

# For Lease

Retail & Pad Sites Available

Dover Crossroads  
747 N. DuPont Hwy  
Dover, DE 19901

Charles  
Rodriguez

302-674-3400

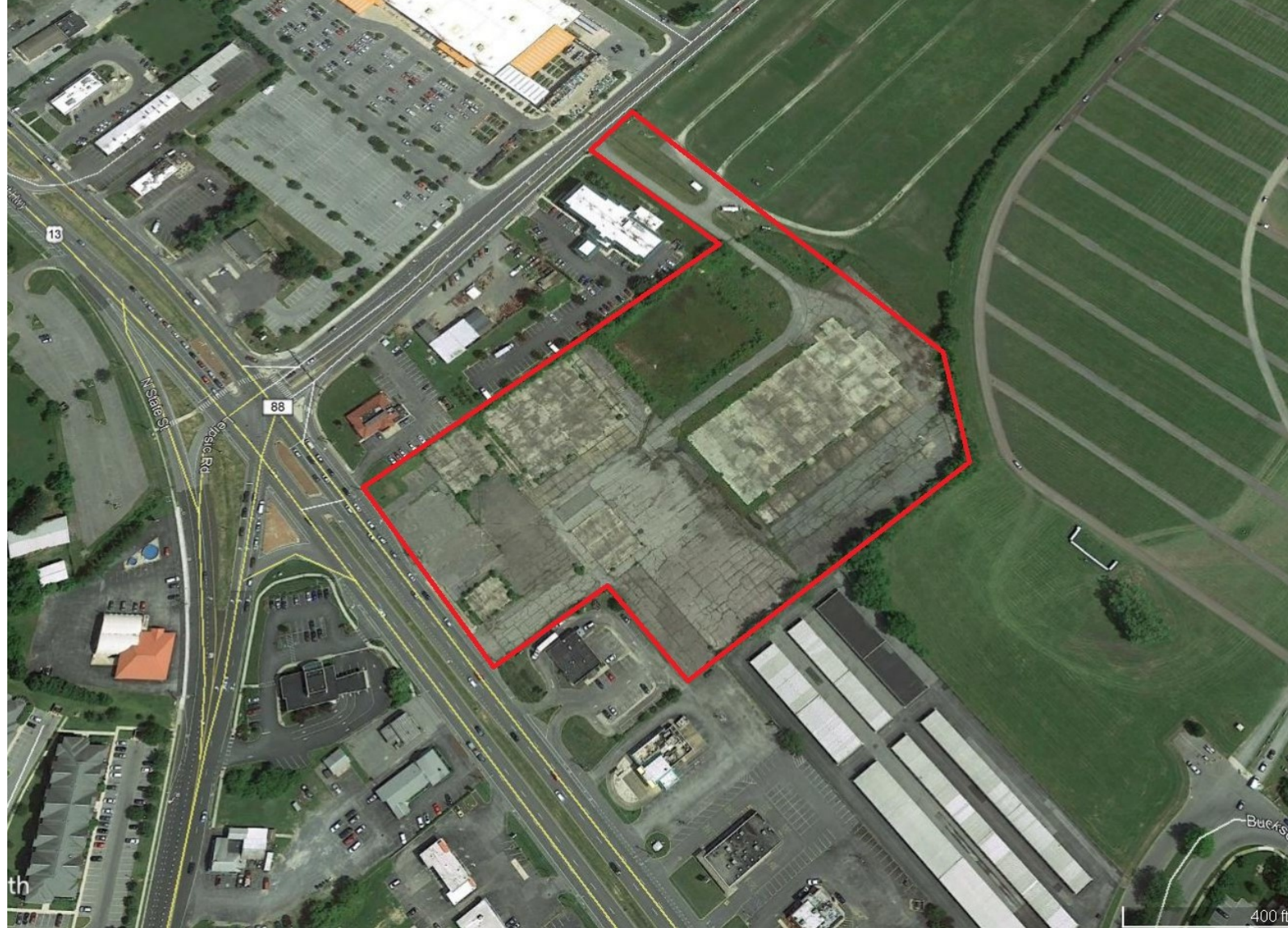
ccrod1@aol.com



46 South State Street  
Dover, Delaware 19901

302-674-3400

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## Property Information

