



COMMERCIAL LAND FOR SALE

N. DUPONT HWY (US-13), DOVER DE 19904

Delaware State Troopers Association

OFFERING SUMMARY

ADDRESS	N. Dupont Hwy (US-13) Dover DE 19904
COUNTY	Kent
PRICE	\$2,457,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,669	25,153	53,283
2025 Median HH Income	\$95,736	\$91,457	\$86,764
2025 Average HH Income	\$115,427	\$110,184	\$103,516

PROPERTY FEATURES

- ❖ 11.7 acres For Sale - \$210,000 per acre
- ❖ 10 ac Zoned: BN, Neighborhood Commercial
1.7 ac Zoned: BG, General Business
- ❖ Located off of N. Dupont Hwy with over 31,000+/- VPD
- ❖ Adjacent to Lakeshore Village Housing Development with 352 single-family homes
- ❖ Designated U-turn areas in the median, positioned on the northern and southern sides of the property allowing for full-turn access in either direction



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