



Locally Owned. Globally Connected.

FOR LEASE

1062 Lafferty Lane

Dover, DE 19901



AUTO BODY PROPERTY FOR LEASE

OFFERING SUMMARY

Available SF: 5,476 SF

Lease Rate: \$19.50/SF

Lease Type: NNN (\$1.64/SF)

For more information, please contact:

Rich Dudek

Tel 302.656.6870

Cell 302.893.7937

dudek@pattersonwoods.com

PROPERTY OVERVIEW

Commercial building set up as auto body shop. Recently renovated with new roof, new blacktop and striping. Excellent location just off Route 1, next to Dover Air Force Base.

PROPERTY HIGHLIGHTS

- Large garage bay
- 3 drive-ins: two 10'x10' bays, one 12'x14' bay
- Great signage
- Parking for 25+
- Traffic counts of 20,580 +/- vehicles per day
- C-3 Zoning
- Painting equipment can be sold or removed

3801 Kennett Pike
Bldg. D, Suite 100
Wilmington, DE 19807

Tel 302.622.3500
www.pattersonwoods.com



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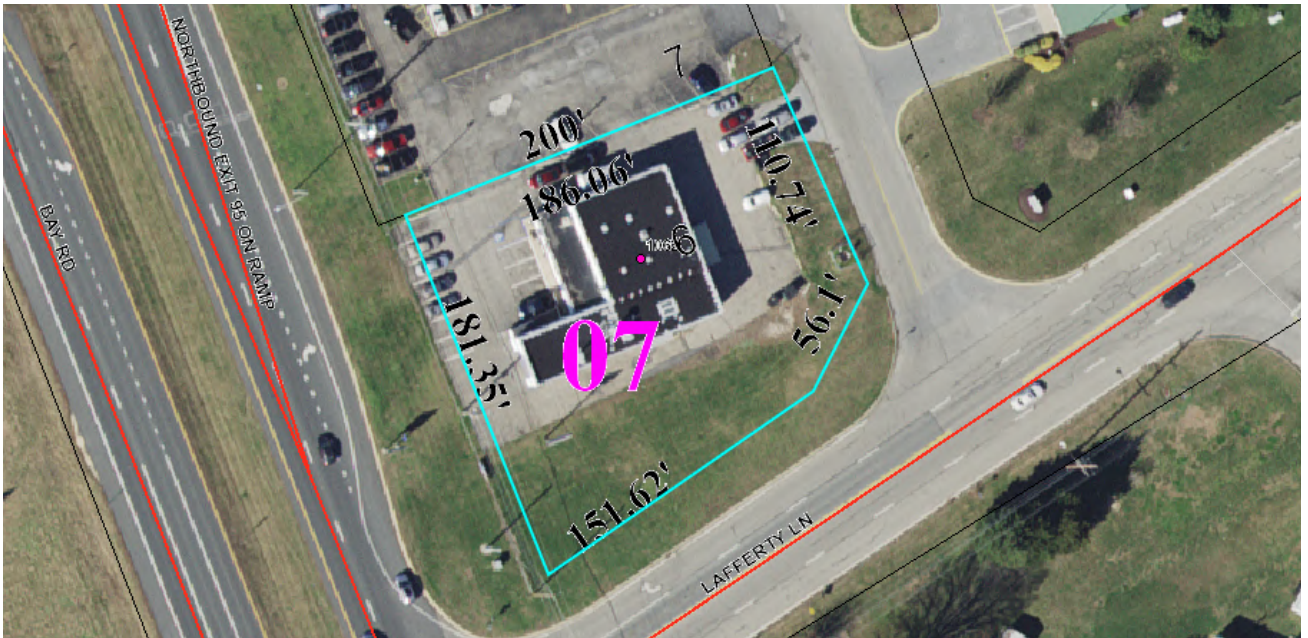


