

NAI Emory Hill



Historic Waterfront Reimagined

Mixed-use development and leasing opportunities
in Delaware City's waterfront district.

Exclusively listed by NAI Emory Hill



FORT DUPONT



FORT DUPONT

A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.

219

Acres on Campus

63

Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

FORT DUPONT | Current Availabilities



- ① **Residential Lots *Under Contract***
3 Lots - Ready to Build
- ② **The “Post Exchange” Building**
5,000 ± SF Commercial Building
- ③ **The “Tilton” Building *Under Contract***
42,000 ± SF Commercial Building
- ④ **The “Paynter” Building**
20,000 ± SF Commercial Building
- ⑤ **Colter Road Parcel**
6 ± AC for residential redevelopment
- ⑥ **The “Quartermaster Storehouse”**
4,506 ± SF Commercial Building
- ⑦ **The “Bakery” Building**
2,462 ± SF Commercial Building
- ⑧ **Office Building**
4,793 ± SF Office Building
- ⑨ **Indoor Recreational Facility**
20,000 ± SF Warehouse
- ⑩ **South Field Project**
RFEI for Middle Housing Redevelopment



FORT DUPONT | Current Availabilities



- 1** Residential Lots
3 Lots - Ready to Build
Under Agreement
- 2** The "Post Exchange"
5,000 ± SF Commercial
- 3** The "Tilton" Building
42,000 ± SF Commercial
Under Contract
- 4** The "Paynter" Building
20,000 ± SF Commercial
- 5** Colter Road Parcel
6 ± AC Res. Development
- 6** The "Quartermaster Storehouse"
4,506 ± SF Commercial
- 7** The "Bakery" Building
2,462 ± SF Commercial
- 8** Office Building
4,793 ± SF
- 9** Indoor Recreational
20,000 ± SF Warehouse
- 10** South Field Project
RFI for Middle Housing Redevelopment

1 | Residential Lots

QUICK FACTS

- Three residential lots on Old Elm Avenue in the Canal District
- Lots 16A, 20A, 24A
- Pad ready with utilities
- All subdivided
- Not located in a flood plane
- Ready to build
- Construction to start within 24 months of land sale
- Must comply with existing architectural guidelines
- Access to a 150-slip marina and trail system

SALE PRICE

\$125,000 / Lot ***Under Agreement***



2 | The “Post Exchange”

QUICK FACTS

- 5,000 ± SF
- Light Industrial
- High ceilings
- Can accommodate a variety of uses

SALE PRICE

\$375,000

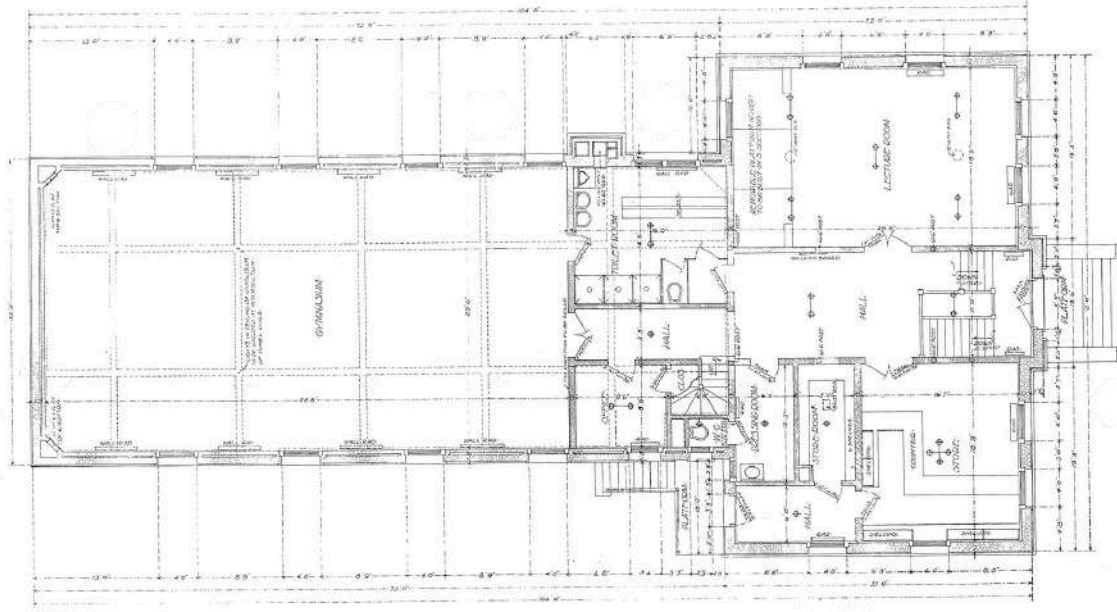
HISTORY

The Post Exchange (PX) at Fort DuPont served as a central hub for both daily needs and recreation. In addition to providing convenience goods and essential shops, the building featured a dance hall, lecture hall, billiard room, soda fountain, and even two bowling alleys in the basement, making it an important social gathering place for soldiers stationed at the fort.

