



PROPERTY DESCRIPTION

Prime commercial property available For Sale in Townsend! Situated directly on the highly desirable Route 13 corridor, this 1.96-acre property features a +/-1,628 SF building complete with a showroom, sales office, breakroom, and one (1) bathroom in addition to a 450 SF standalone shop building. The Property features the highest commercial zoning in New Castle County (CR) and two (2) access points which offers significant value for a variety of commercial users. Excellent opportunity for users seeking premium visibility, access, and frontage. Don't miss your chance to be located directly on the highly traveled Route 13 corridor!

PROPERTY DETAILS

- **Asking Price:** \$750,000.00
- **Lease Rate:** \$4,500.00/month NNN
- **Acreage:** 1.96 Acres
- **Building SF:** +/- 1,628 SF total
- **Zoning:** CR (Highest commercial zoning in New Castle County)
- **Traffic Counts:** +/- 21,000 vpd
- **Frontage:** 327' on Route 13
- **New roof installed in 2020**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	619	6,436	18,073
Total Households	196	2,117	5,596
Average HH Income	\$124,163	\$115,210	\$119,837
Median Age	40.7	42.8	40.5



For More Information, Contact:

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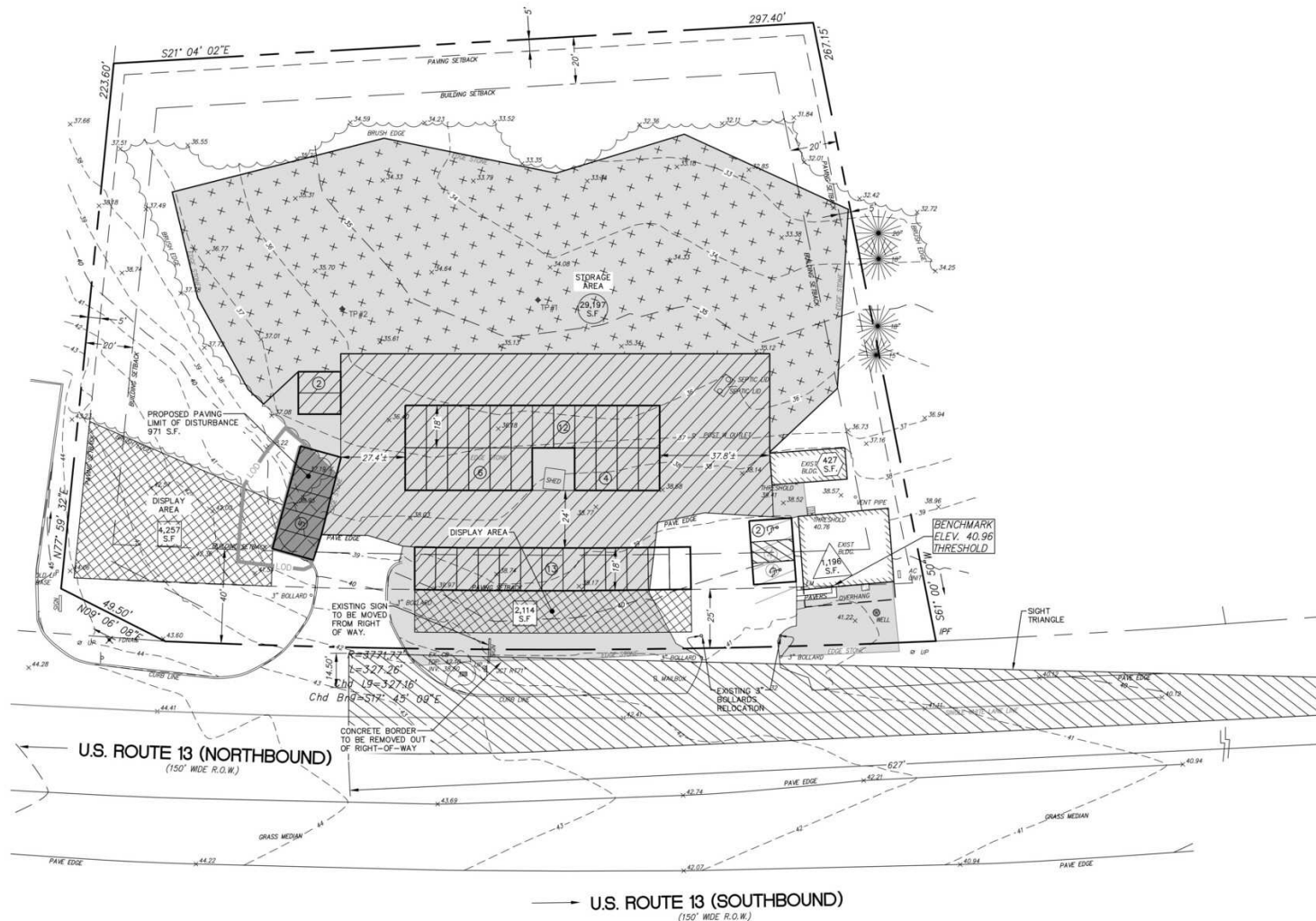


