

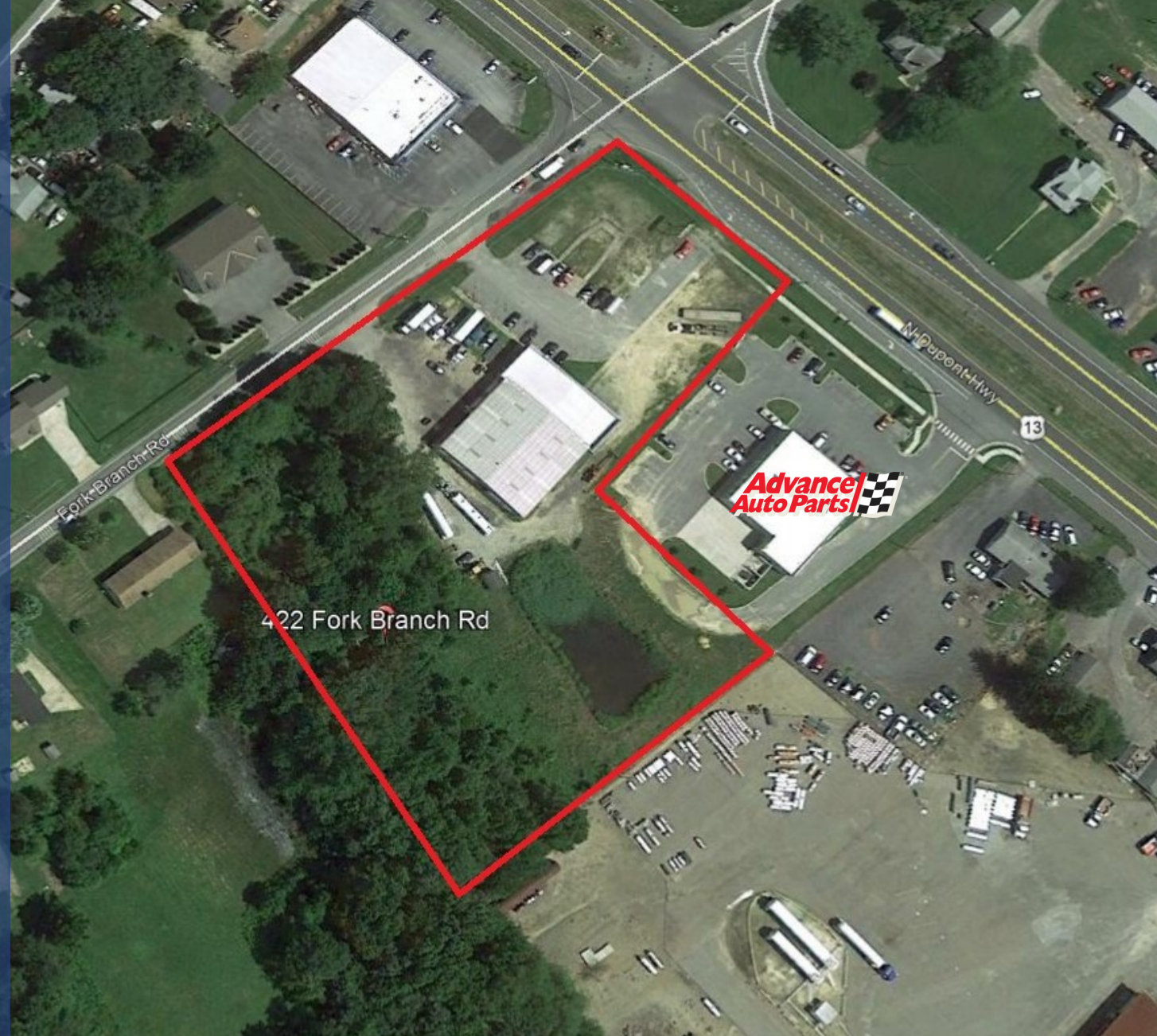
GROUND LEASE
AVAILABLE

244 Fork Branch Rd
Dover, DE 19904

LEASE PRICE
\$120,000 / YR
NNN

3.5+/- ACRES

ZONED IG



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLES RODRIGUEZ

BROKER

(302) 674-3400 OFFICE

(302) 423-3400 CELL

CCROD@RANDRCOMMERCIALREALTY.COM

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OVERVIEW

Large corner lot available for ground lease. Total 3.50+/- acres. Located on Route 13/DuPont Hwy at lighted intersection. Easy access to Route 1 and other major shipping arteries. Partially fenced property is Zoned IG.