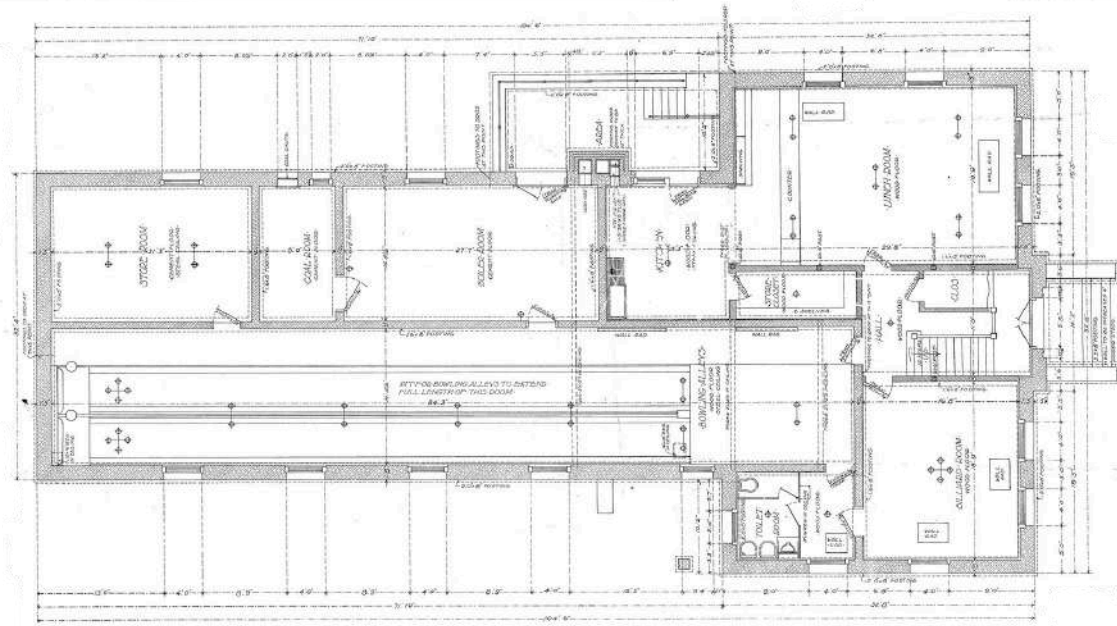


2 | The "Post Exchange"

1st Floor



Basement



3 | The “Tilton” Building

QUICK FACTS

- Two-story building, best for full-service, mixed-use redevelopment for residential, medical/dental, counseling, retail or institutional.
- 42,000 ± SF

