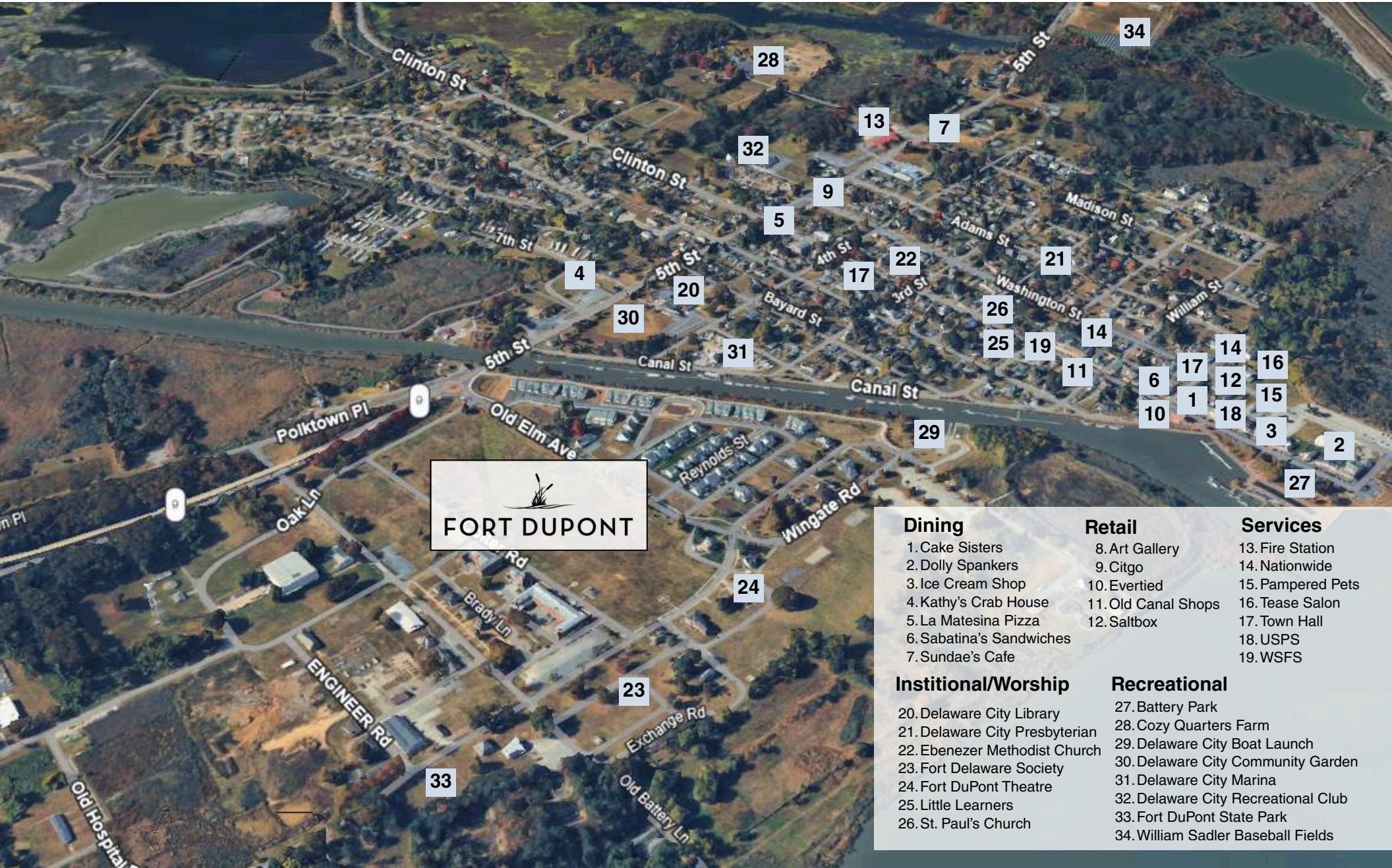


FORT DUPONT | Location Map





FORT DUPONT | Local Map




FORT DUPONT

Dining

- 1. Cake Sisters
- 2. Dolly Spankers
- 3. Ice Cream Shop
- 4. Kathy's Crab House
- 5. La Matesina Pizza
- 6. Sabatina's Sandwiches
- 7. Sundae's Cafe

Retail

- 8. Art Gallery
- 9. Citgo
- 10. Evertied
- 11. Old Canal Shops
- 12. Saltbox

Services

- 13. Fire Station
- 14. Nationwide
- 15. Pampered Pets
- 16. Tease Salon
- 17. Town Hall
- 18. USPS
- 19. WSFS

Institutional/Worship

- 20. Delaware City Library
- 21. Delaware City Presbyterian
- 22. Ebenezer Methodist Church
- 23. Fort Delaware Society
- 24. Fort DuPont Theatre
- 25. Little Learners
- 26. St. Paul's Church

Recreational

- 27. Battery Park
- 28. Cozy Quarters Farm
- 29. Delaware City Boat Launch
- 30. Delaware City Community Garden
- 31. Delaware City Marina
- 32. Delaware City Recreational Club
- 33. Fort DuPont State Park
- 34. William Sadler Baseball Fields



FORT DUPONT

Contact Information

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