



PROPERTY DESCRIPTION

Prime commercial property available For Sale in Townsend! Situated directly on the highly desirable Rt. 13 corridor, this 1.96-acre property features a +/-1,628-sf building complete with a showroom, sales office, breakroom, and one (1) bathroom in addition to a 450-sf standalone shop building. The Property features the highest commercial zoning in New Castle County (CR) and two (2) access points which offers significant value for a variety of commercial users. Excellent opportunity for users seeking premium visibility, access, and frontage. Don't miss your chance to be located directly on the highly traveled Rt. 13 corridor!

PROPERTY DETAILS

- **Asking Price:** \$750,000.00
- **Acreage:** 1.96 Acres
- **Building sf:** +/- 1,628 sf total
- **Zoning:** CR (Highest commercial zoning in New Castle County)
- **Traffic Counts:** +/- 21,000 vpd
- **Frontage:** 327' on Rt. 13
- **New roof installed in 2020**

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 619 | 6,436 | 18,073 |
| Total Households | 196 | 2,117 | 5,596 |
| Average HH Income | \$124,163 | \$115,210 | \$119,837 |
| Median Age | 40.7 | 42.8 | 40.5 |



For More Information, Contact:

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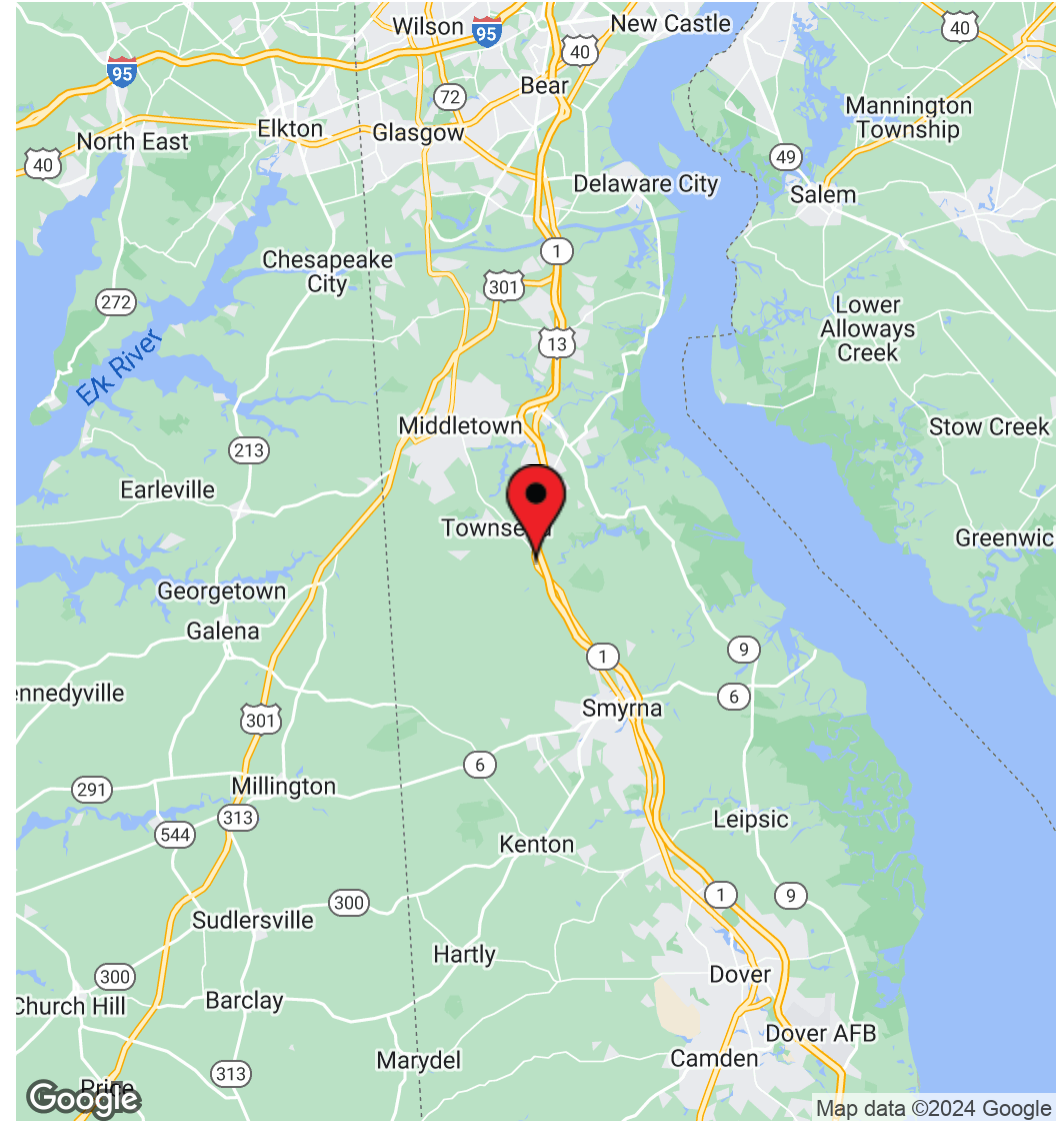
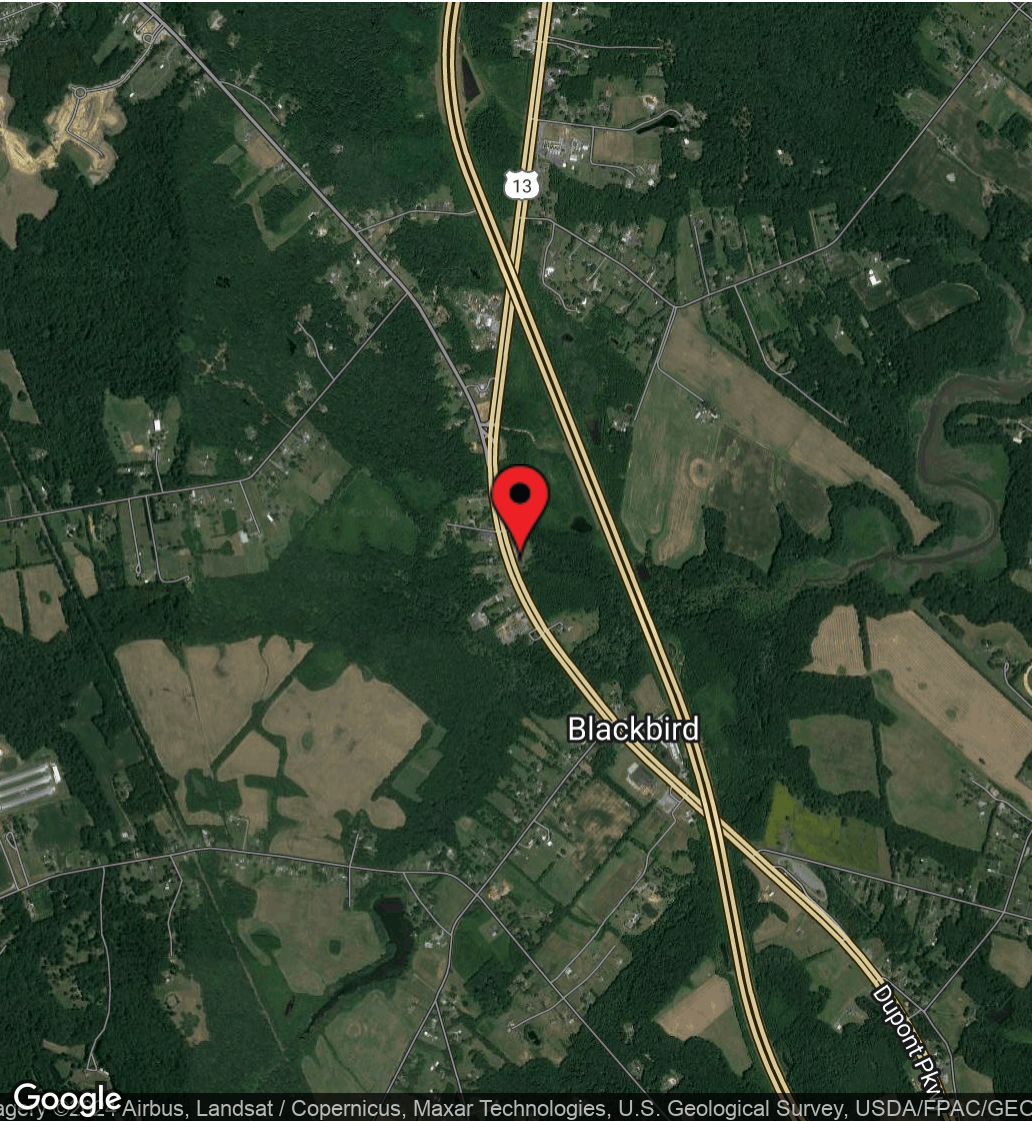
PARKING PLAN

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