SALE PRICE

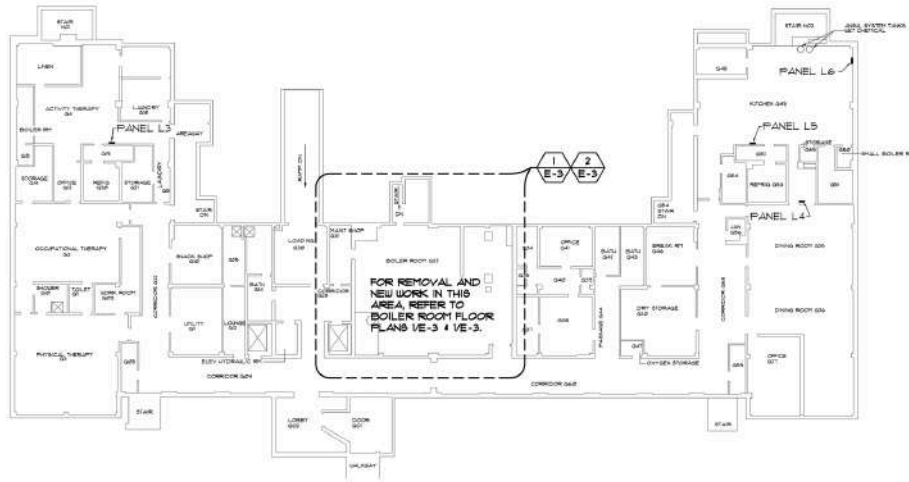
\$3,150,000 *Under Contract*

HISTORY

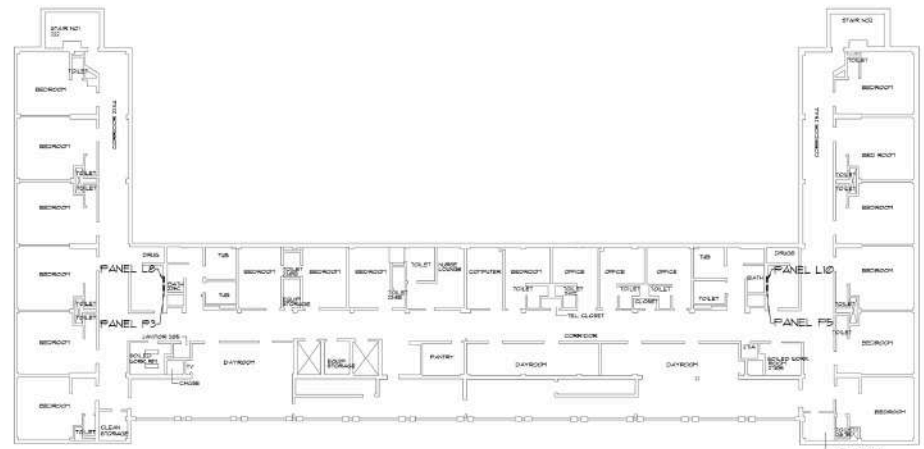
Originally constructed in 1909 and reconstructed in 1936 following a fire, this building served as the barracks for the 1st Regiment of the U.S. Army Corps of Engineers stationed at Fort DuPont. The building housed up to 628 enlisted men and supported the regiment’s engineering operations at the fort.



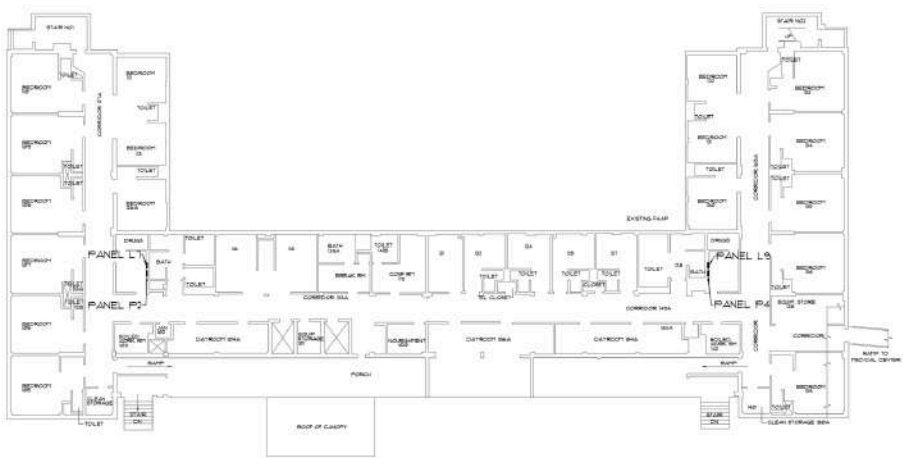
3 | The "Tilton" Building



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"



3 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"



2 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

4 | The “Paynter” Building

QUICK FACTS

- Two-story building
- 20,000 ± SF
- Needs environmental remediation prior to development

SALE PRICE

\$900,000

HISTORY

- Built around 1940, this building served as additional barracks for military personnel.



4 | The “Paynter” Building



5 | Colter Road Parcel

QUICK FACTS

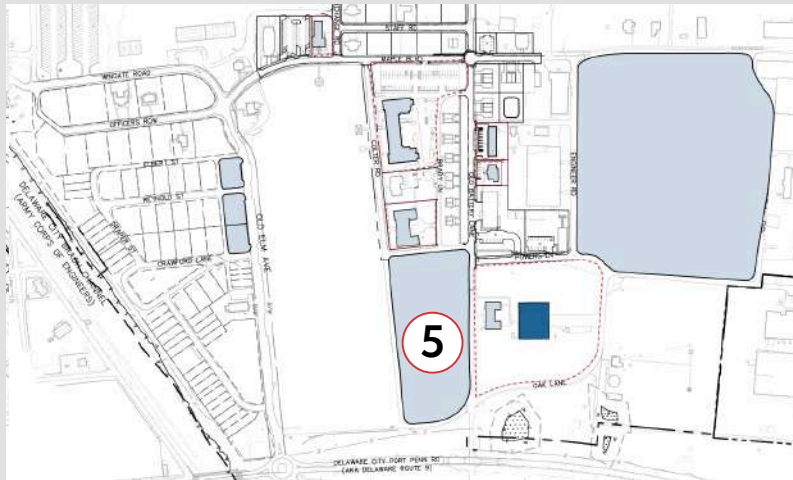
- 6 ± AC
- Multifamily residential development opportunity

SALE PRICE

Call for Pricing

HISTORY

Situated beside Fort DuPont's historic parade ground, this area may have been used for similar activities. The parade field itself was a focal point of the fort, hosting military drills and assemblies as well as football games, baseball games, and horseback riding demonstrations.



