

WALKER
PAVILLION
101 MONT BLANC BLVD
DOVER, DE

NOW LEASING

25,000+/- SF
PROFESSIONAL
OFFICE SPACE



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLES RODRIGUEZ

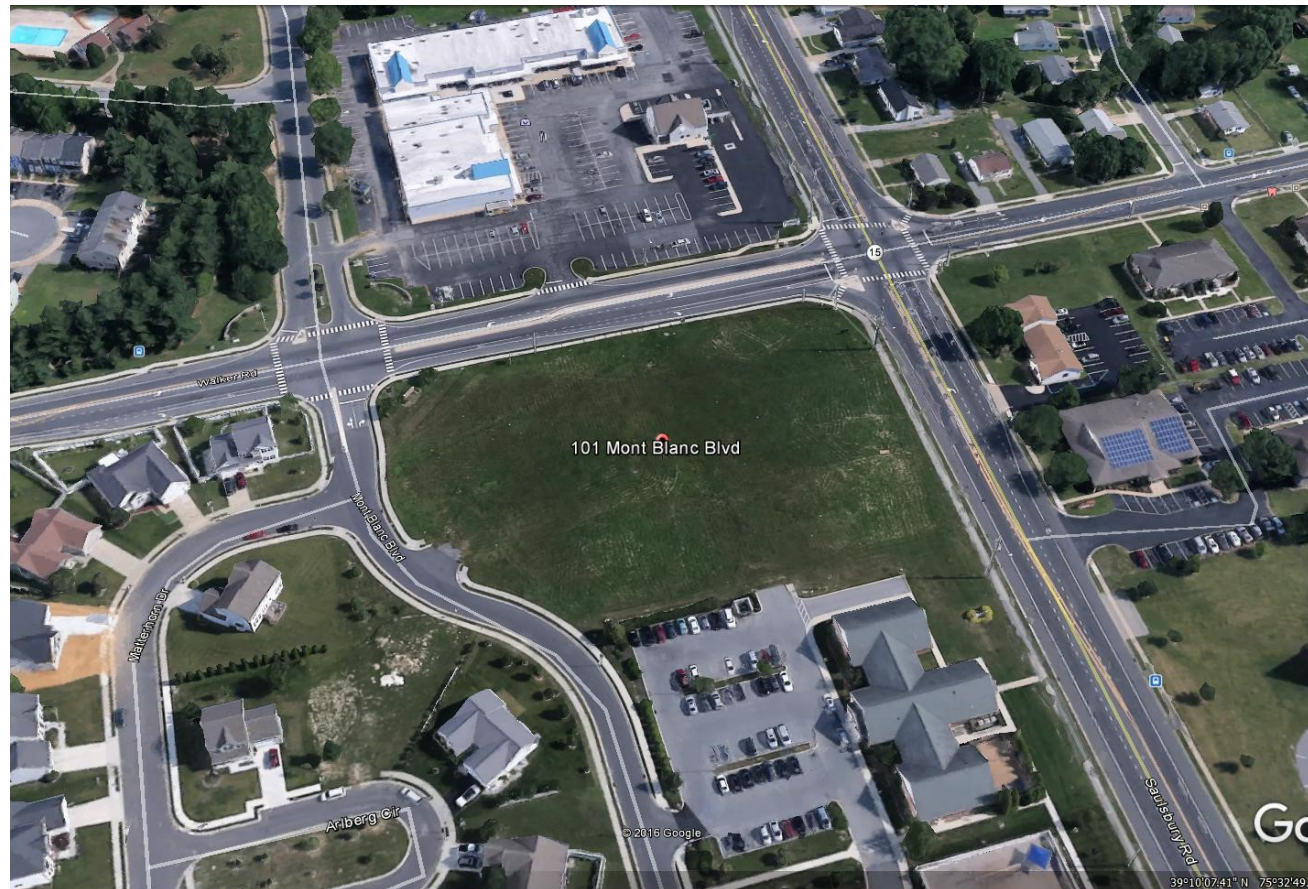
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OVERVIEW

Proposed Class A, 2-story, 25,000+/- SF professional office building on 2.6 acres with 125 parking spaces. Located in beautiful west Dover with easy access to Route 1, Route 13, and other major arteries. Close to area banks, shopping, and restaurants, and a short drive to government offices downtown.

