

FOR SALE

Vepco Park

Vepco Park

CAMDEN WYOMING, DE 19934

\$5.20M

PRICE

Cynthia Bates

Associate Broker

3022222250 (Mobile)

rrmanagement46@gmail.com

R and R Commercial Realty

46 S. State Street

Dover, DE 19901

3026743400

randrcommercialrealty.com

Executive Summary

Vepco Park · CAMDEN WYOMING, DE 19934

 PRICE

\$5,200,000

- This is a prime investment opportunity or redevelopment of an established Business Park with the option to expand. This park features two entrances one off of South St and one off of Route 10 in Camden Wyoming, De 19934. The opportunity consists of raw land and few tenant occupied parcels. There is a total of 18.51 +/- acres within the Vepco park offered in this sale. There are 5 total tenants situated on some of the parcels. This unique opportunity offers an investor multiple options. The site is situated right in the heart of one of the fastest growing areas in Delaware for Commercial and Residential. Camden continues to grow due to its convenient location being situated so close to Route 1 and Route 13.

PROPERTY DATA

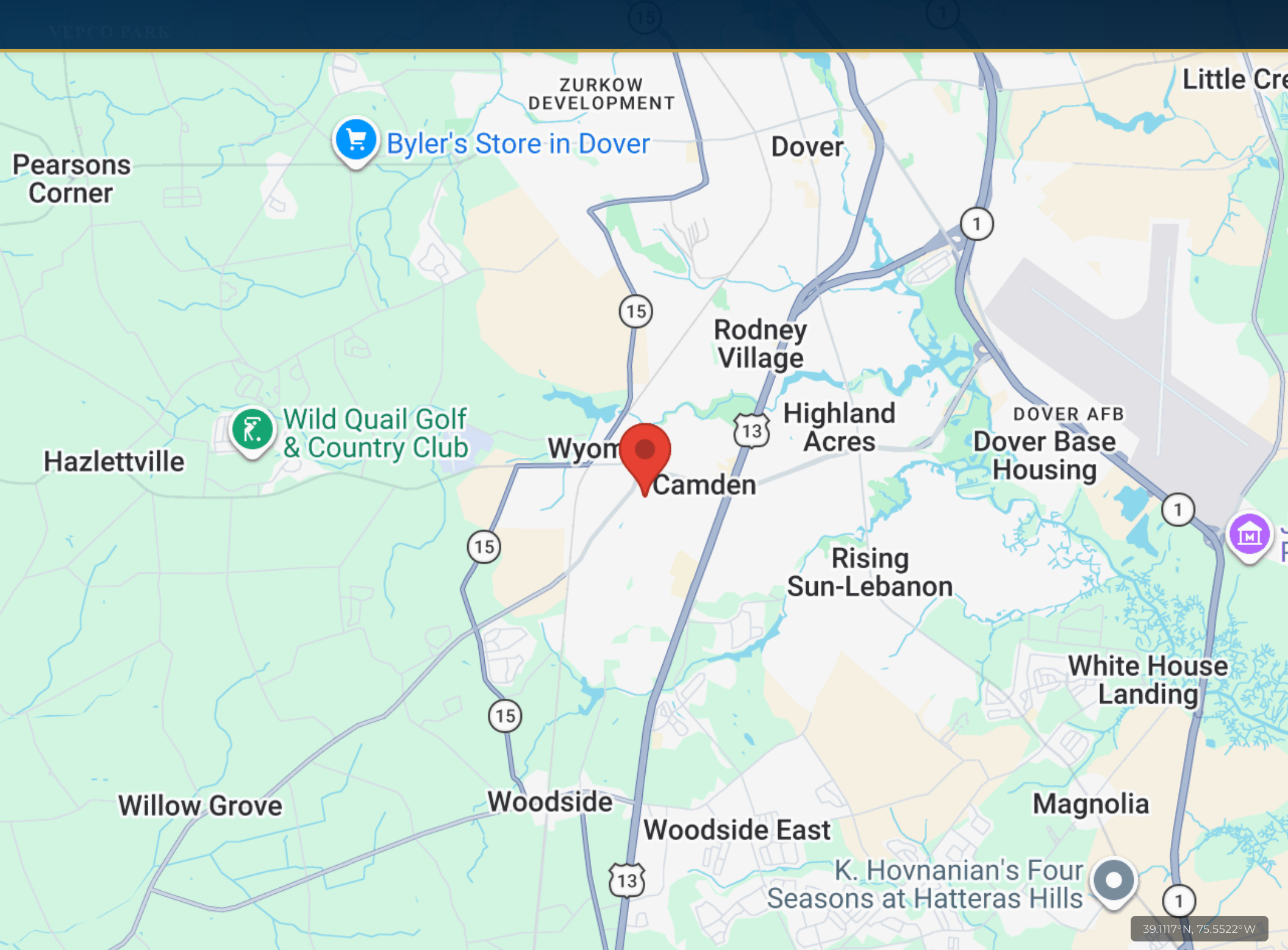
County	Kent
Zoning	Zoned C1 and C2,
Location	Vepco Park