6 | “Quartermaster Storehouse”

QUICK FACTS

- 4,506 ± SF
- Two-story brick
- Shell condition
- Prime for residential redevelopment

SALE PRICE

\$450,000

HISTORY

The Quartermaster Storehouse stored non-tactical supplies such as clothing, tools, bedding, and building materials under the supervision of the Quartermaster Corps. The building also served as the fort’s commissary, where soldiers could purchase groceries and other daily necessities.



7 | The “Bakery” Building

QUICK FACTS

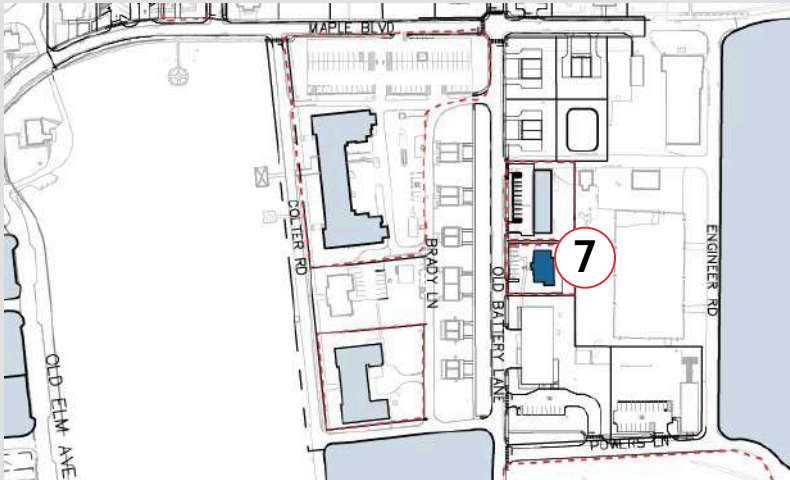
- 2,462 ± SF
- Shell building
- Commercial use
- Ready for redevelopment

SALE PRICE

\$200,000

HISTORY

The bakery produced bread for the garrisoned troops, and ensured supplies inspected by the Quartermaster. During the Great Depression, the bakery sold day-old loaves of bread for 2 cents.