PROPERTY HIGHLIGHTS

- 2-Story Professional Office Building
- New Construction
- Zoned CPO
- 125 Parking Spaces

PROPERTY SUMMARY

- Class A Office Building
- Lease Price: \$20.00 psf NNN
- Lot Size: 2.60 Acres
- Total SF: 25,000+/- SF

LOCATION HIGHLIGHTS

- Beautiful West Dover
- Close to Banks and Restaurants
- Easy Access to Major Area Highways
- On Public Transit Line



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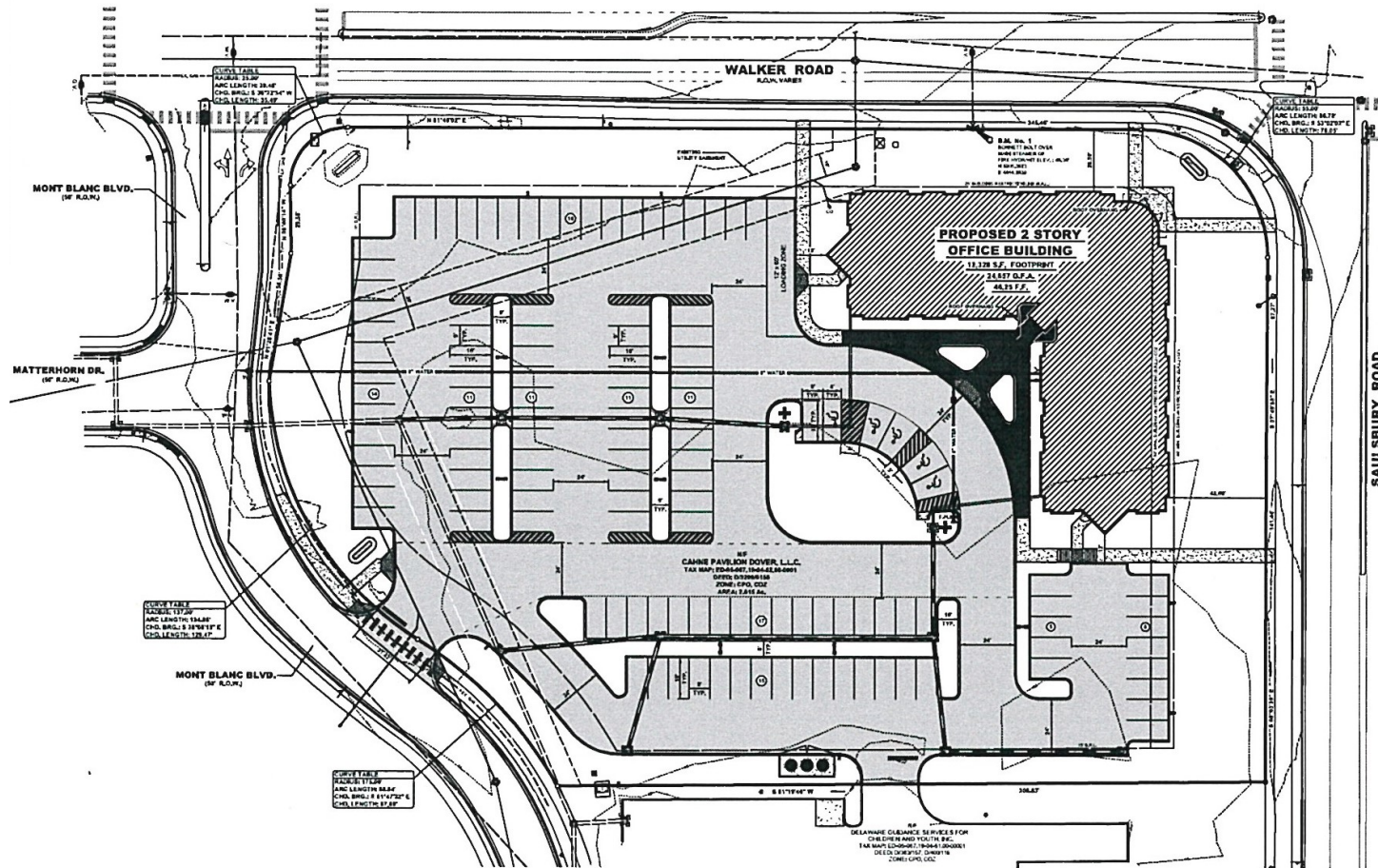
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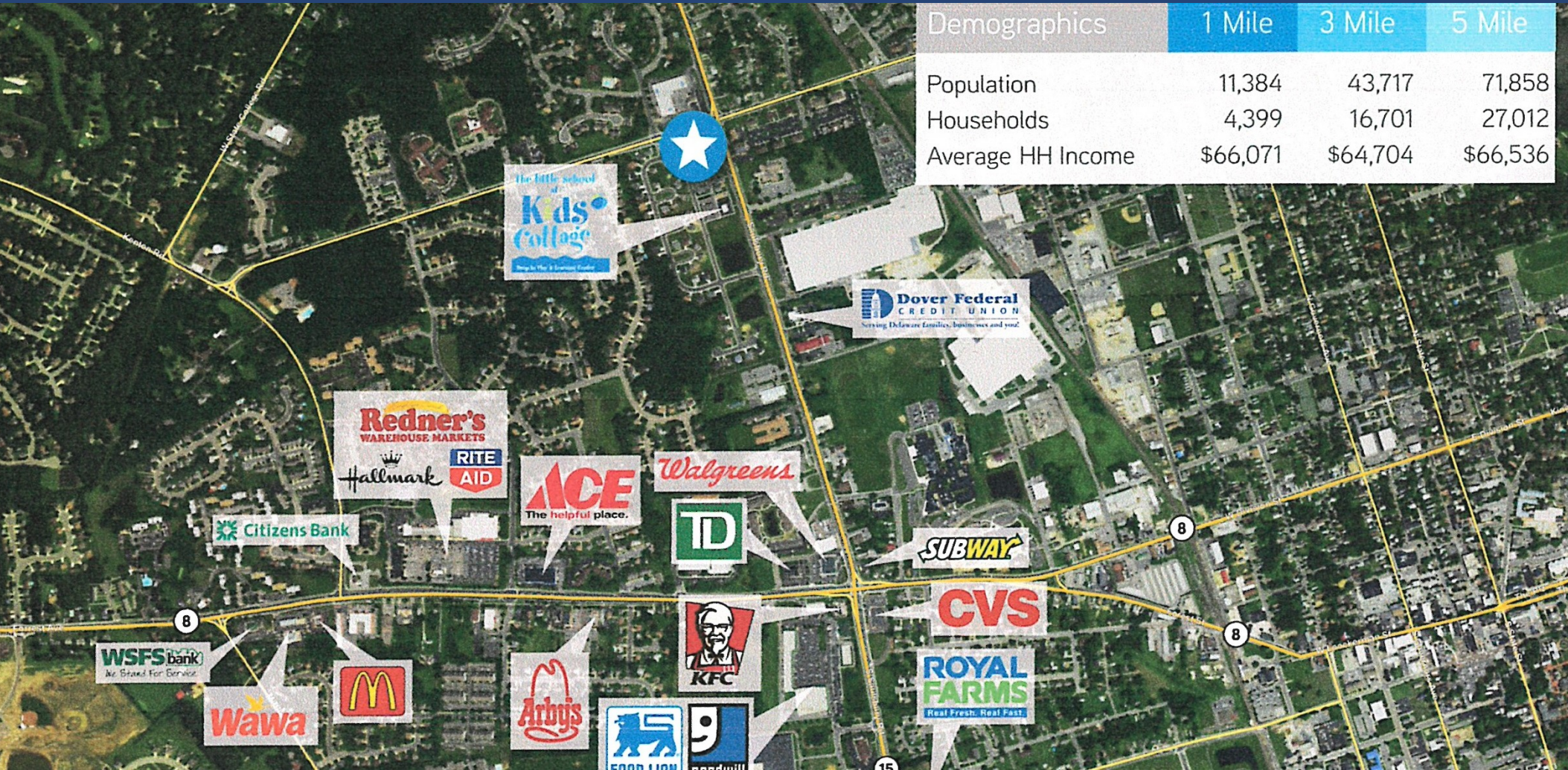
LEGEND



