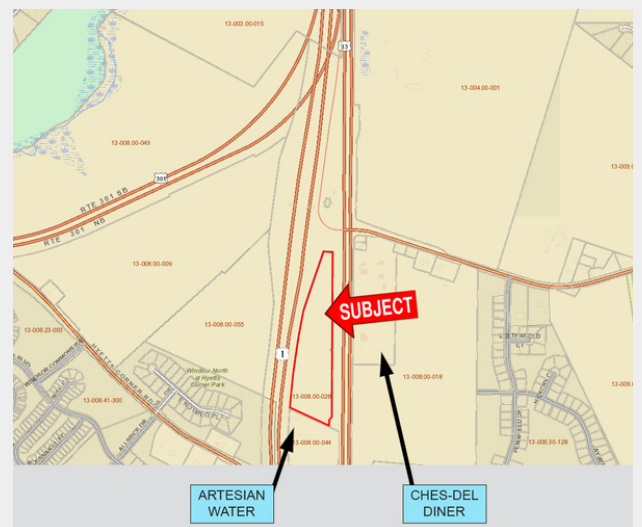


## 2105 DuPont Parkway

Middletown, Delaware 19709

### Property Features

- 13.9 acres across the road from the Ches-Del Diner
- Currently zoned S with possibility for commercial re-zoning. Located in Hub Growth Area of New Castle County Comprehensive Plan. See New Castle County Land Use for more information.
- Located just south of the Route 1/ Route 301 split.
- Ingress and Egress from DuPont Parkway (DE Route 13).
- Great visibility from Route 1.
- Easy on/ off from Route 1.
- Fast growing corridor with big box industrial development in
- Delaware City and retail development planned for DuPont Parkway.
- Public Water/Septic
- AADT for Route 13 (DuPont Parkway): 28,343 (DelDot 2019)
- AADT for Route 1: 46,856 (DelDot 2019)
- SALE: \$925,000



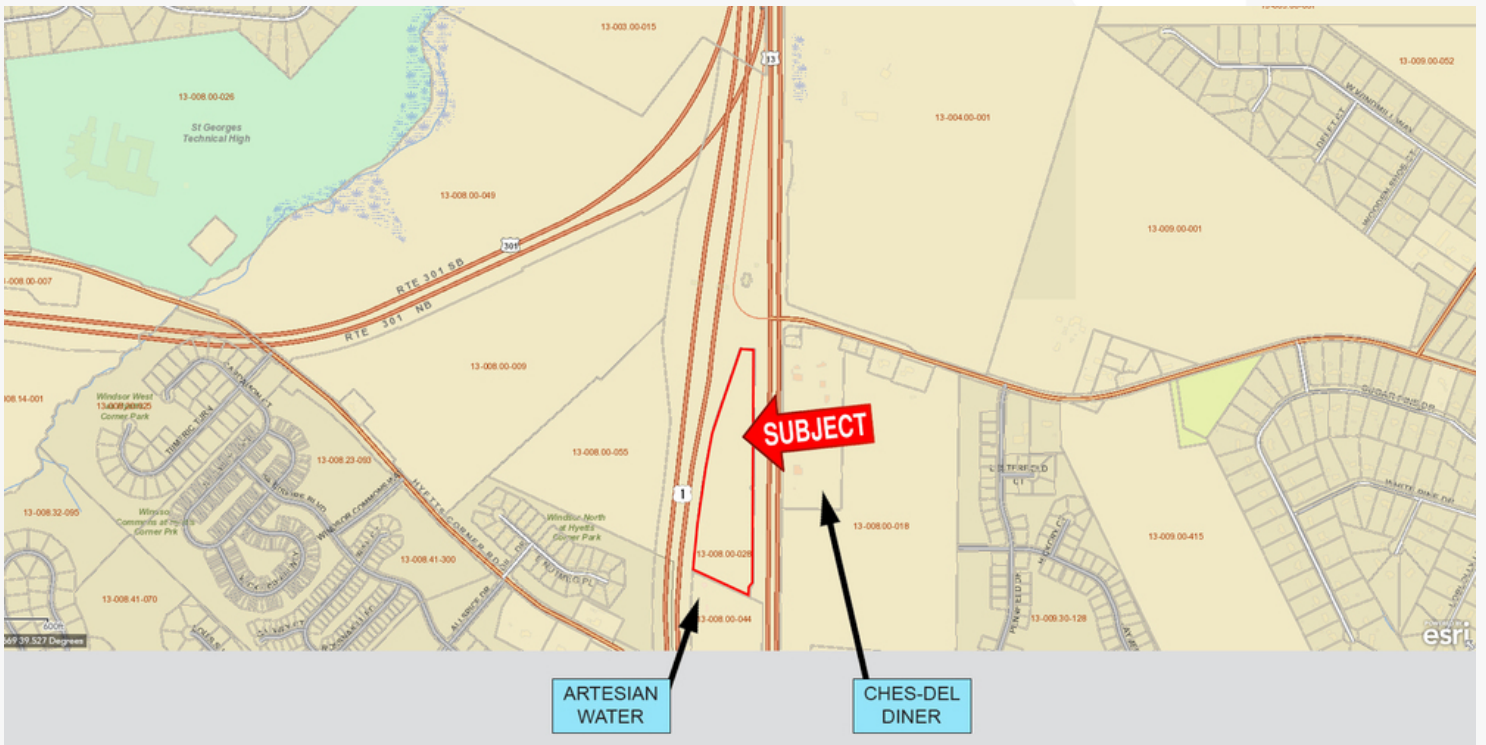
For more information:

