

# CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

**AVAILABLE  
FOR LEASE**

**Negotiable**

**Contact:**

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## GROUND LEASE AVAILABLE



**LOCATION: 38169 Dupont Blvd. Selbyville, DE 19975**

### PROPERTY HIGHLIGHTS:

- ◆ HIGH VISIBILITY ON ROUTE 113
- ◆ HARD CORNER SIGNALIZED INTERSECTION
- ◆ ZONING: GC
- ◆ +/- 51,900 COMBINED AADT; 80 PARKING SPACES
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 10,000 & AHI +/- \$95,000
- ◆ LOT SIZE: 1.93 AC
- ◆ BUILDING SIZE: 14,673 SF
- ◆ TWO ACCESS POINTS: DUPONT BLVD. & CEMETERY RD.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.





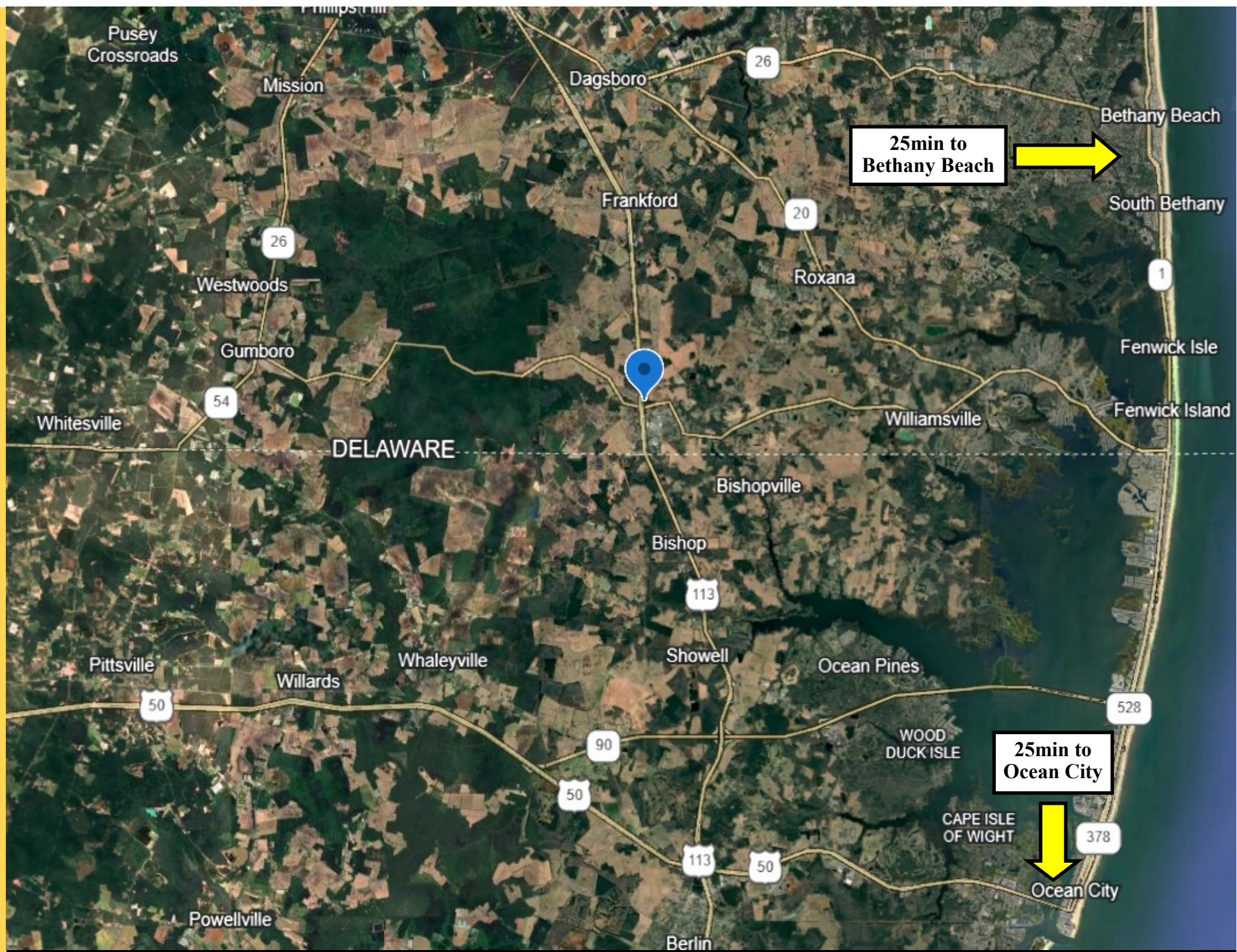
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**25min to  
Bethany Beach**