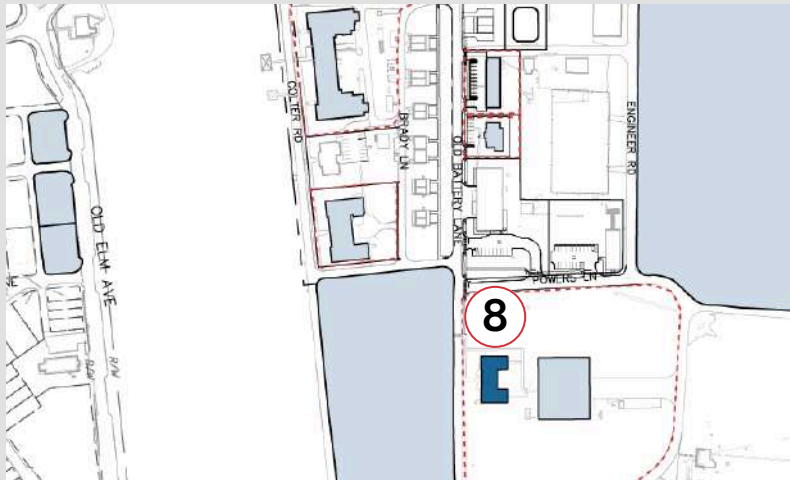
8 | Office Building

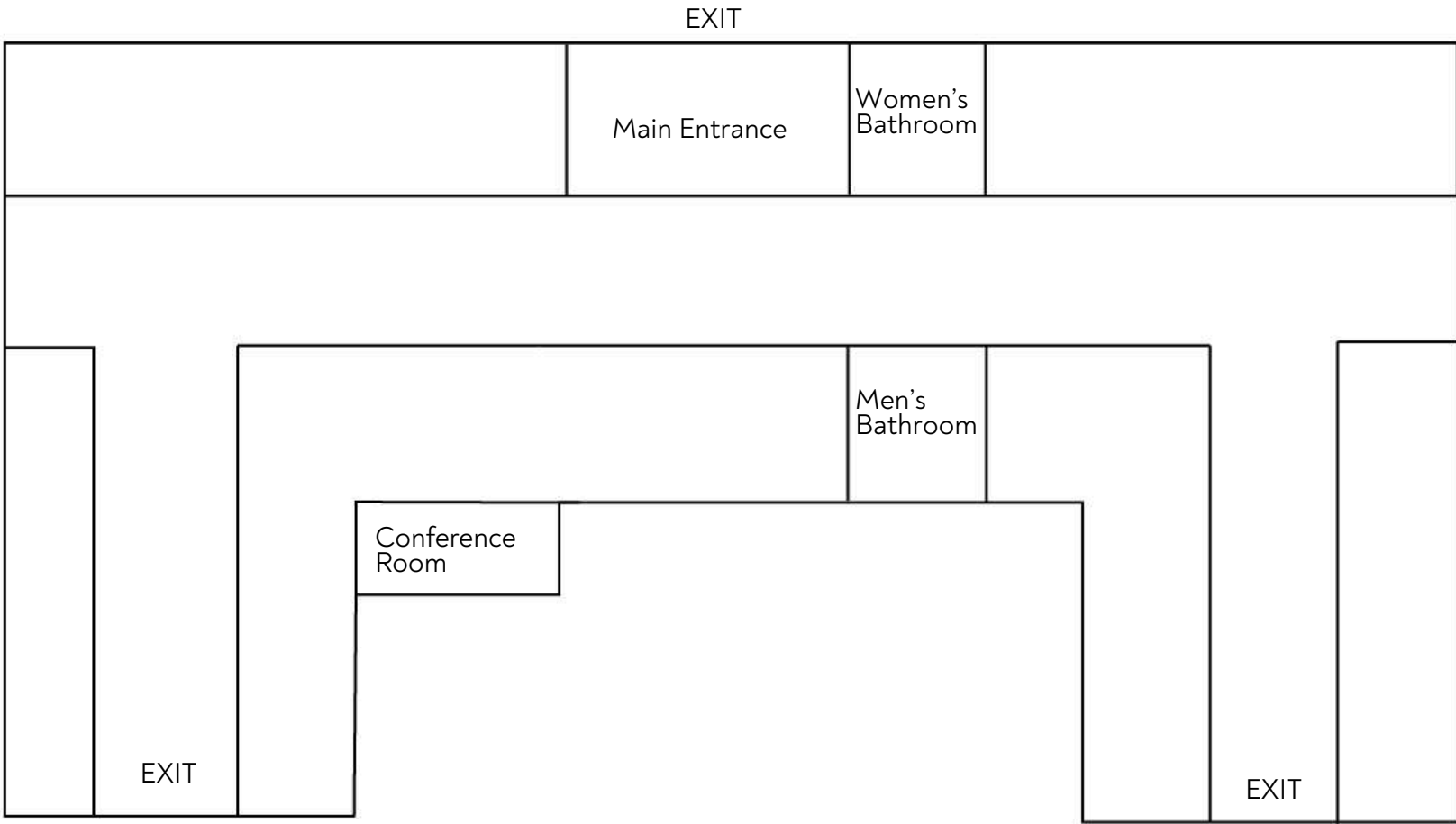
QUICK FACTS

- 4,793 ± SF office
- Former Federal Food Commodities Program Administration Building
- Nanticoke manufacture structure
- Built ~1980

