

FOR LEASE

±5.54 ACRES AVAILABLE

1843 S Dupont Blvd | Smyrna, DE 19977

NEGOTIABLE

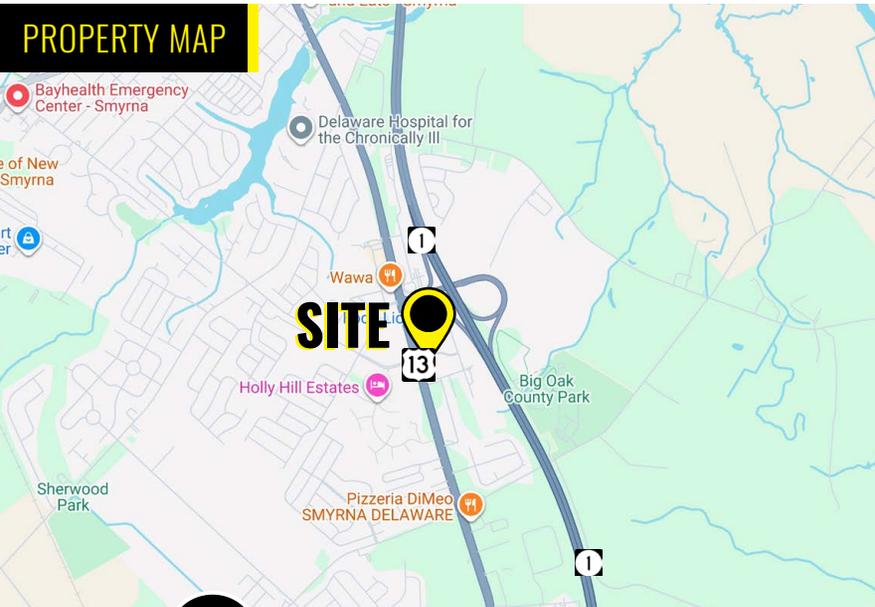
PROPERTY FEATURES / HIGHLIGHTS

- ±5.54 Prime Acres Available For Lease
- Ground Lease or Build-to-Suit Options Available
- High Traffic Counts: 40,000+ VPD on US 13 (Dupont Blvd)
- Strong HH Incomes: \$109,514 (3-Mile Radius)
- Close Proximity to Route 1 Interchange
- Located within Smyrna's primary Route 13 retail corridor anchored by Food Lion, Wawa, Starbucks, Aldi, Tractor Supply, Dunkin' and Burger King.
- Ideal for C-Store (with Gas), QSR (Drive-Thru), Automotive, Retail or Hotel Uses.
- Signalized Access via Cross-Access Agreement



DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	6,657	30,612
TOTAL HOUSEHOLDS	2,615	11,400
AVERAGE HHI	\$89,874	\$110,204

PROPERTY MAP



# SITE OVERVIEW AERIAL

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FOR LEASE



**SITE**  
±5.54 ACRES



**DOLLAR TREE**

Rommel  SMYRNA

Signalized Access  
via Cross-Access



**S Dupont Blvd**  
±40,000 VPD





# ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

## SOME OF OUR SATISFIED CLIENTS



IRON HILL  
BREWERY & RESTAURANT

