

1.40 ac for Ground Lease

383 N Dupont Hwy
Dover DE 19901



HIGHLIGHTS:

- » Prime 1.40± acre site on North Dupont Highway
- » Lease Price: \$120,000 per year
- » Strong demographics with 71K+ residents in 5 miles
- » Excellent access near Mission BBQ at Centre Dr and Oak Ln
- » High visibility and traffic count over 36,000+/-
- » Zoned C4 Highway Commercial with flexible use potential

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	9,402	43,669	71,065
2025 Average HH Income	\$75,727	\$80,661	\$89,498

Exclusively Marketed by:

Charles Rodriguez

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Broker

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