LEASE RATE

\$12/SF NNN





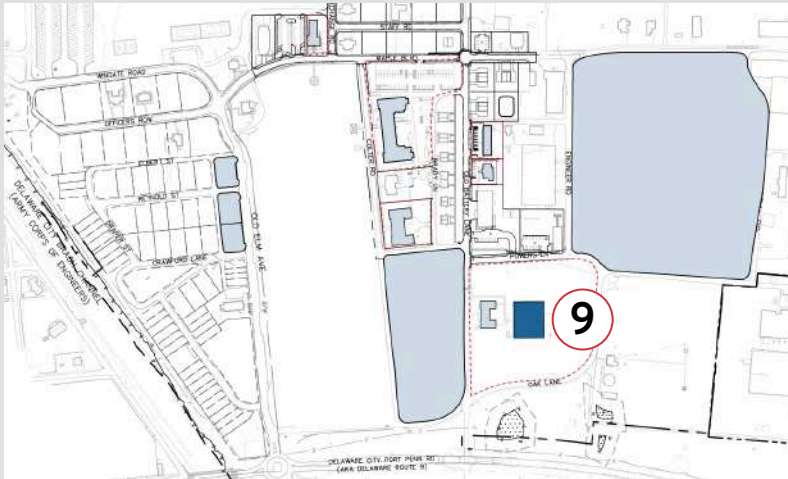
9 | Warehouse

QUICK FACTS

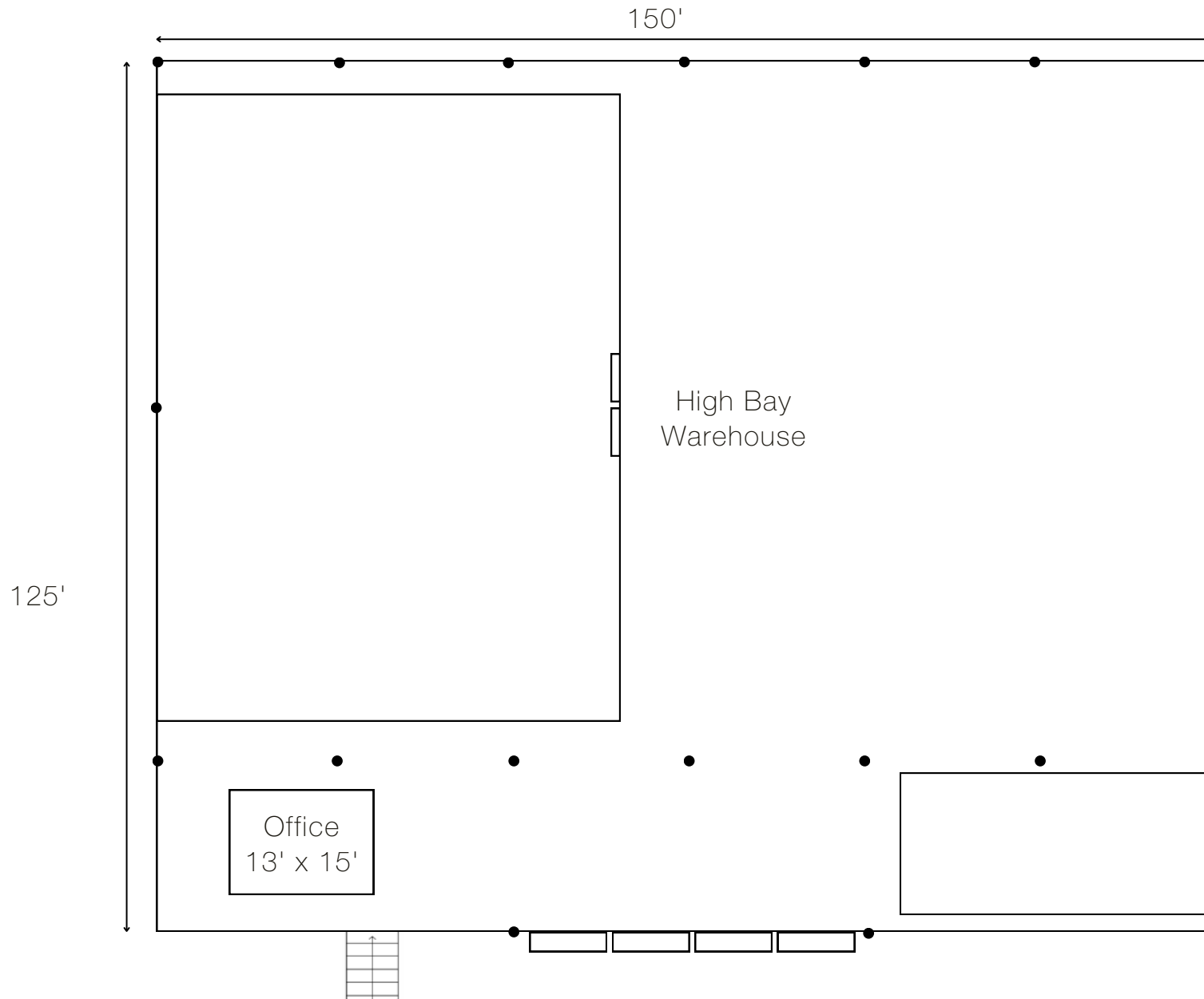
- 20,000 ± SF
- Ideal for indoor recreational use/fitness or warehouse distribution.
- 4 docks
- 3-phase power

LEASE RATE

\$12/SF NNN



9 | Warehouse



10 | South Field Opportunity

OPPORTUNITY SUMMARY

Fort DuPont is seeking a development partner for South Field, a planned mixed-use neighborhood featuring “missing middle” housing such as townhomes, duplexes, and small-scale multifamily.

The vision emphasizes walkability, adaptive reuse of historic buildings, and a thoughtfully phased implementation, with a target of delivering a vibrant, mixed-income community, with phased implementation planned through 2031.



