

# PAD SITES FOR LEASE

R&R Commercial Realty, Inc.

S. Red Haven Ln  
Dover, DE 19901





## OFFERING SUMMARY

ADDRESS	S. Red Haven Ln Dover DE 19901
COUNTY	Kent
PRICE	\$90,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,285	26,395	60,739
2025 Median HH Income	\$57,457	\$84,271	\$83,169
2025 Average HH Income	\$71,306	\$105,040	\$104,267

## PROPERTY FEATURES

- ❖ Pad Sites: #1 & #2 are both 0.95+/- acres with over 200 ft of frontage
- ❖ Ground Lease: \$90,000 per year
- ❖ Lot #2 is also available for a Build-to-Suit option for a 6,266 sf building
- ❖ Zoned BG (General Business) under Kent County allows for a variety uses from retail, office and medical.
- ❖ Located in front of Longacre Village a 55+ Community with 300 homes
- ❖ Adjacent to Piazza Mia Italian Bar & Grill
- ❖ Situated along S. Dupont Hwy (US-13) which sees over 32,000+/- VPD



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Lot #2



Aerial of Both Lots



Lot #1