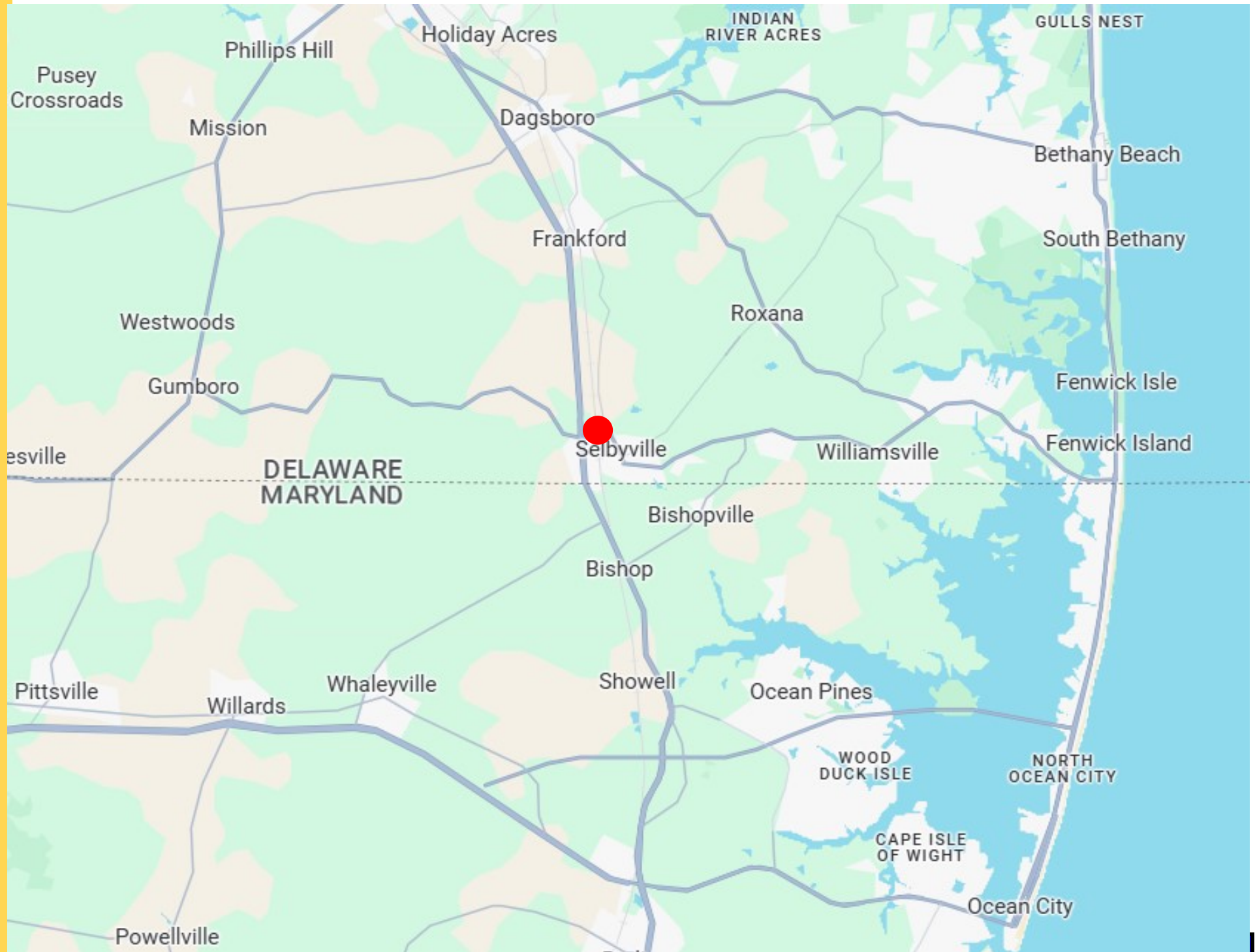


**25min to  
Ocean City**



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