

PRIME LOCATION
LAND FOR SALE

1620 CAPITOL TRAIL

Newark, DE 19711

CHRIS MOORE, CCIM
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PROPERTY DESCRIPTION

Prime land development opportunity: 0.48 +/- acres situated along Capitol Trail (Kirkwood Highway)! This high-traffic property boasts exceptional visibility and accessibility, making it the perfect site for retail development or commercial ventures. Zoned Commercial Neighborhood (CN), it offers a unique opportunity for a variety of uses in a highly desirable location.

PROPERTY HIGHLIGHTS

- 0.48 +/- Acres
- AADT: Capitol Trail (Kirkwood Hwy) 32,119 +/- VPD

OFFERING SUMMARY

Sale Price:	\$580,000
Lot Size:	0.48 +/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,443	28,757	72,099
Total Population	8,270	73,432	188,086
Average HH Income	\$98,338	\$96,371	\$104,098

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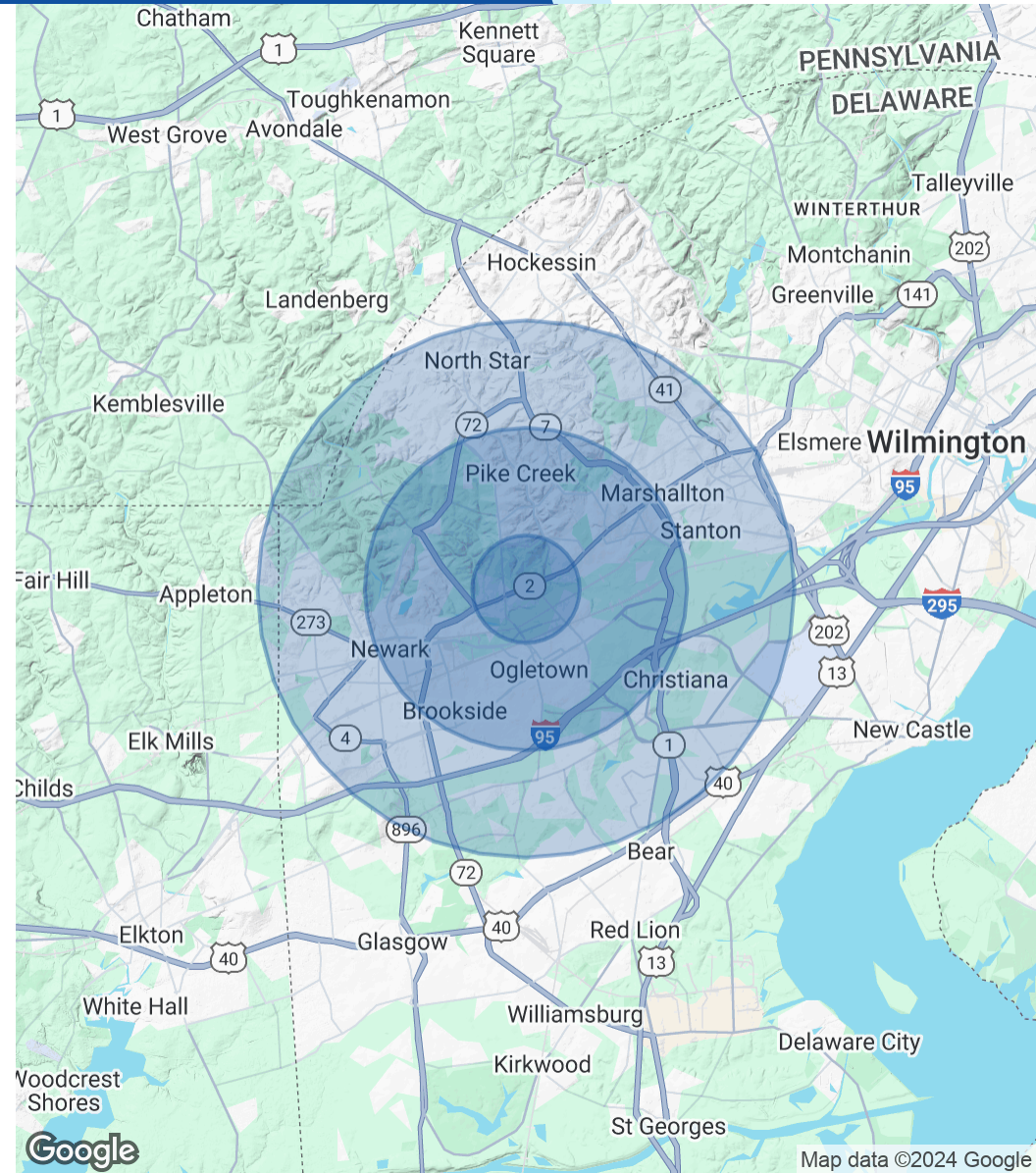
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,270	73,432	188,086
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,443	28,757	72,099
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$98,338	\$96,371	\$104,098
Average House Value	\$326,305	\$349,859	\$357,823

Demographics data derived from AlphaMap



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