



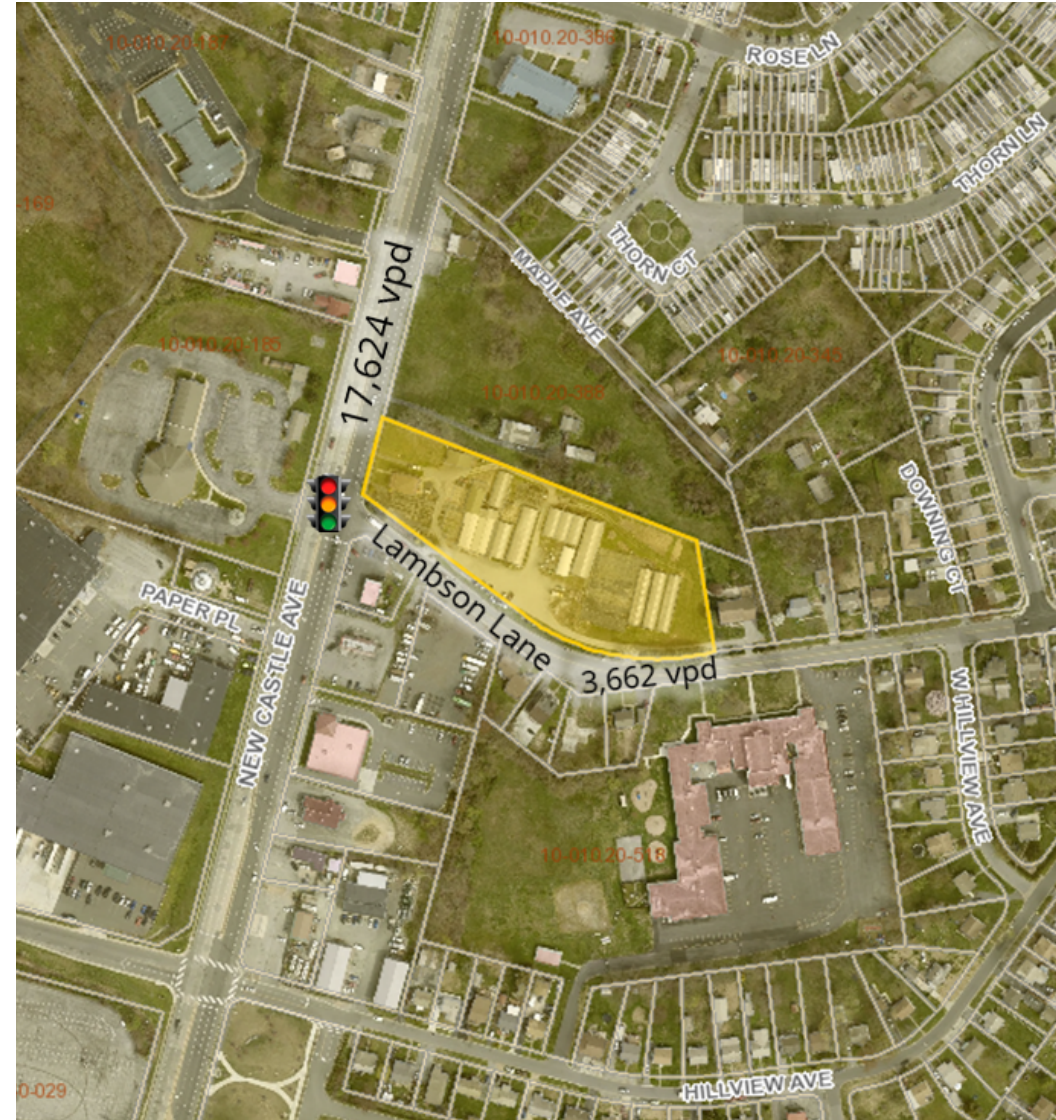
PROPERTY DESCRIPTION

Former Rosehill Plantery For Sale! Prime opportunity to purchase a 3.00 acre +/- CR zoned property at the signalized intersection of Route 9 and Lambson Lane in New Castle, DE. Strategically located, the Property is situated in close proximity to the Port of Wilmington, 0.5 miles from the Rt.9/I-295 interchange, and within 1 mile of Rt. 13. Excellent opportunity for users or developers seeking premium visibility and frontage on a highly traveled corridor.

