

Tudor Industrial Park

S Little Creek Rd, Dover DE 19901



THE SPACE

Location

S Little Creek Rd
Dover, DE 19901

HIGHLIGHTS

- 604 Otis Dr - 6,000 +/- SF Warehouse
- 604 Otis Dr - 6,000 +/- SF Office
- MLS # DEKT203840, DEKT2012794
- Zoned: C3
- Price: \$8.00 - \$10.00 PSF, \$2.00 CAM PSF

POPULATION

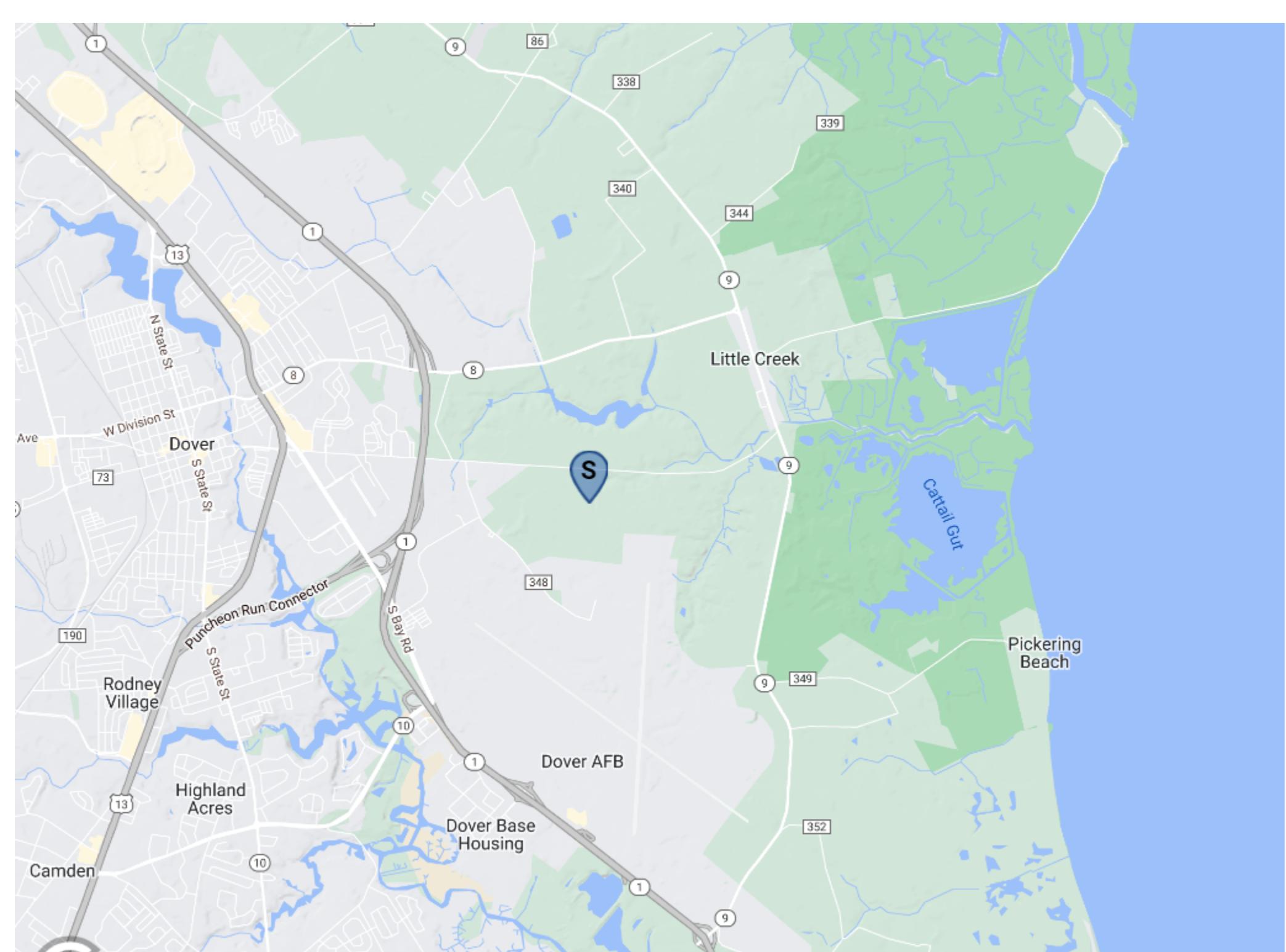
1.00 MILE	3.00 MILE	5.00 MILE
497	24,724	61,812