Investment Highlights

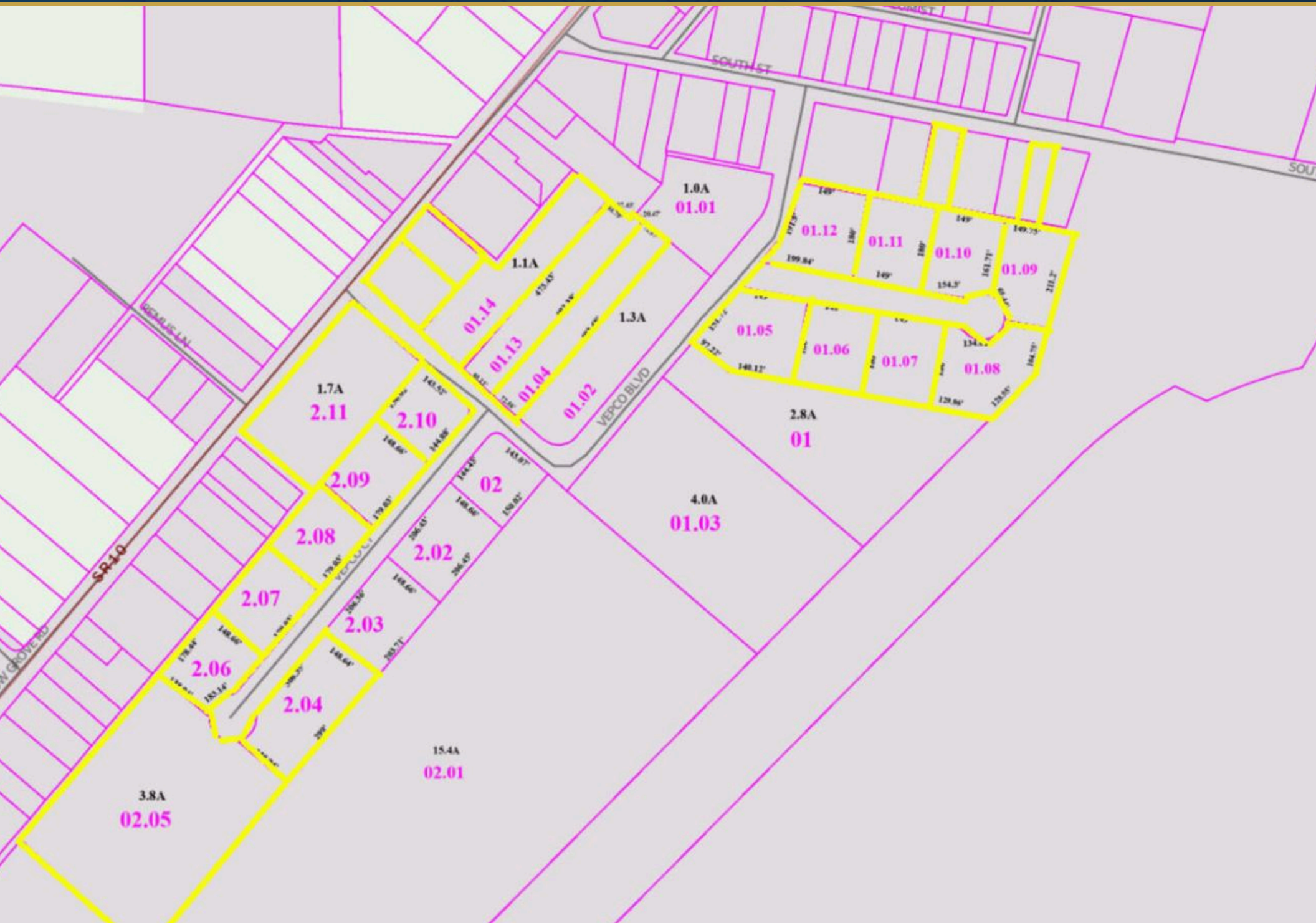
- Property has 5 Tenants
Handytube
Hilton Bus
Wolf Distributing
Cell Phone Tower
Fleet Pride
- There is a total of 23 Parcels
Comprising of 18.51 +/- acres
7 Parcels have buildings situated thereon
16 Parcels are raw land

Asking Price

\$5,200,000



39.1117°N, 75.5522°W







Market Overview

12/31/1969

Camden offers charm, history and diversity so you can grow your business with the town. With areas ready for development, Camden is a great option for success. Camden is one of the fastest growing towns in Kent County Delaware for businesses. This is due to its prime location. The proximity to major highways and centrally located in the center of the State.

Camden's Top Employers: Town of Camden, Wal-Mart, and Fifers Orchards.

Camden's Demographics: Municipal Population: 3,493 (2017) City Median Household Income: \$61,480

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,996	Population	32,548	Population	85,244
Median HH Income	\$71,545	Median HH Income	\$76,429	Median HH Income	\$72,539
Households	2,397	Households	12,345	Households	32,612

Source: ESRI / ArcGIS Business Analyst

Vepco Park

Vepco Park, CAMDEN WYOMING, DE, 19934



R and R Commercial Realty

46 S. State Street
Dover, DE 19901

3026743400 randrcommercialrealty.com

PRESENTED BY

Cynthia Bates

Associate Broker

3022222250 rrmanagement46@gmail.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R AND R COMMERCIAL REALTY and it should not be made available to any other person or entity without the written consent of R AND R COMMERCIAL REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R AND R COMMERCIAL REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. R AND R COMMERCIAL REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R AND R COMMERCIAL REALTY has not verified, and will not verify, any of the information contained herein, nor has R AND R COMMERCIAL REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE R AND R COMMERCIAL REALTY ADVISOR FOR MORE DETAILS.