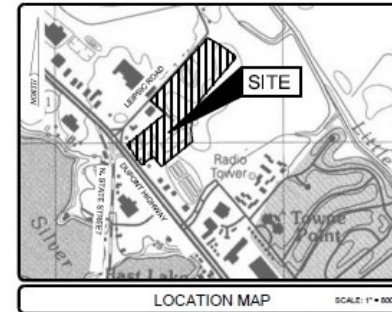
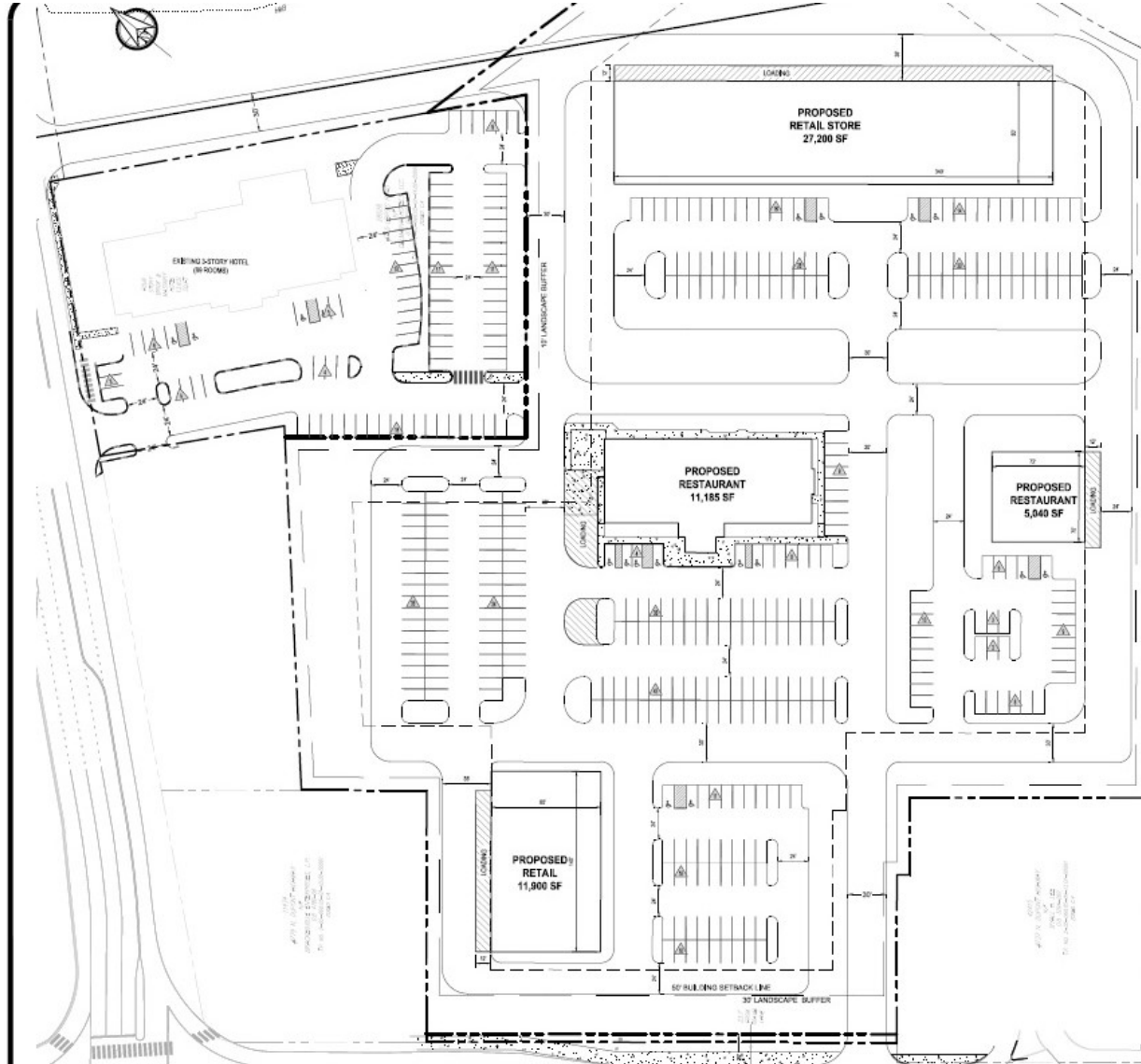
- ⇒ Proposed Retail Development
- ⇒ Located on U.S. 13, just south of the North DuPont Highway and Leipsic Road intersection
- ⇒ Suites Available from 1,200—70,000 +/- SF
- ⇒ Pad Sites Available from 1—3 acres