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,014	\$70,958	\$78,683

NUMBER OF HOUSEHOLDS

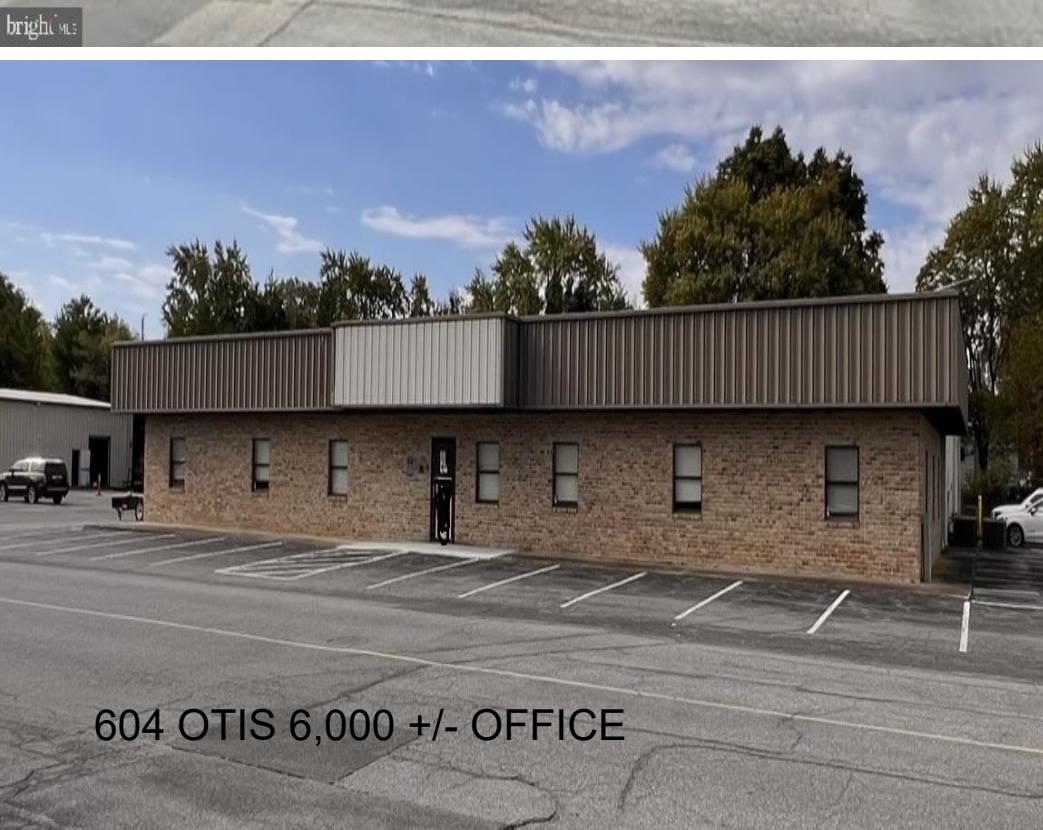
1.00 MILE	3.00 MILE	5.00 MILE
189	10,071	23,467







607 OTIS OFFICE 1,200 +/- SF



604 OTIS 6,000 +/- OFFICE



607 OTIS WAREHOUSE 4,000 +/- SF



604 OTIS 6,000 +/- SFWAREHOUSE

Tudor Industrial Park

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R and R Commercial Realty and it should not be made available to any other person or entity without the written consent of R and R Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R and R Commercial Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R and R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R and R Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has R and R Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Keith Walpole

R and R Commercial Realty
(302) 236-7053
keithwalpole@yahoo.com