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AREA MERCHANTS

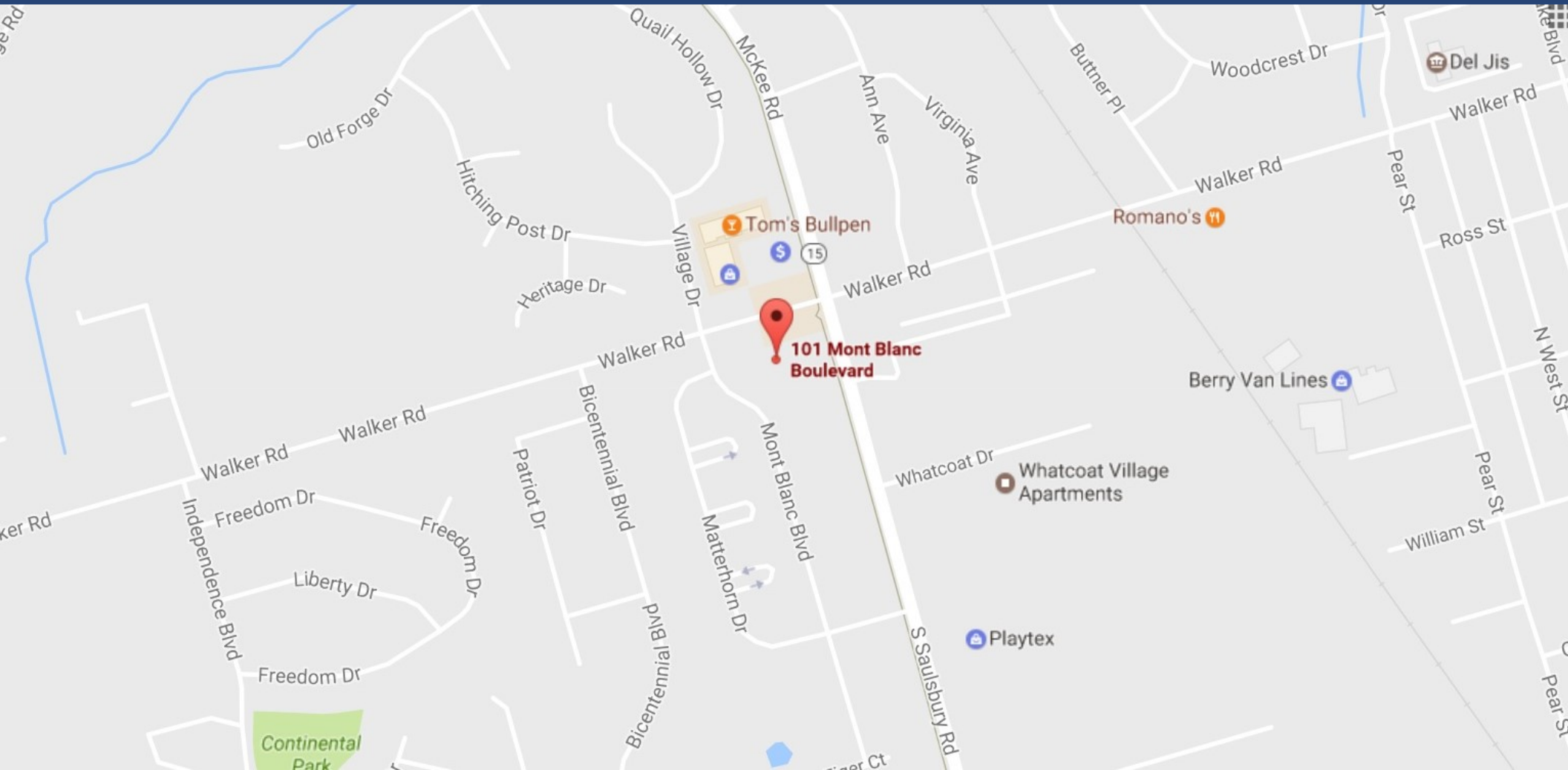


Demographics	1 Mile	3 Mile	5 Mile
Population	11,384	43,717	71,858
Households	4,399	16,701	27,012
Average HH Income	\$66,071	\$64,704	\$66,536