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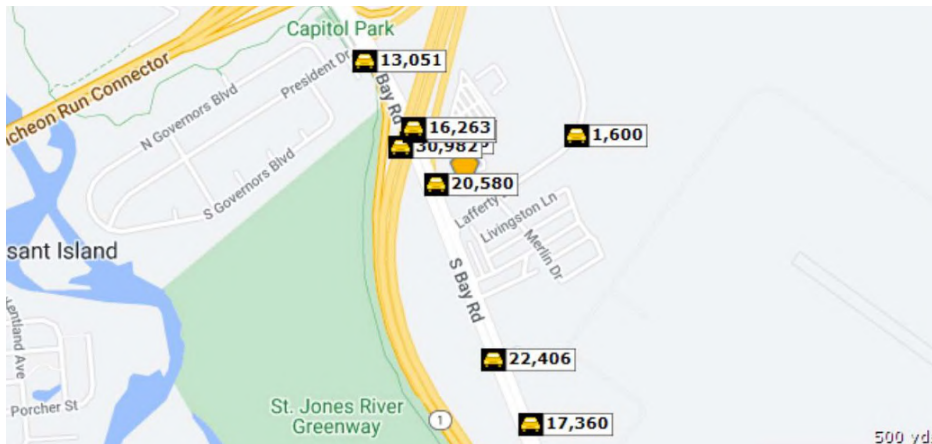
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DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|---------------|
| Population | | | |
| 2027 Projection | 4,327 | 48,881 | 87,577 |
| 2022 Estimate | 3,852 | 44,583 | 80,283 |
| 2010 Census | 2,509 | 36,072 | 67,576 |
| Growth 2022 - 2027 | 12.33% | 9.64% | 9.09% |
| Growth 2010 - 2022 | 53.53% | 23.59% | 18.80% |
| 2022 Population by Hispanic Origin | | | |
| 2022 Population | 491 | 4,764 | 7,198 |
| 2022 Population | 3,852 | 44,583 | 80,283 |
| White | 1,875 48.68% | 23,889 53.58% | 44,040 54.86% |
| Black | 1,559 40.47% | 16,644 37.33% | 29,144 36.30% |
| Am. Indian & Alaskan | 22 0.57% | 268 0.60% | 468 0.58% |
| Asian | 195 5.06% | 1,541 3.46% | 2,792 3.48% |
| Hawaiian & Pacific Island | 9 0.23% | 87 0.20% | 114 0.14% |
| Other | 192 4.98% | 2,155 4.83% | 3,725 4.64% |
| U.S. Armed Forces | 71 | 2,033 | 2,529 |
| Households | | | |
| 2027 Projection | 1,687 | 18,716 | 32,960 |
| 2022 Estimate | 1,500 | 17,051 | 30,167 |
| 2010 Census | 982 | 13,872 | 25,450 |
| Growth 2022 - 2027 | 12.47% | 9.76% | 9.26% |
| Growth 2010 - 2022 | 52.75% | 22.92% | 18.53% |
| Owner Occupied | 934 62.27% | 9,293 54.50% | 18,450 61.16% |
| Renter Occupied | 566 37.73% | 7,758 45.50% | 11,718 38.84% |
| 2022 Households by HH Income | | | |
| Income: <\$25,000 | 367 24.45% | 4,074 23.89% | 6,651 22.05% |
| Income: \$25,000 - \$50,000 | 415 27.65% | 4,807 28.19% | 7,514 24.91% |
| Income: \$50,000 - \$75,000 | 260 17.32% | 2,867 16.82% | 5,434 18.01% |
| Income: \$75,000 - \$100,000 | 163 10.86% | 1,906 11.18% | 3,602 11.94% |
| Income: \$100,000 - \$125,000 | 90 6.00% | 1,239 7.27% | 2,530 8.39% |
| Income: \$125,000 - \$150,000 | 43 2.86% | 969 5.68% | 1,956 6.48% |
| Income: \$150,000 - \$200,000 | 100 6.66% | 811 4.76% | 1,806 5.99% |
| Income: \$200,000+ | 63 4.20% | 377 2.21% | 673 2.23% |
| 2022 Avg Household Income | \$69,713 | \$65,375 | \$69,989 |
| 2022 Med Household Income | \$47,927 | \$48,253 | \$54,991 |

TRAFFIC COUNTS



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