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Dover Crossroads - 747 N. DuPont Hwy, Dover, DE



LOCATION MAP SCALE: 1" = 800'

**SITE DATA**

- APPLICATION NUMBER: 2-05-068.05-01-15.00-00001 2-05-068.05-01-14.02-00001
  - TAX PARCEL NO: 2-05-068.05-01-15.00-00001 2-05-068.05-01-14.02-00001
  - LEGAL OWNER / DEVELOPER: ROJAN DD IS, LLC 2213 CONCORD PIKE WILMINGTON, DE 19803 PHONE: (302) 654-6153 DELMARVA HOTEL, LLC 2 MARATHON DRIVE SEAFORD, DE 19873 PHONE: (302) 677-0505
  - SITE ADDRESS: 747 NORTH DUPONT HIGHWAY DOVER, DE 19803 754 DOVER LEISURE ROAD DOVER, DE 19801
  - ZONING: SC-2 COMMUNITY SHOPPING CENTER C-4 HIGHWAY COMMERCIAL
  - PROPERTY USE: EXISTING VACANT SHOPPING CENTER/APARTMENTS PROPOSED HOTEL
  - SITE ACREAGE: EXISTING 25.01 ACRES PROPOSED 10.20 ACRES 2.34 ACRES 1.90 ACRES
  - BULK STANDARD: SC-2 (PARCEL 2-05-068.05-01-15.00-00001) C-4 (PARCEL 2-05-068.05-01-14.02-00001)
- |                          |                              |                      |
|--------------------------|------------------------------|----------------------|
| MIN. LOT CONTIGUOUS AREA | REQUIRED 15 ACRES            | PROPOSED 26.31 ACRES |
| MIN. LOT WIDTH           | 150 FT                       | 364.97 FT            |
| MIN. LOT DEPTH           | 150 FT                       | 575.48 FT            |
| MIN. FRONT YARD          | 50 FT                        | 50 FT                |
| MIN. BUILDING SETBACK    | 50 FT (NON-RESIDENTIAL ZONE) | 66.85 FT             |
| MAX. BUILDING HEIGHT     | 75' 6 STORES                 |                      |
| MAX. FLOOR AREA RATIO    | 4.0                          | 0.3                  |
| MIN. LANDSCAPE BUFFER    | 10 FT / 30 FT STREET         | 10 FT / 30 FT STREET |
| MIN. OPEN ACTIVE SPACE   | NONE REQUIRED                | NONE PROPOSED        |
- BENCHMARK: CAPPED REBAR PND #81 ELEVATION = 34.92' N. A.V.D. 98 N: 430719.51' E: 824676.32'
  - DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID VERTICAL: N. A.V.D. 98
  - BUILDINGS: EXISTING VACANT RETAIL STORE: 27,200 SF RETAIL STORE: 10,300 SF RESTAURANT: 11,185 SF RESTAURANT: 4,850 SF
  - LOADING SPACES: 1 FOR 8,000 - 25,000 SF, 1 PER 25,000 SF THEREAFTER; BUILDINGS UP TO 150,000 SF, MAX 3 REQUIRED
  - SOURCE OF WATER: CITY OF DOVER
  - SOURCE OF SEWER: CITY OF DOVER
  - SOURCE OF ELECTRIC: CITY OF DOVER
  - SOURCE OF GAS: CHESAPEAKE UTILITIES
  - TRASH COLLECTION: PRIVATE
  - PARKING REQUIREMENT: RETAIL - 1 PER 300 SF (36 100 SF / 300 = 102.3) 131 SPACES RESTAURANT - 1 SPACE FOR 4 SEATS (124 / 4 = 31) 102 SPACES RESTAURANT - 1 SPACE FOR 4 SEATS (124 / 4 = 31) 40 SPACES 1 SPACE FOR 3 SEAT SEATS (27 / 3 = 9) 274 SPACES TOTAL REQUIRED = 274 SPACES SPACES PROVIDED = 342 SPACES MAXIMUM SPACES ALLOWED = 274 X 1.25 = 342.5 = 342 SPACES
  - BICYCLE PARKING REQUIREMENT: 1 SPACE PER 20 PARKING SPACES BICYCLE PARKING REQUIRED: 342 / 20 = 17.1 = 18 SPACES BIKIE PARKING PROVIDED: 342 SPACES
  - THIS SITE IS LOCATED FULLY WITHIN A SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ) - TIER 3 EXCELLENT RECHARGE AREA.