PROPERTY DETAILS

- **Lot Size:** 3.00 acres +/-
- **Asking Price:** Please contact Listing Agent
- **Zoning:** CR (highest commercial zoning in New Castle County)
- **Frontage:** 157' on Route 9
- **Tax Parcel #:** 10-010.20-389
- **Traffic Counts:** 21,286 vpd total
- Ability to construct up to 50,000 SF of warehousing in CR Zoning

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,806	64,667	179,760
Total Households	2,423	23,569	71,270
Total Persons per HH	2.8	2.7	2.5
Median Age	36.2	34.8	36.8



For More Information, Contact:

Davis Mitchell
dmitchell@dsmre.com
302.283.1800 Office
302.530.2512 Cell

Alicia Fox
alicia@dsmre.com
302.283.1800 Office
302.419.5477 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



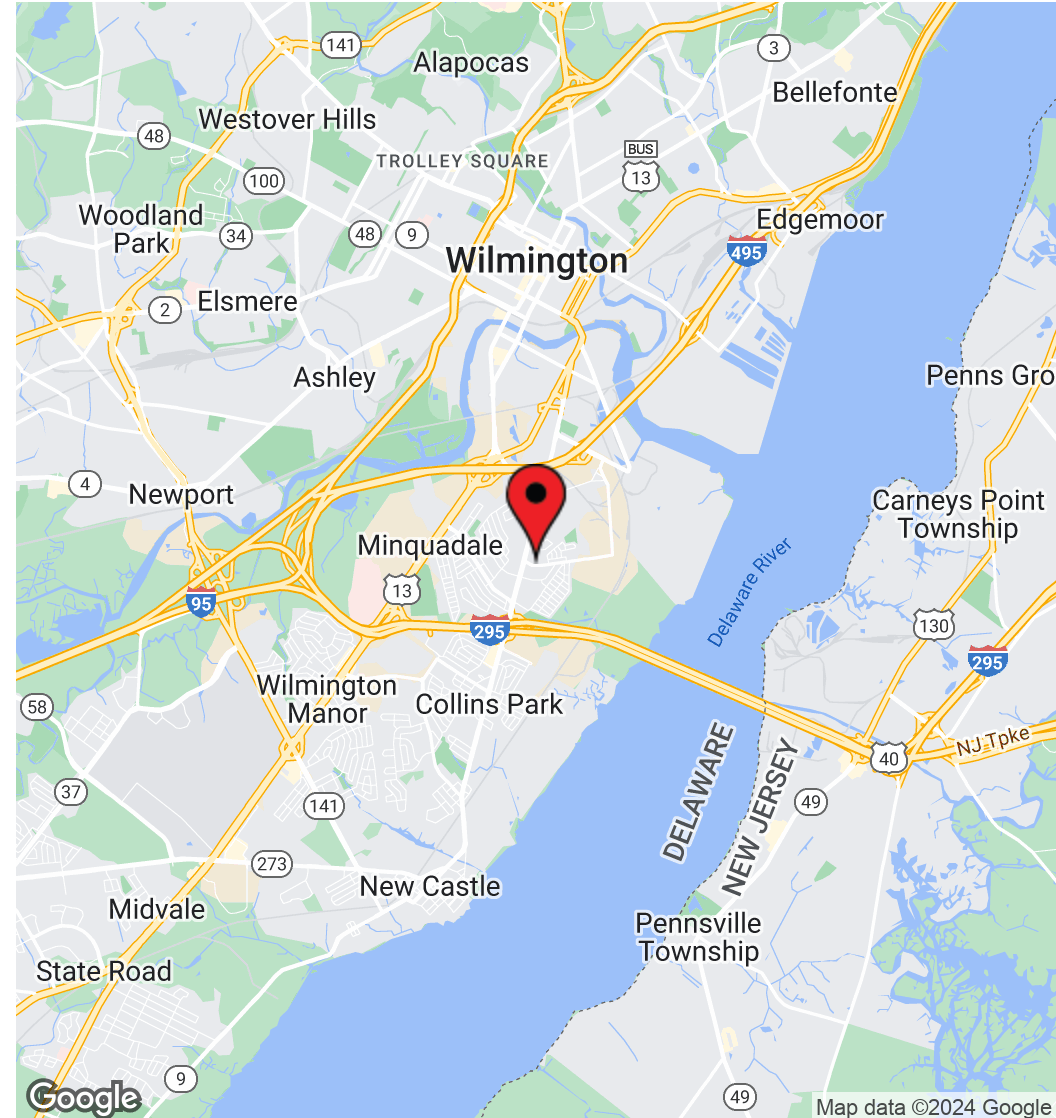
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