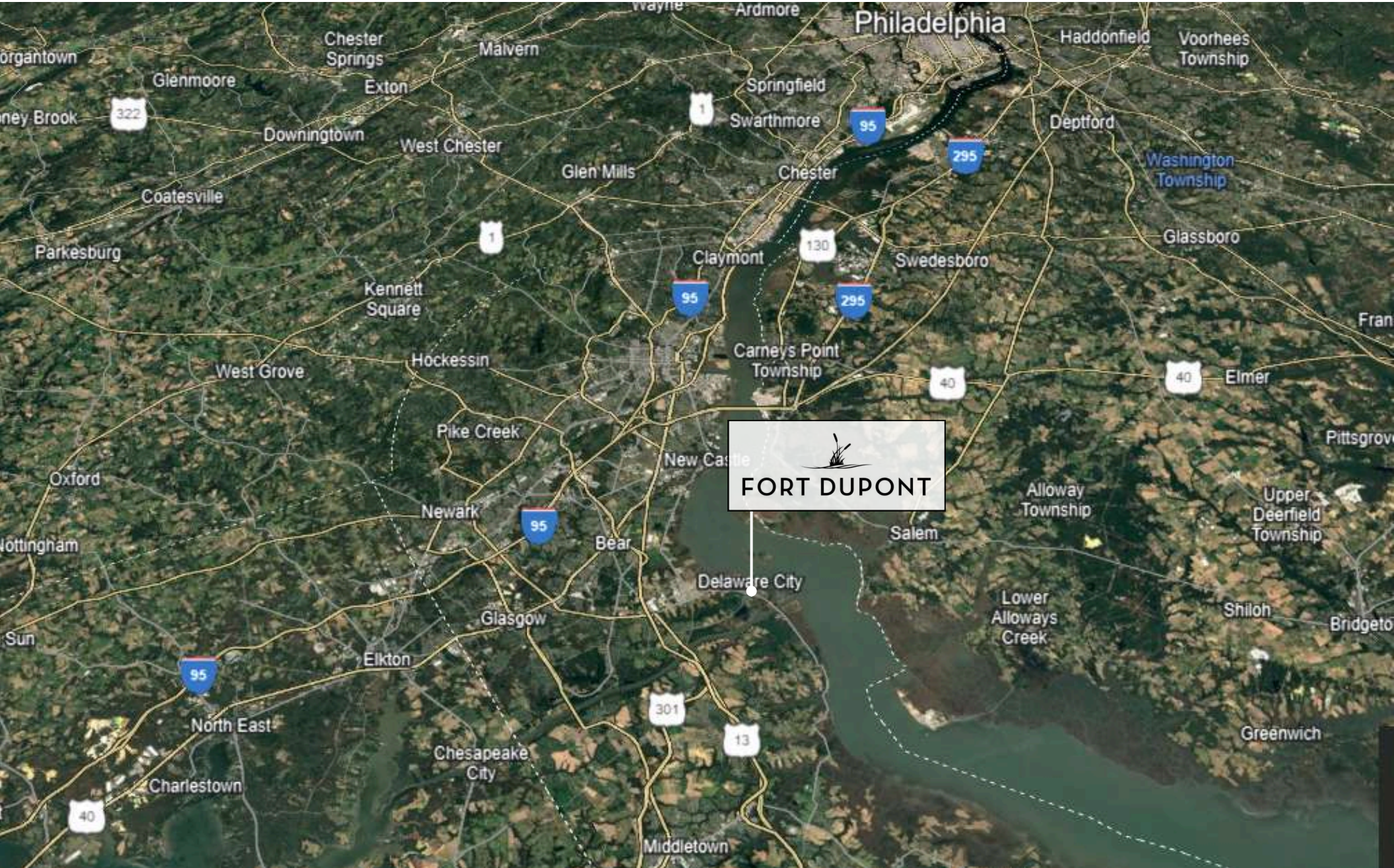
[View the Request for the Expression of Interest for Redevelopment](#)