**CONCEPT PLAN 4**

**RESTAURANTS AND RETAIL**

**747 NORTH DUPONT HIGHWAY**

**EAST DOVER HUNDRED-KENT COUNTY-DELAWARE**

**PRELIMINARY NOT FOR CONSTRUCTION**

**DUFFIELD ASSOCIATES**  
344 West 4th Avenue  
WILMINGTON, DE 19804-1232  
PHONE: (302) 233-8465  
FAX: (302) 233-8465  
WWW.DUFFIELDASSOCIATES.COM

**OWNER:**  
ROJAN DD IS, LLC  
WILMINGTON, DE 19803  
PHONE: (302) 654-6153  
DELMARVA HOTEL, LLC  
SEAFORD, DE 19873  
PHONE: (302) 677-0505

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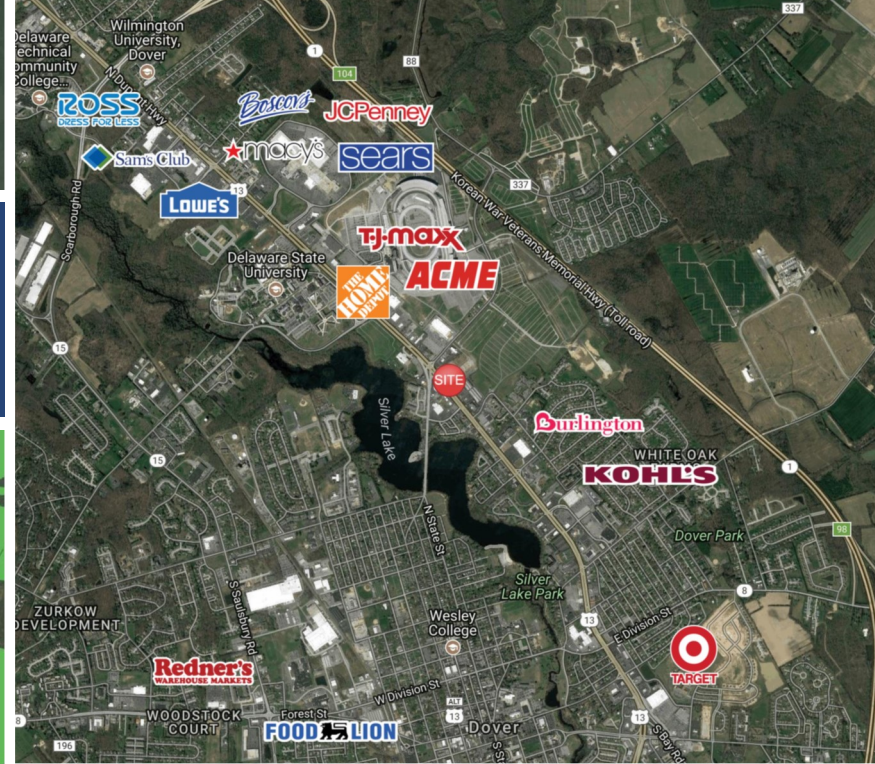
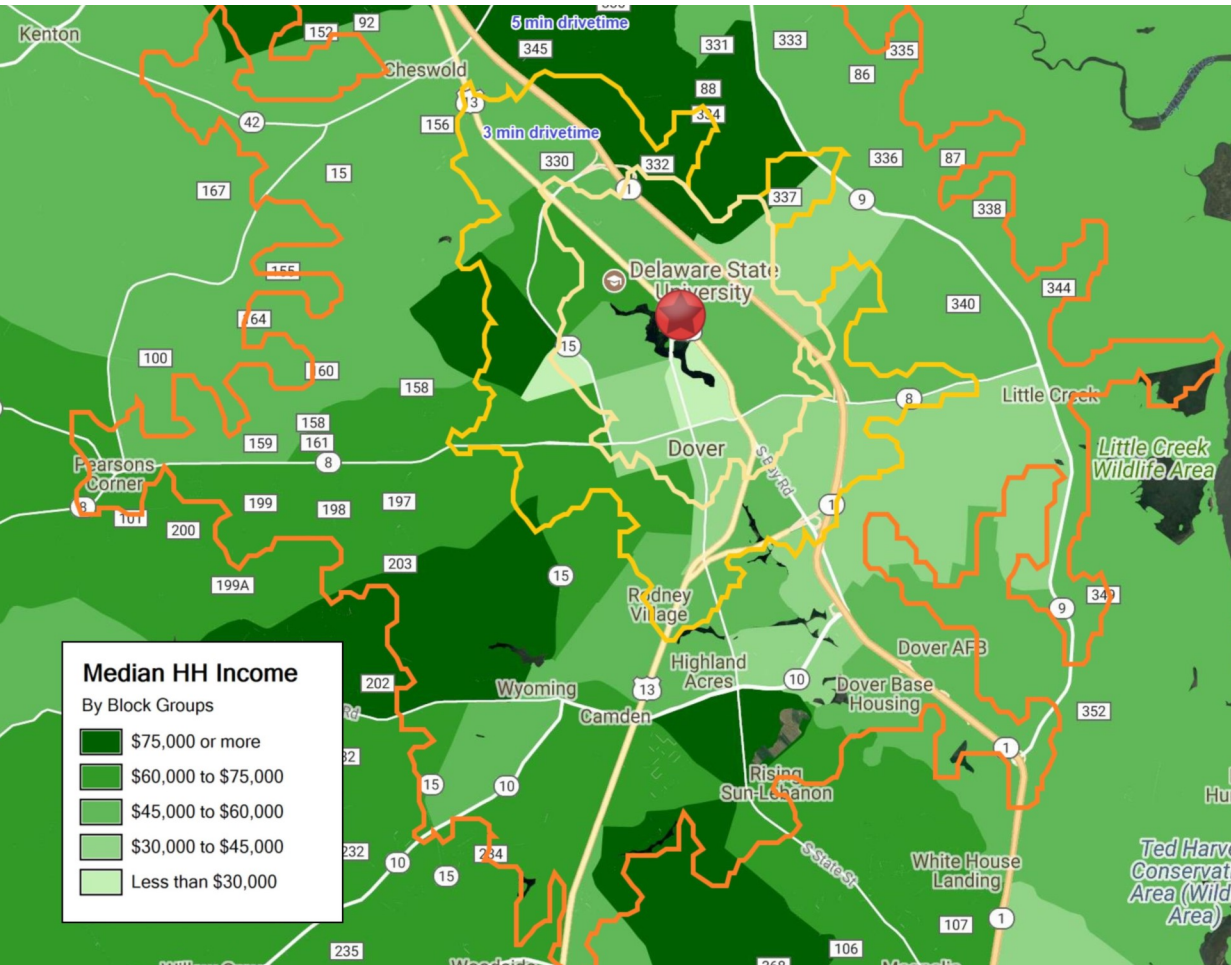
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# New Retail Center Coming Soon

