

CAPITAL STATION

10-50 North DuPont Highway, Dover, DE 19901



LOCATION DESCRIPTION

New retail development in a highly sought after area in Dover, DE. Located on the NW of Rt. 13 (N. Dupont Hwy) and Rt. 8 (Division Street)

Positioned in a retail-heavy section of Dover. Key traffic drivers include Dover AFB, Legislative Hall District, Bayhealth Kent Medical Campus, Dover Downs Racetrack & Casino, Dover Mall, 4 Colleges/Universities (Wesley College, Delaware State University, Delaware Technical & Community College, and Wilmington University), and millions of square feet of retail stores and restaurants lining DuPont Hwy. to the north and the south. Over 700 hotel rooms in close proximity to Capital Station.

PROPERTY HIGHLIGHTS

- Key Co-Tenancy-Aldi, Starbucks, Walgreens, Verizon, Red Robin
- Signaled intersection at Division Street (Rt. 8), N. Dupont Hwy (Rt. 13)
- Two Right in, Right out Access points on Dedicated Turn Lane
- Access to the Puncheon Run Connector and Rt. 1
- Close Vicinity to Delaware State University and Dover Downs and International Speedway

SPACES	LEASE RATE	SPACE SIZE
Unit 4	\$20.00 SF/yr	1,500 SF
Unit 5	\$20.00 SF/yr	1,500 SF
Unit 6	\$20.00 SF/yr	1,500 SF
Unit 7	\$20.00 SF/yr	1,600 SF
Unit 8	\$20.00 SF/yr	1,600 SF
Unit 9	\$20.00 SF/yr	1,600 SF
Unit 10	\$20.00 SF/yr	1,500 SF
Unit 18	\$20.00 SF/yr	1,200 SF

EXCELLENT TRAFFIC COUNTS	
North Dupont Highway	40,977 AADT
Division Street	7,853 AADT
Kings Highway	6,507 AADT