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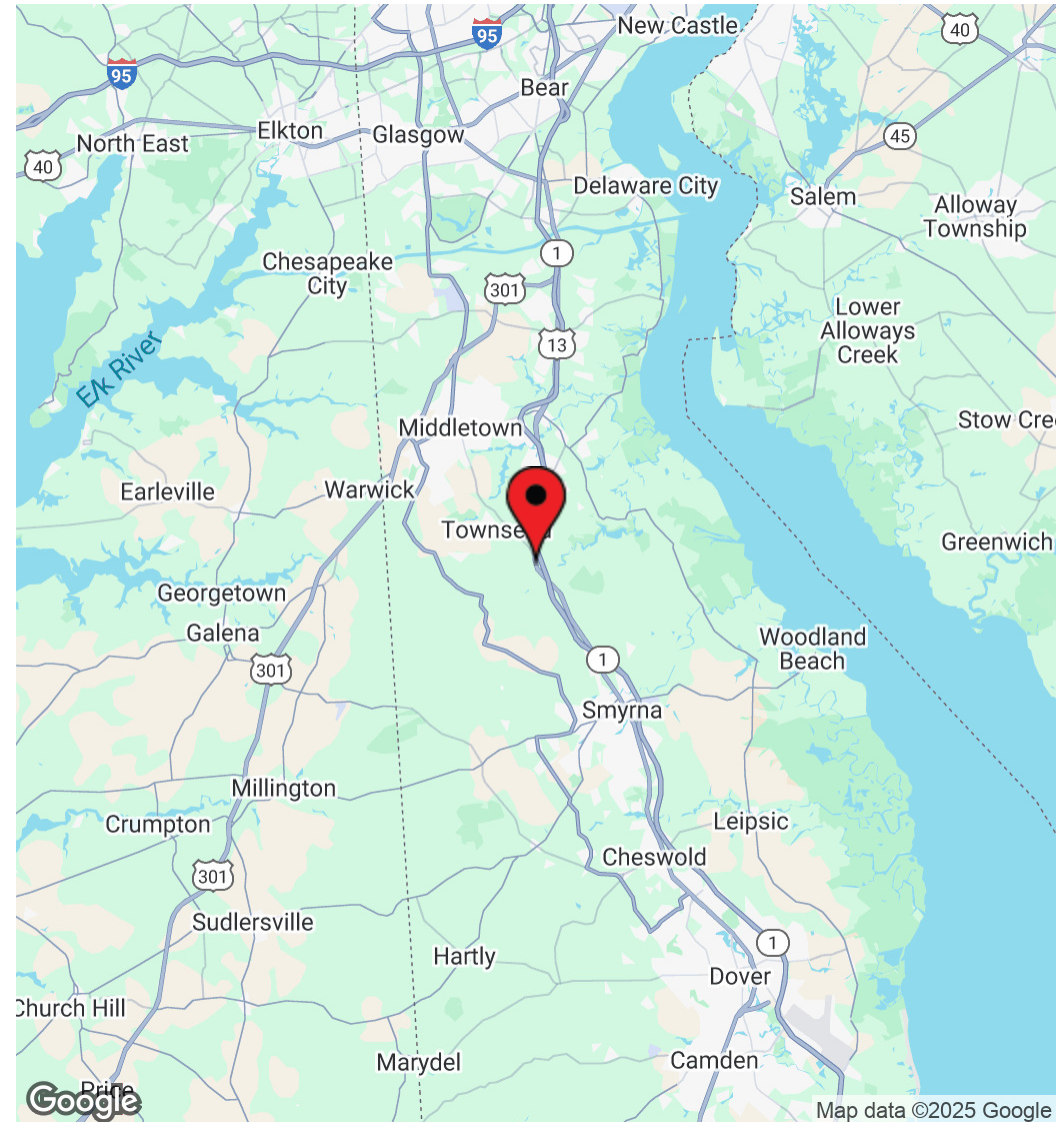
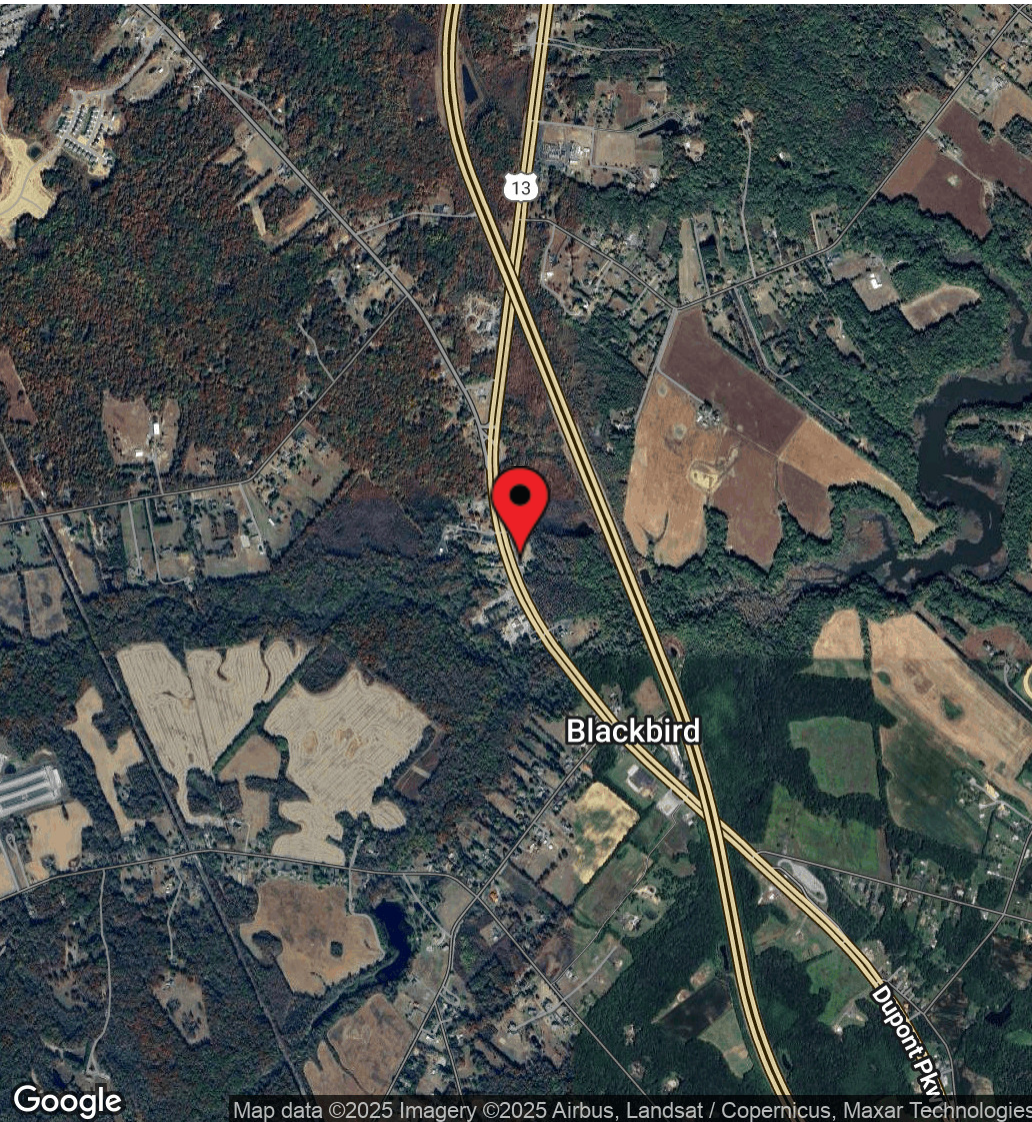
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COMMERCIAL PROPERTY FOR SALE/LEASE



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