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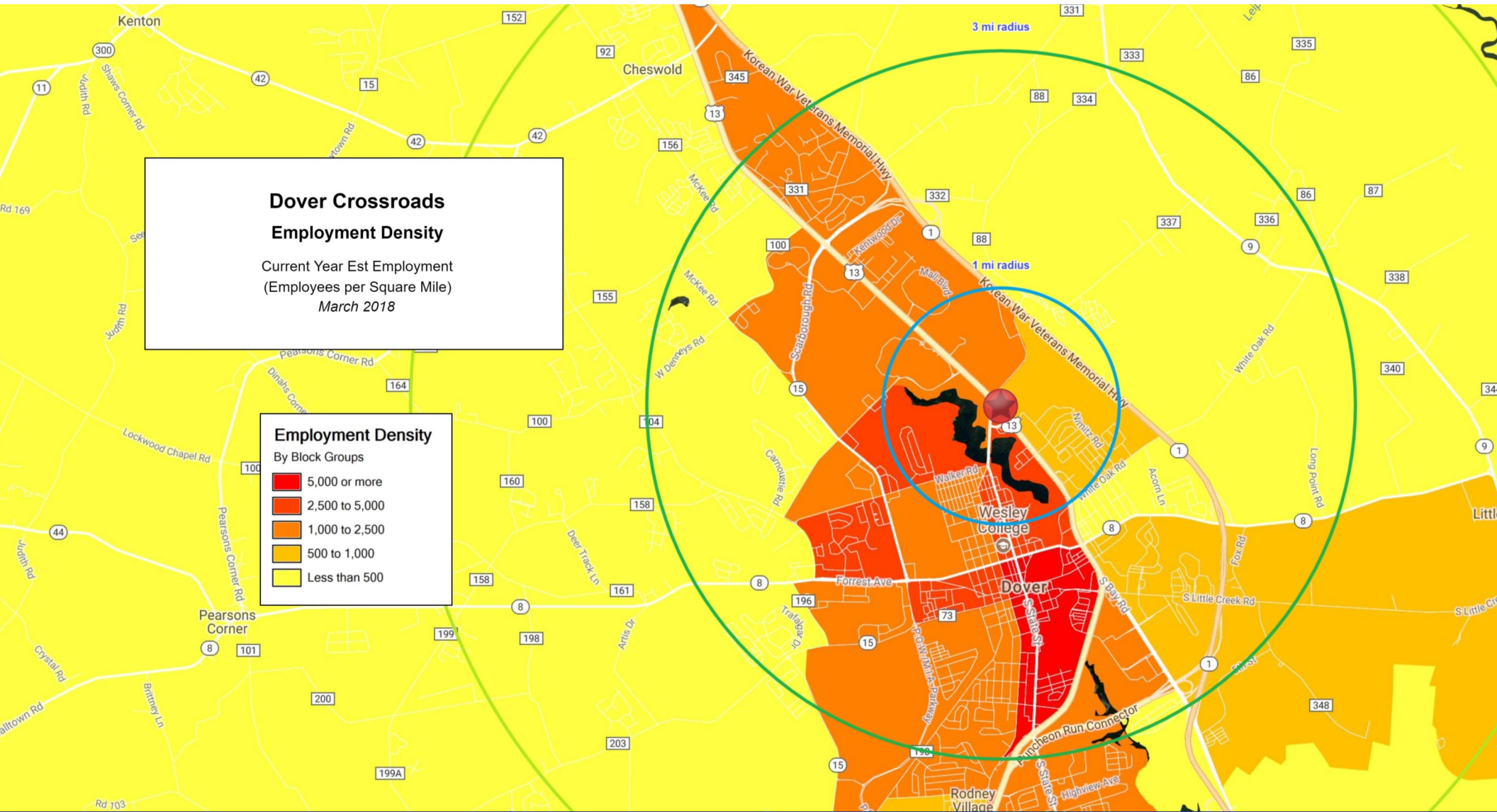


