

COOPER COMMERCIAL CENTER

Dover

Camden

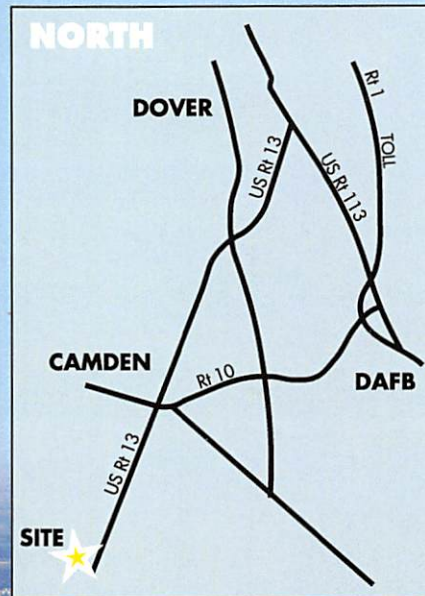
Super Walmart

Lowes

Delaware State Police Troop 3

Site

Dover Air Force Base



Commercial

Cooper Commercial Center

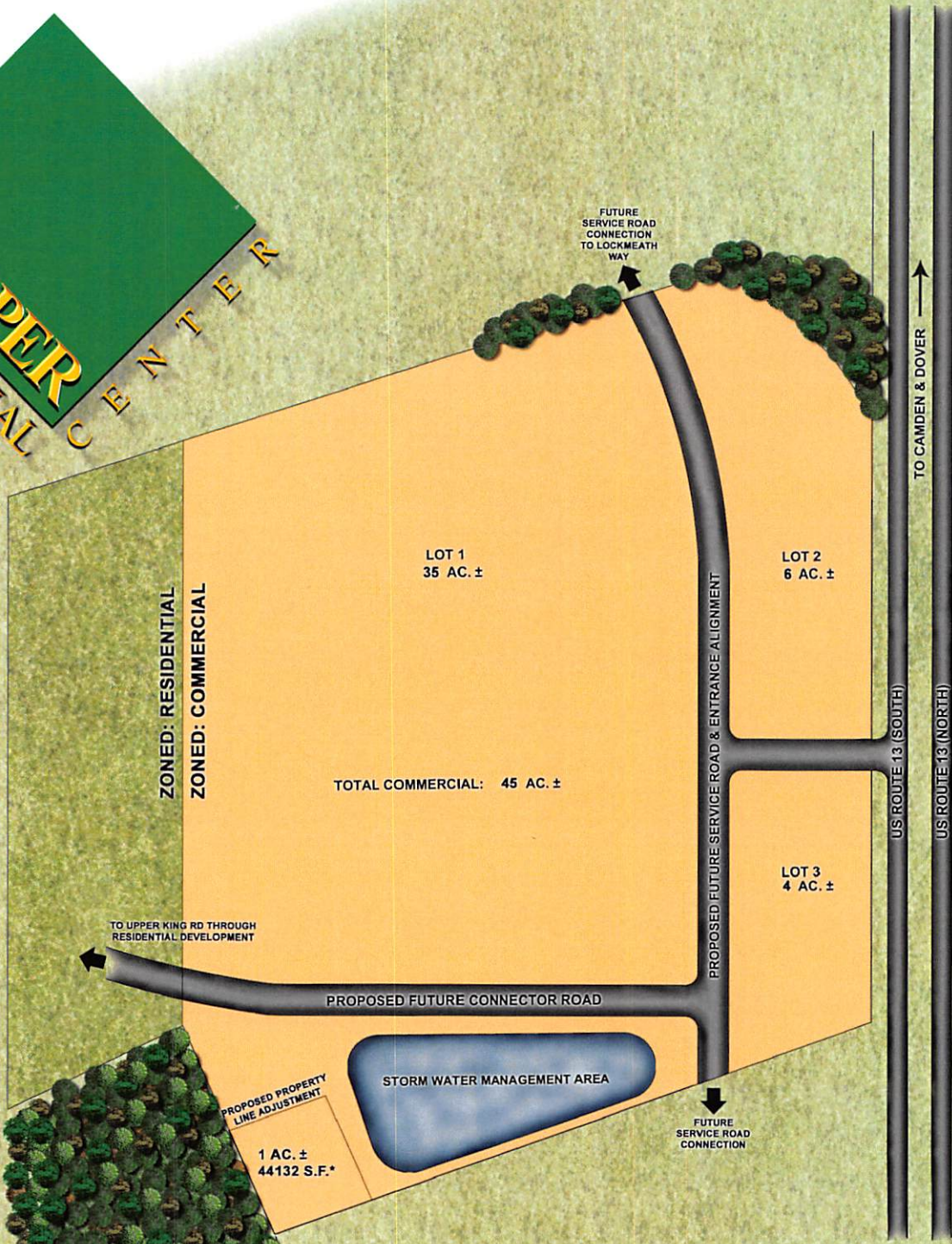
Located in Central Delaware within the town limits of Camden, just 4 miles south of Dover, the state capital. This site is conveniently situated on US Route 13, a major dual highway which extends throughout the entire state.



302-674-4220
contact: Tom Burns

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|-----------|---------------------------------------------------------------------------------------------------------------|
| Site | - 45 acres |
| Zoned | - Commercial - Large Centers, Hotels & Pad Sites |
| Utilities | - Water - Tidewater Utilities Inc.
- Sewer - Camden-Wyoming Sewer Authority
- Electric - Delmarva Power |
| Traffic | - 37,805 (2004 ADT) |

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Burns & Ellis
REALTORS®

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coopercommercialcenter.com

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Population	5 miles	10 miles	25 miles
2000 (census)	48,335	91,616	197,042
2005 (estimated)	52,016	99,370	216,298
2010 (projected)	56,072	107,774	236,625

Household Income

2005 (estimated)	\$58,499	\$57,135	\$56,912
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source: CLARITAS INC.