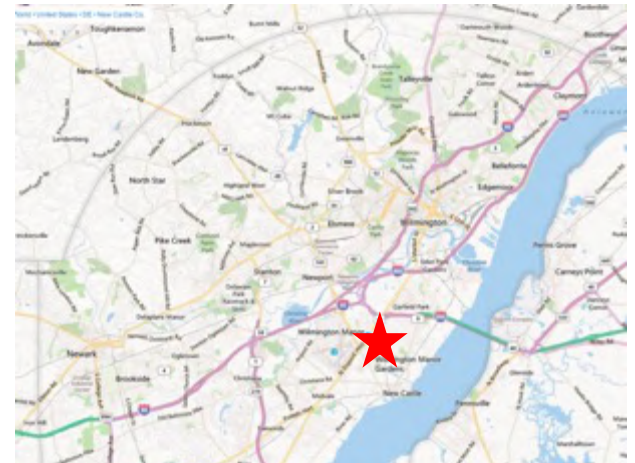




FOR SALE OR LEASE

801 N DuPont Highway

New Castle, DE 19720



OUR LADY OF FATIMA SCHOOL

Available: From 7,700 – 51,000 +/- SF in four buildings and up to 3.5 acres of the 5.33 acre site, currently zoned S*.

Facilities include: large classrooms, gym/hall/auditorium with stage, commercial kitchen, and much more.

Could this be the site for your school, assisted living conversion, library, community center, or other use?

Owner will consider offers “subject to approvals” depending on stated use and proposed density.

Owner will consider more than 1 tenant, and may consider partial or shared use of some facilities in a lease situation.

For more information, please contact:

Dan Leshner
(302) 622-3520
lesher@pattersonwoods.com



FOR SALE OR LEASE

801 N DuPont Highway

New Castle, DE 19720

**PROPERTY
PHOTOS**



Security Access



Clean, bright halls



Spacious Classrooms



Gym/Hall/Stage



Commercial Kitchen

While not included as part of this offering, some school-related equipment may be available and considered separately.

For more information, please contact:

Dan Leshner

Tel 302.622.3520

lesher@pattersonwoods.com

POTENTIAL SALE/LEASE OPPORTUNITIES



CAMPUS MAP

- 1** Main School
26,297 +/- SF – 2 stories
- 2** Gym/Hall/Kitchen
11,238 SF – 1 story+
- 3** Optional Classrooms
7,694 +/- SF – 2 stories
- 4** Rectory Complex
5,700 SF +/- | 1-2 stories
- 5** Buildings 5 & 6, and associated land and parking, ARE NOT a part of this offering. Any proposed subdivision shall address combined parking needs. Current combined parking 194 spaces +/-
- 6** Buildings 5 & 6, and associated land and parking, ARE NOT a part of this offering. Any proposed subdivision shall address combined parking needs. Current combined parking 194 spaces +/-
- 7** Two traffic light access points, one with crossover to Northbound DuPont Hwy
- 8** Pedestrian bridge over DuPont Hwy

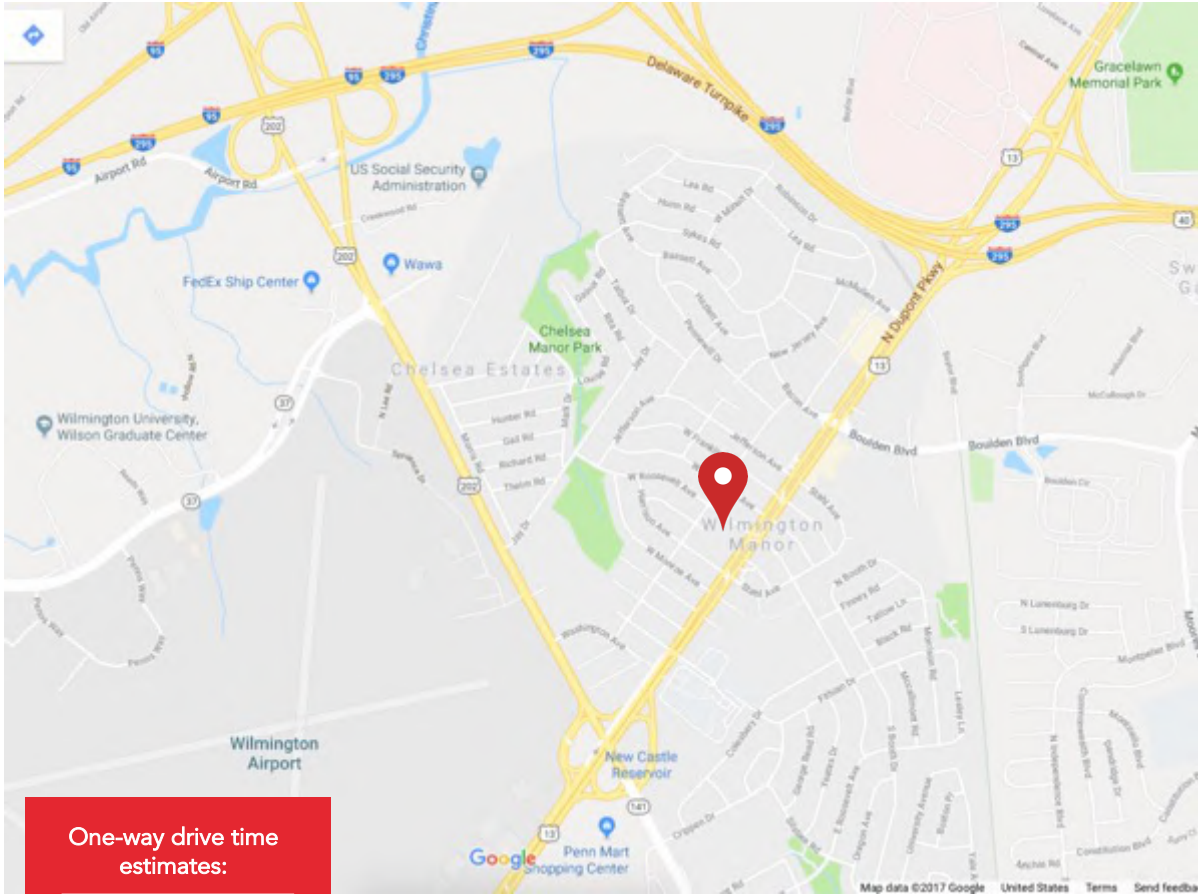


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LOCATION



One-way drive time estimates:

<u>Area</u>	<u>Min.</u>
Wilmington	8
Bear	9
Elsmere	9
Prices Corner	9
Greenville	13
Claymont	15
Glasgow	15
Hockessin	17
Talleyville	17
Pike Creek	17
Newark	21

Located near a confluence of many MAJOR arteries (I-95, I-295, I-495, Rt. 141, Rt. 13, Rt. 1, Rt. 40) This may make draw of students from a wide geography very feasible. (see drive times to left)

Two traffic light intersections, drop area (busses included) and pedestrian walk over DuPont Hwy help support quick pick-up and drop-off.