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## Dover Crossroads

Area Merchants

### Aerial View



### 5 Mile Information

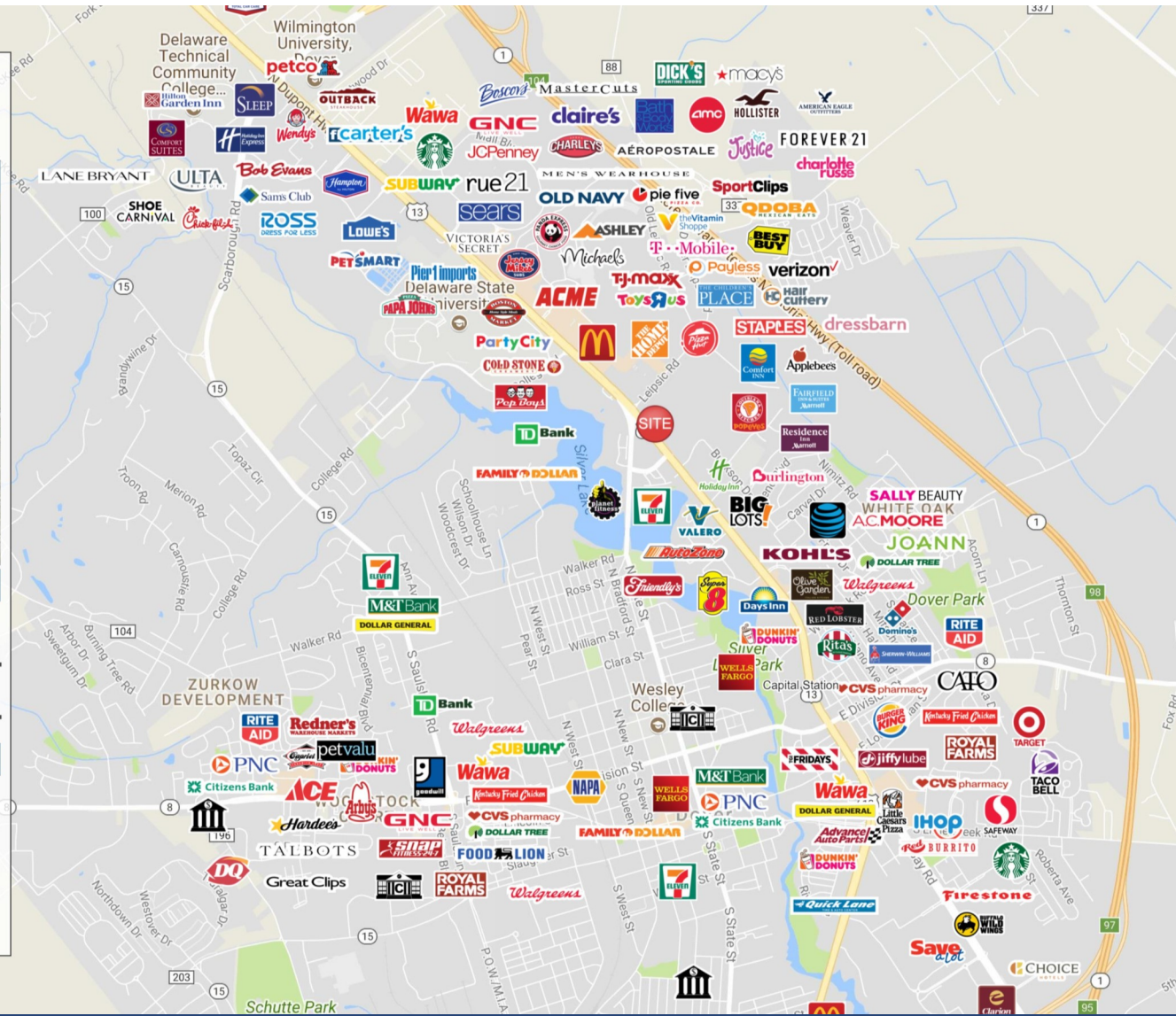


### Contact Information



Name Charles Rodriguez  
 Email ccrod1@aol.com  
 Phone 302.674.3400  
 Prepared By Michelle Garrison  
 Prepared For R&R Commercial Realty