PROPERTY HIGHLIGHTS

- Corner Lot on DuPont Highway
- Daily Traffic Counts 10,000+
- Access on Fork Branch Rd
- Partially Fenced Property

PROPERTY SUMMARY

- Lease Price: \$120,000/yr NNN
- Lot Size: 3.50+/- Acres
- Zoned IG

LOCATION HIGHLIGHTS

- Lighted Intersection
- Easy Access to Route 1



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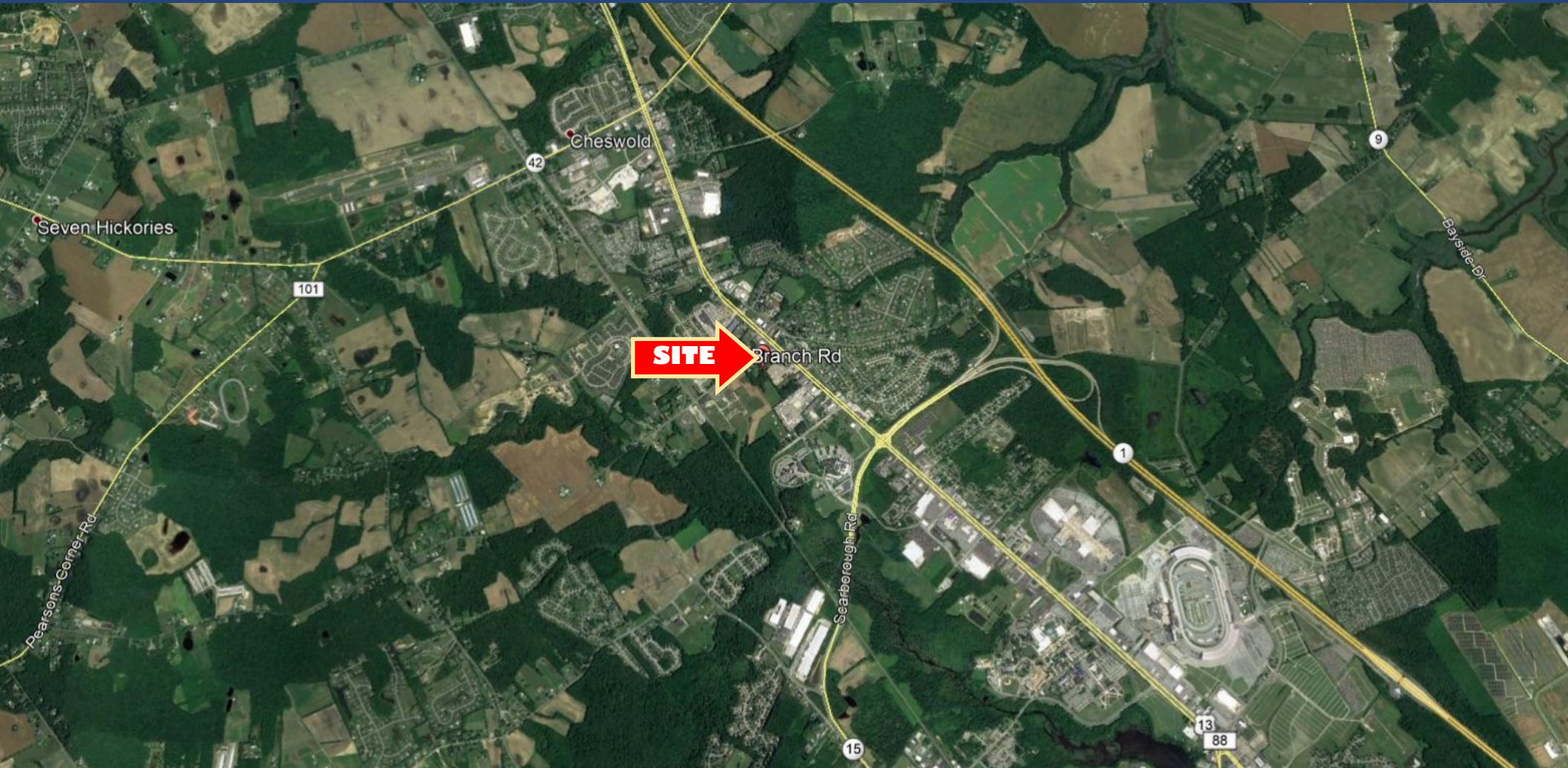
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COMMUNITY OVERVIEW

Delaware's capital city, Dover is the beating heart of the mid-state economy, with almost 160,000 people residing in Dover's metro area. Most of the state's government agencies are headquartered here, along with several large business and industrial concerns. Dover is home to three colleges and two university satellite campuses. The mix of state agencies, established business presence and access to education make Dover an economic powerhouse in the state with a well-trained, highly skilled workforce.

Poised for growth, the city's low tax burden, below average construction costs and affordable real estate give it a significant competitive advantage over its neighbors. An ever-improving quality of life for average residents make it an attractive place for people to live, play and work.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,984	22,797	58,226
MEDIAN HH INCOME	\$ 51,390	\$ 55,216	\$ 53,137
MEDIAN AGE	36.4	38.5	38.1
HOUSEHOLDS	1,594	7,942	21,883

TRAFFIC COUNTS

8,889 CARS PER DAY ON DUPONT HWY
2,064 CARS PER DAY ON FORK BRANCH RD



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R & R COMMERCIAL REALTY

With more than 80 years of combined professional experience, R&R is one of the most visible and respected real estate firms in Delaware, and throughout the Delmarva region. Our in-depth knowledge of the local markets, along with our extensive national and regional contacts, provide our clients with the broadest exposure and best service available. Specializing in leasing and sales of all types of retail, office, and industrial spaces, our team is here to help with all of your commercial real estate and property management needs.

CHARLES RODRIGUEZ - Broker

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Licensed as a broker in Delaware since 1996 and Maryland since 1997, Charles Rodriguez is one of Delmarva's preeminent commercial real estate brokers. With a long history of closed deals and satisfied customers, he's built R&R Commercial Realty on the bedrock of proven performance.



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