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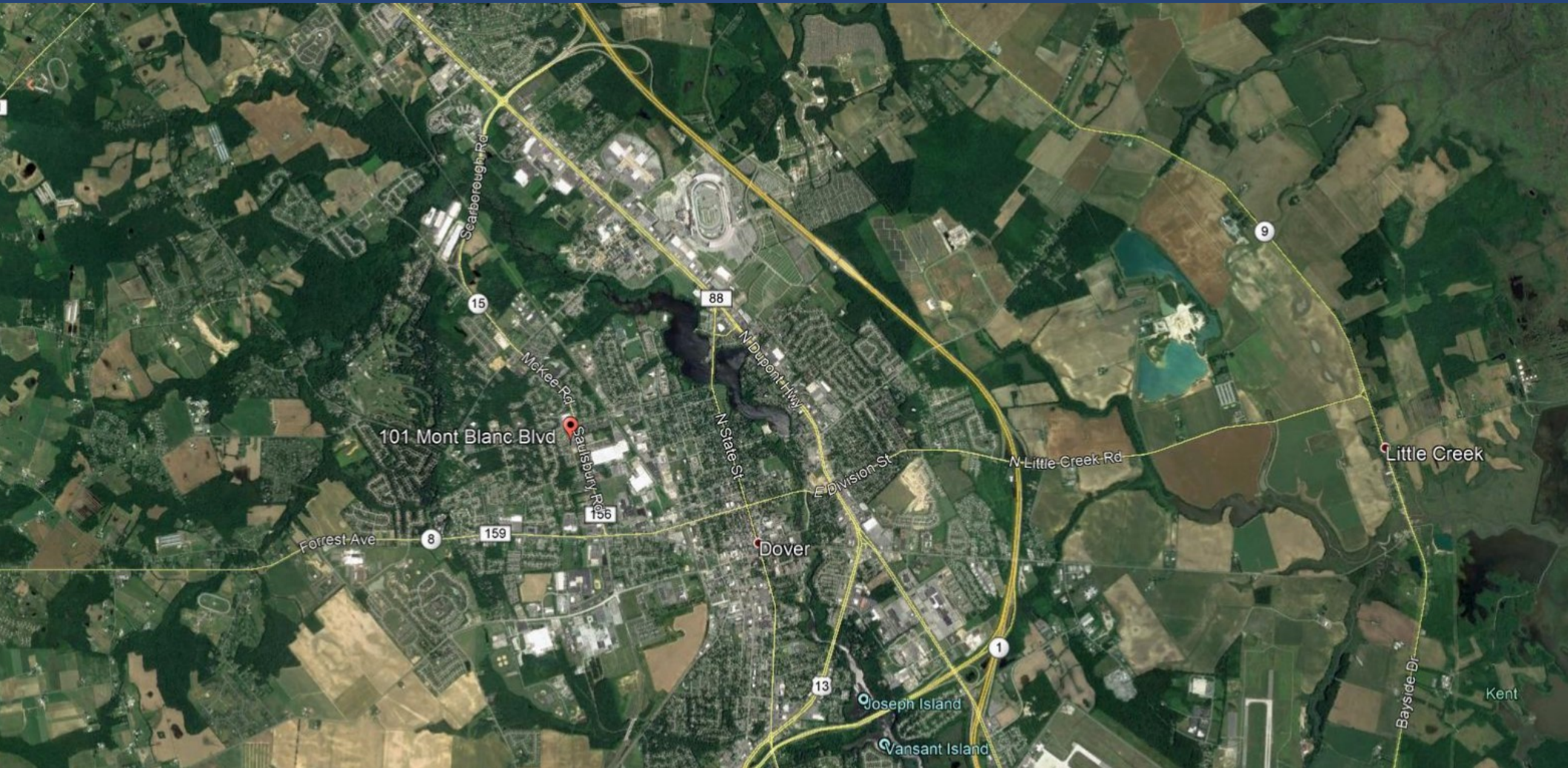
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COMMUNITY OVERVIEW