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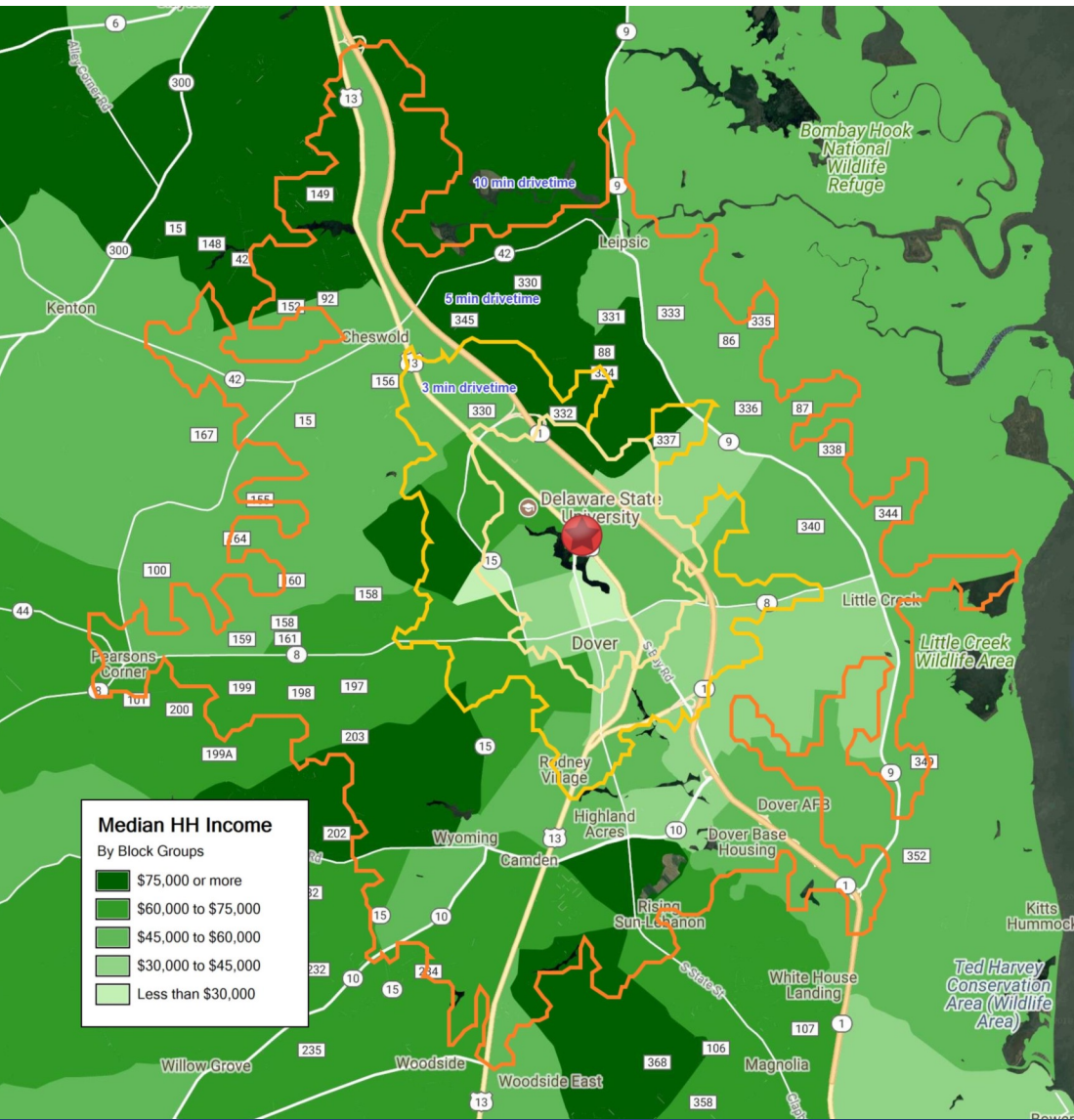
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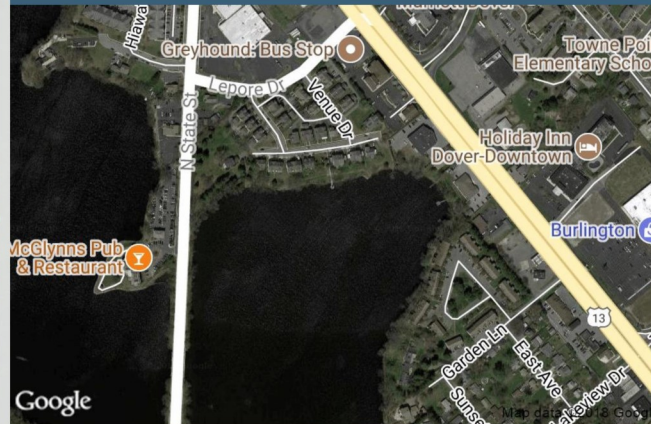
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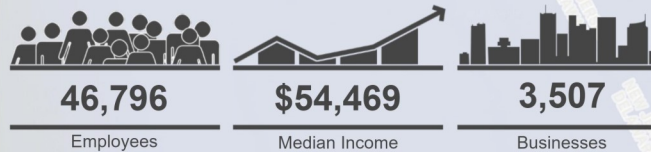
## Dover Crossroads

Median HH Income w/ Drive Times

### Aerial View



### 5 Mile Information



### Contact Information



Name: Charles Rodriguez  
 Email: ccrod1@aol.com  
 Phone: 302.674.3400  
 Prepared By: Michelle Garrison  
 Prepared For: R&R Commercial Realty

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