



## 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!

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

For more information:

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# **N**/**E**mory Hill

## **Retail/Residential For Sale** 791 & 801 S. Dupont Hwy.



### **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

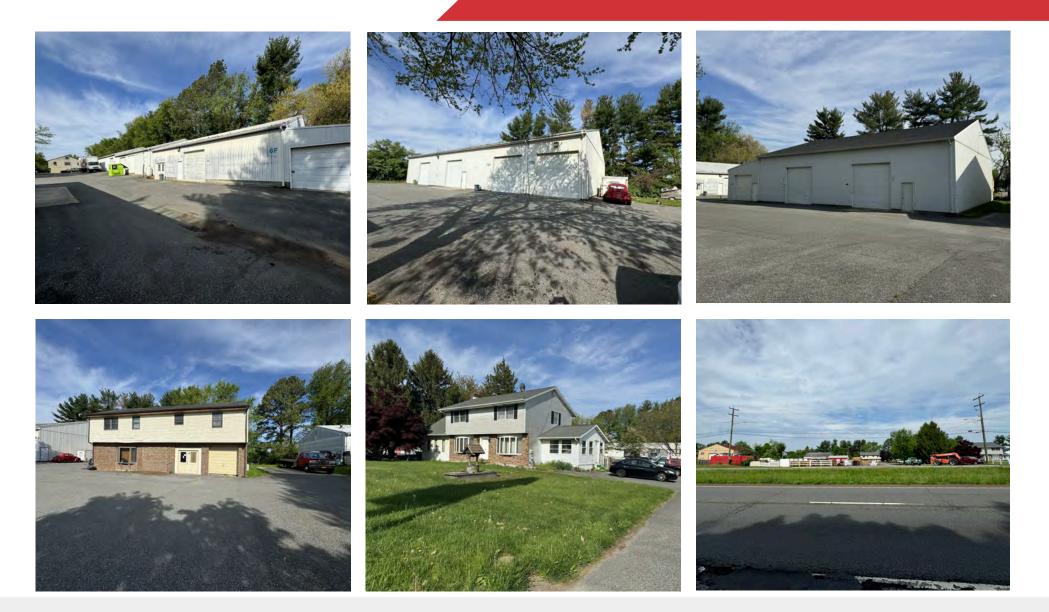
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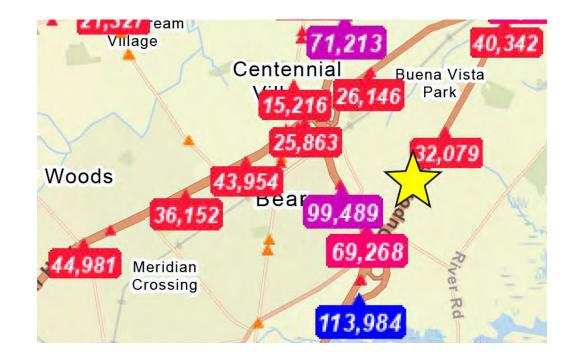
**Traffic Counts** 



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).

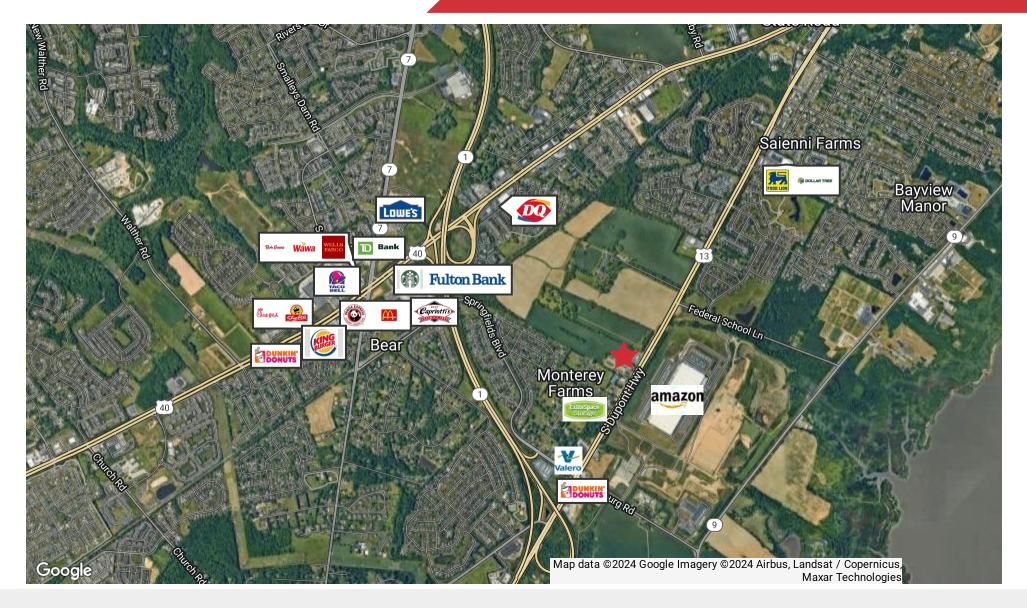


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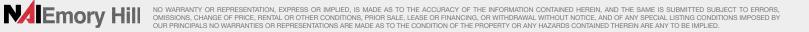


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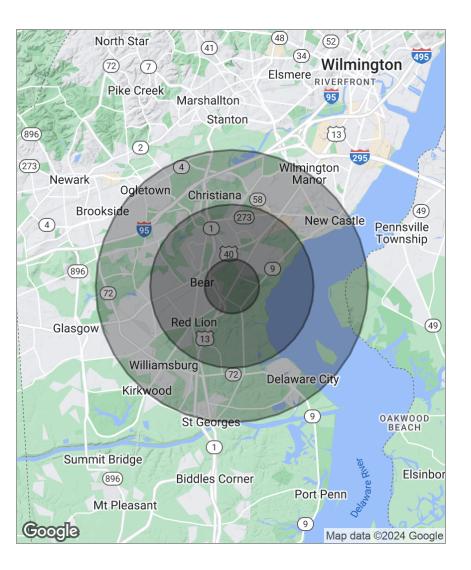


# Demographics Map

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Population	1 Mile	3 Miles	5 Miles
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

Housholds & Income	1 Mile	3 Miles	5 Miles
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



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