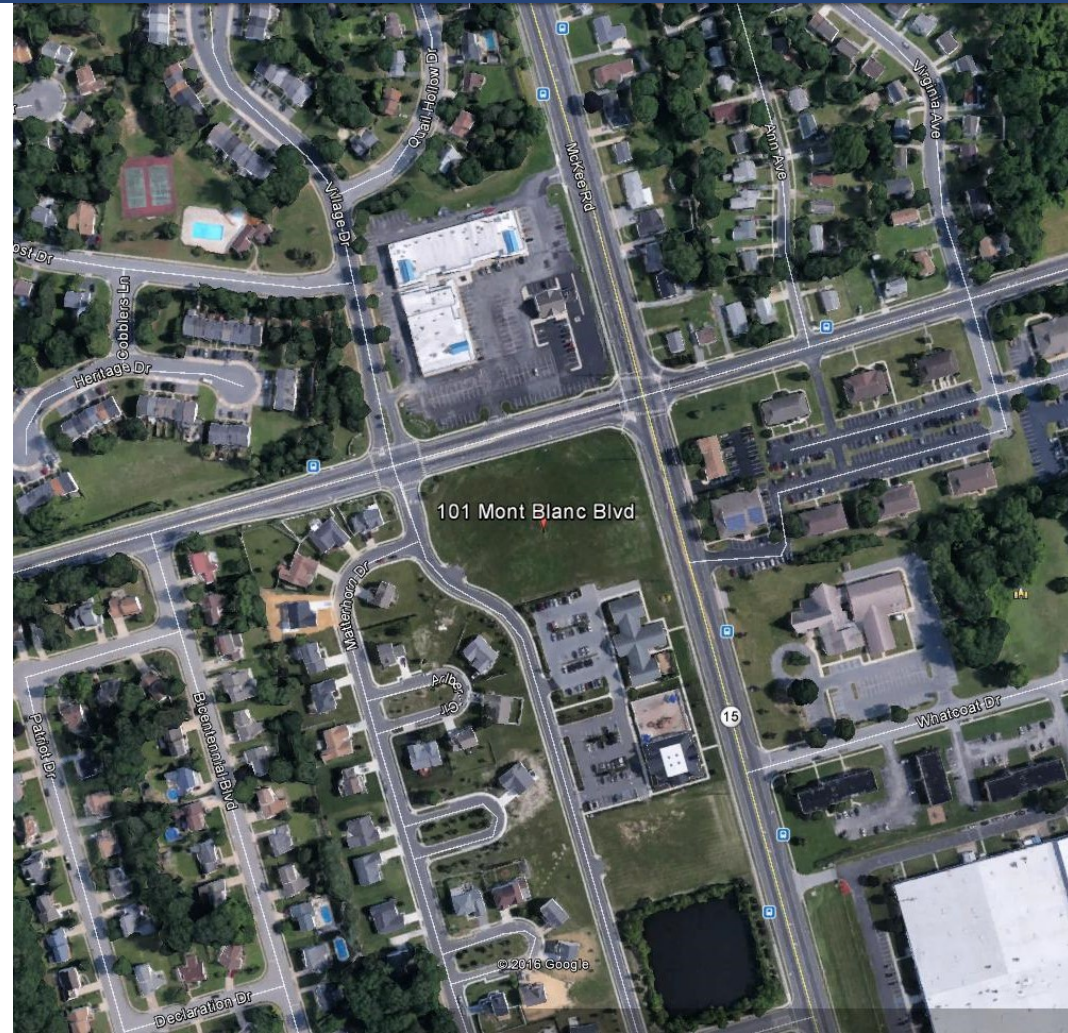
Delaware's capital city, Dover is the beating heart of the mid-state economy, with almost 160,000 people residing in Dover's metro area. Most of the state's government agencies are headquartered here, along with several large business and industrial concerns. Dover is home to three colleges and two university 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	11,384	43,717	71,858
MEDIAN HH INCOME	\$ 58,559	\$ 48,527	\$ 51,747
MEDIAN AGE	37.9	37.4	37.9
HOUSEHOLDS	4,399	16,701	27,012

TRAFFIC COUNTS

14,894 CARS PER DAY ON SAULSBURY RD
13,214 CARS PER DAY ON WALKER RD



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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

ccrod@randrcommercialrealty.com

(302) 674-3400 Office

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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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WALKER PAVILLION



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