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RETAIL PROPERTY FOR LEASE

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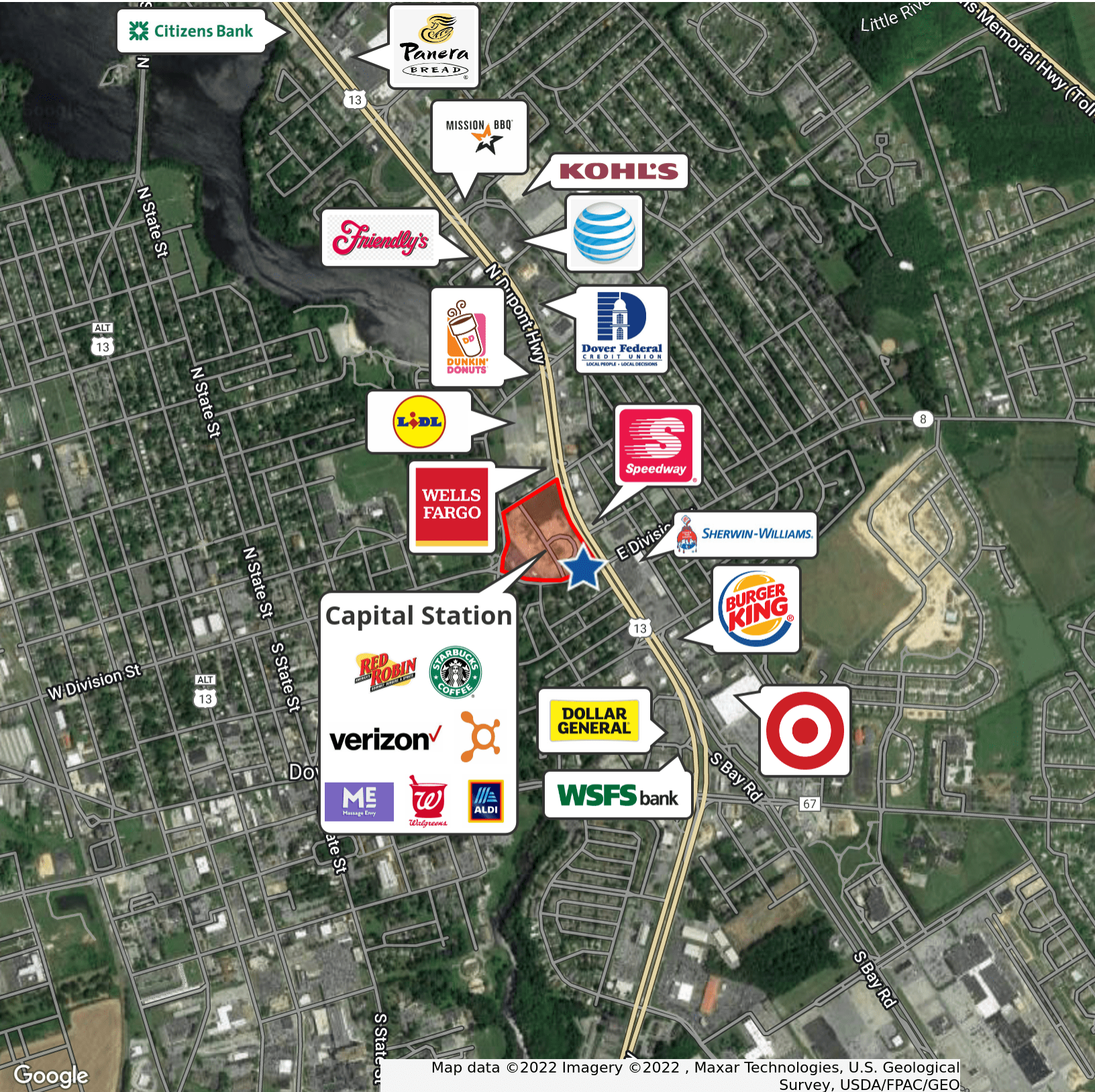
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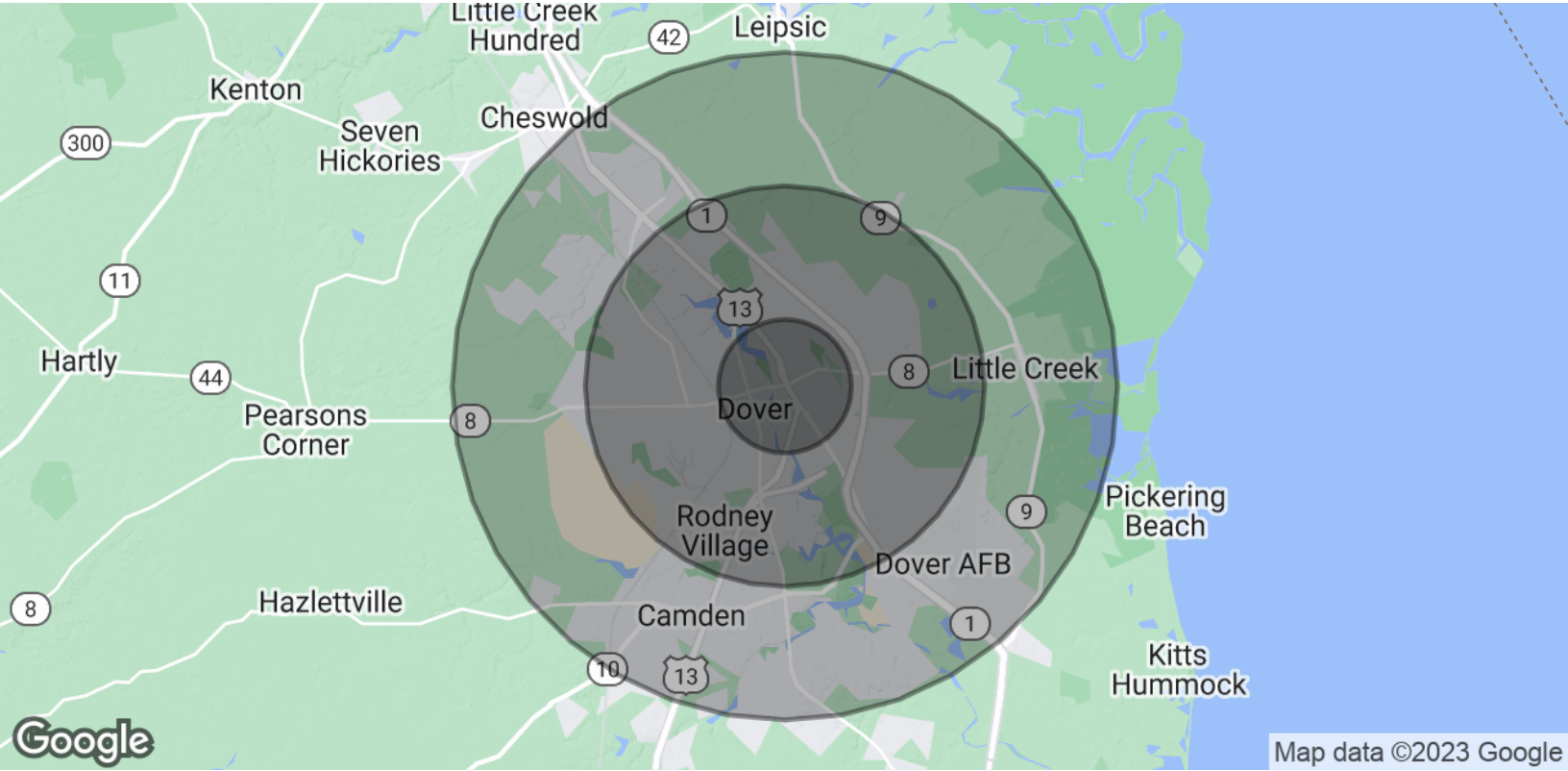
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,983	41,092	70,773
Average Age	35.1	36.4	36.8
Average Age (Male)	32.6	34.8	35.3
Average Age (Female)	38.9	39.3	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,787	17,461	29,247
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$49,786	\$58,397	\$64,951
Average House Value	\$171,699	\$181,961	\$193,909

* Demographic data derived from 2020 ACS - US Census

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