



## 791 & 801 S. Dupont Hwy.

New Castle, DE 19720

2 parcels (can be sold together or separately):

791 S. Dupont Hwy.: \$3,150,000 -- *STILL AVAILABLE!*

801 S. Dupont Hwy.: \$1,200,000 -- **UNDER CONTRACT!**

For more information:

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\*Confidential. Do not approach any employees or tenants at the property. Please contact broker.



### PROPERTY DESCRIPTION

#### 791 S. Dupont Hwy. - Furniture Barn

Parcel: 1004510017

2.52 acre zoned: CR

House: 2,600 SF

Rear warehouse 1-6F: 7,960 SF

Front Showroom: 19,935 SF

Center warehouse Building 7: 4,060 SF

Total: 34,555 SF

#### 801 S. Dupont Hwy. -- UNDER CONTRACT!

Parcel: 1004510019

2.21 acre zoned: CR

House 801 A: 1250 SF

House 801 B: 900 SF

Owner's Shop: 350 SF

Warehouse (8-10a): 6,280 SF

Split Rail Fence Store: 1 Acre

Total: 8,780 SF

Property is on well and septic

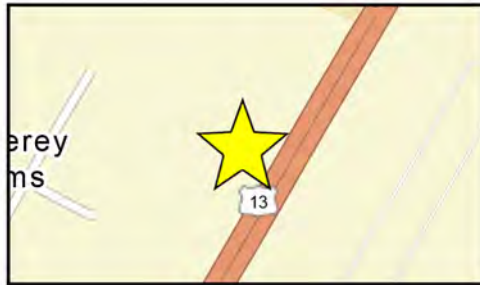
Oil Heat







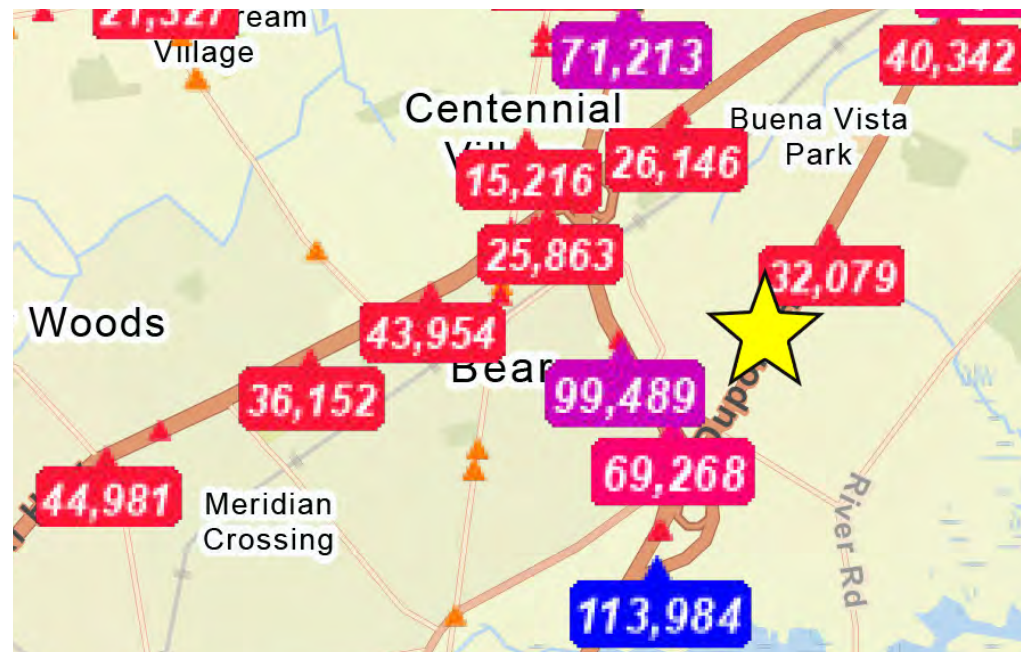
### Traffic Counts



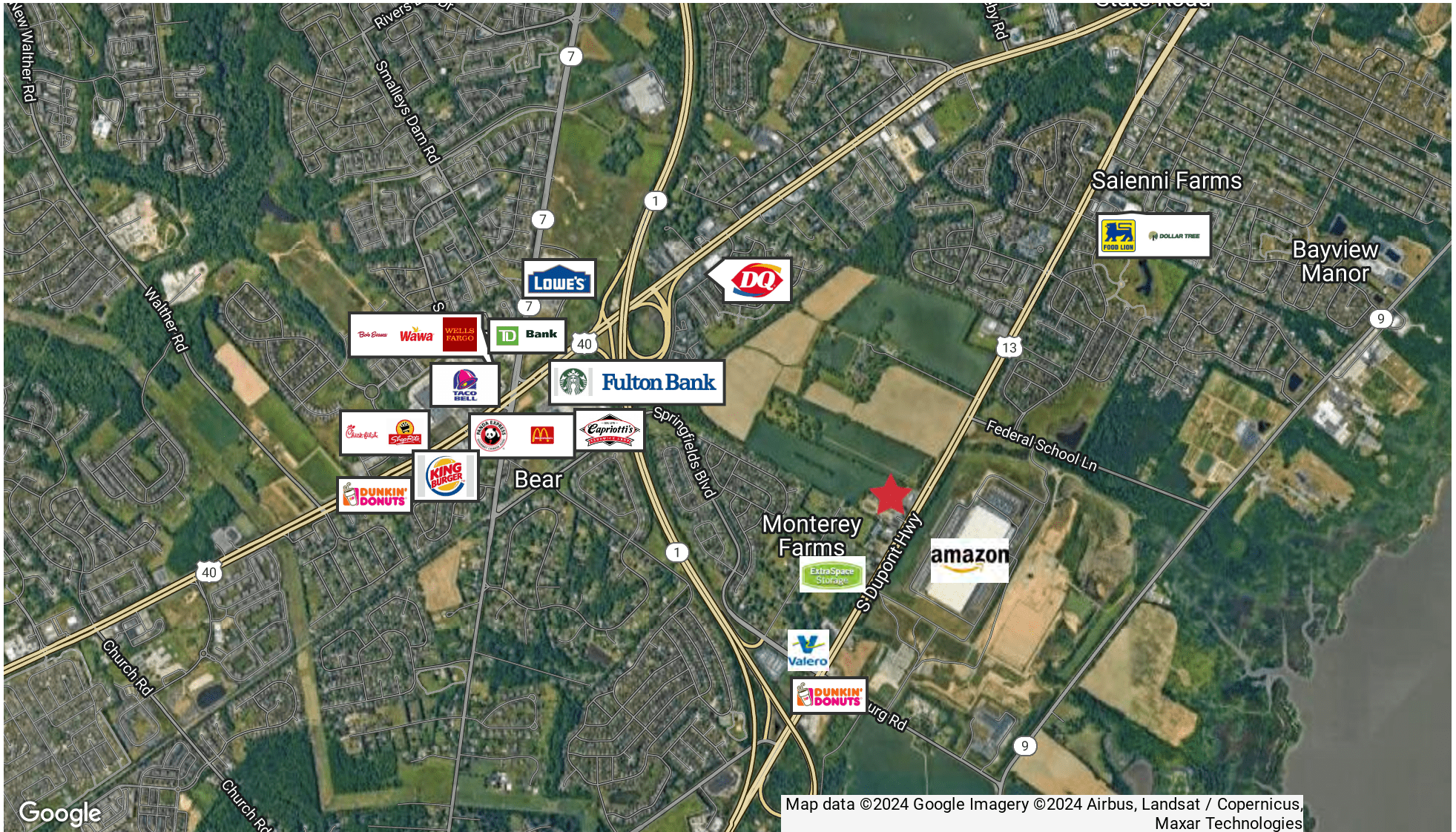
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).









## Demographics Map

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	3,807	61,147	127,394
MEDIAN AGE	41	39	40
MEDIAN AGE (MALE)	34.7	34.4	35.7
MEDIAN AGE (FEMALE)	37.7	37.7	38.8

<b>Housholds &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	1,361	23,764	49,325
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$119,894	\$91,652	\$99,928
AVERAGE HOUSE VALUE	\$321,025	\$292,535	\$312,971