*Issued by the Fort DuPont
Redevelopment and Preservation
Corporation*



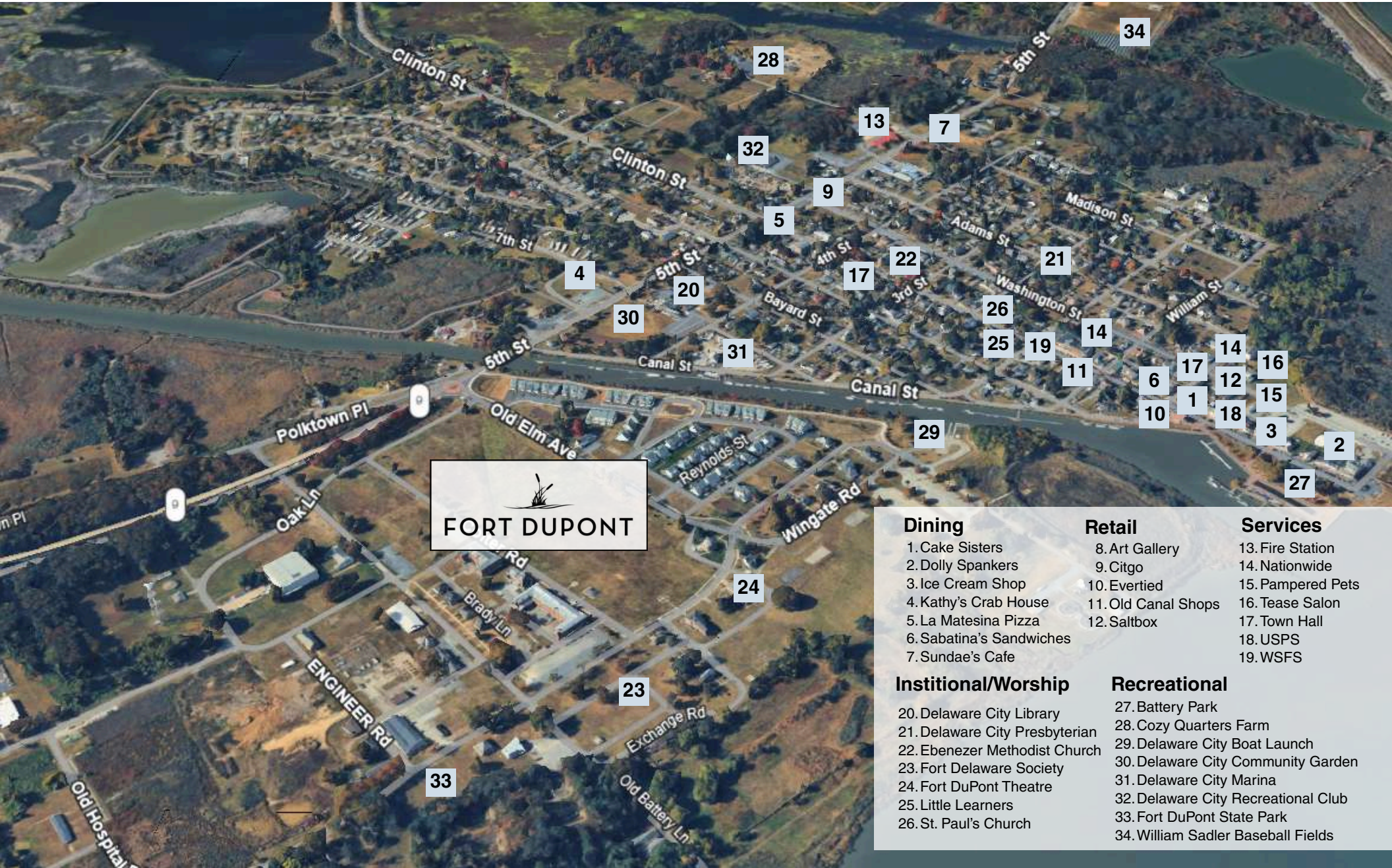


FORT DUPONT | Location Map





FORT DUPONT | Local Map




FORT DUPONT

Dining

- 1. Cake Sisters
- 2. Dolly Spankers
- 3. Ice Cream Shop
- 4. Kathy's Crab House
- 5. La Matesina Pizza
- 6. Sabatina's Sandwiches
- 7. Sundae's Cafe

Retail

- 8. Art Gallery
- 9. Citgo
- 10. Evertied
- 11. Old Canal Shops
- 12. Saltbox

Services

- 13. Fire Station
- 14. Nationwide
- 15. Pampered Pets
- 16. Tease Salon
- 17. Town Hall
- 18. USPS
- 19. WSFS

Institutional/Worship

- 20. Delaware City Library
- 21. Delaware City Presbyterian
- 22. Ebenezer Methodist Church
- 23. Fort Delaware Society
- 24. Fort DuPont Theatre
- 25. Little Learners
- 26. St. Paul's Church

Recreational

- 27. Battery Park
- 28. Cozy Quarters Farm
- 29. Delaware City Boat Launch
- 30. Delaware City Community Garden
- 31. Delaware City Marina
- 32. Delaware City Recreational Club
- 33. Fort DuPont State Park
- 34. William Sadler Baseball Fields



FORT DUPONT

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