



LANDING SQUARE

600 South Bay Road | Dover, DE 19901 | Kent County

Project Scope:

1. Professional office space: 62,700 sq. ft.
2. Padsite: 4,200 sq. ft. +/-
3. Padsite: 6,400 sq. ft. +/-
4. Future development

Traffic Counts:

S. Bay Road: 27,445 AADT
DuPont Highway at Bay Road: 45,843 AADT

Area Destinations:

Dover International Speedway (Hotel and Casino)
Dover Air Force Base, Wesley College, Delaware State University, Delaware Technical Community College, Dover Mall, State of Delaware Capitol City (Government Courts and Offices).

Additional Information:

- New Mixed Use Development adjacent to BayCourt Plaza Shopping Center
- Located on South Bay Road near the Dover AFB- Across street from Blue Hen Mall
- 62,700 SF Class A Office Coming Soon as major Tenant
- Full Turn Intersection (Traffic Light) with additional Right-IN, Right Out access to Bay Road
- Two Pad Sites Available Now, Future Development is Un-Planned

Demographics:

	1 Mile	3 Mile	5 Mile
Population	5,777	43,474	68,697
Households	2,262	16,699	25,852
Avg. HH Income	\$53,177	\$56,655	\$63,509
Daytime Population	7,269	35,105	47,572

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Pad #	Tenant	Square Footage
1	Professional Office - Coming Fall 2020	62,700
2	Padsite	4,200 +/-
3	Padsite	6,400 +/-
4	Future Development	Unplanned



CAPANO
MANAGEMENT

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