**Jon Hickey**

302 322 9500 • C: 302 438 0767 • [jonhickey@emoryhill.com](mailto:jonhickey@emoryhill.com)

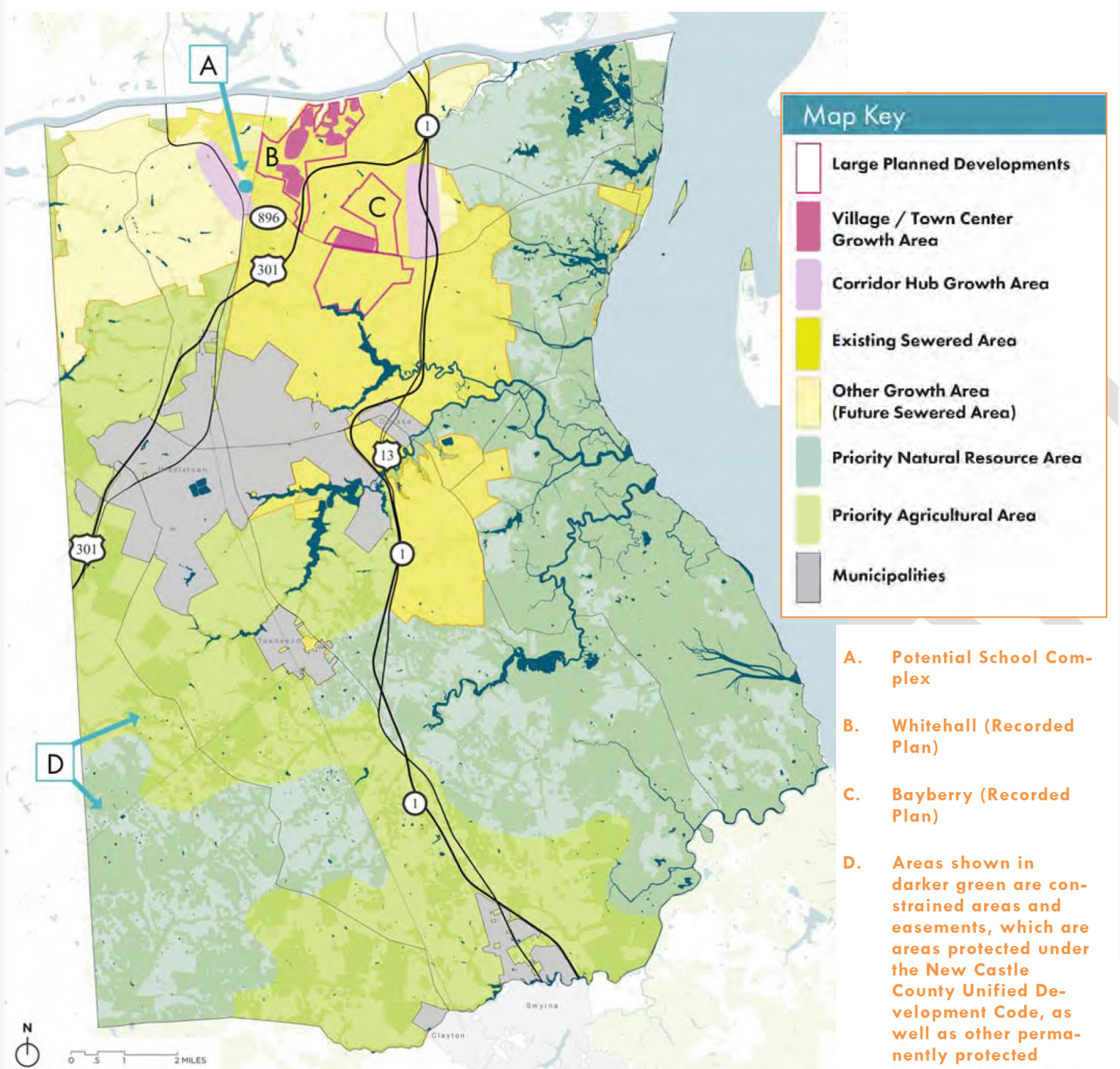
**Land For Sale**  
DuPont Parkway (Route 13)  
Middletown, DE 13.9 Acres

2105 DuPont Parkway  
Middletown, DE



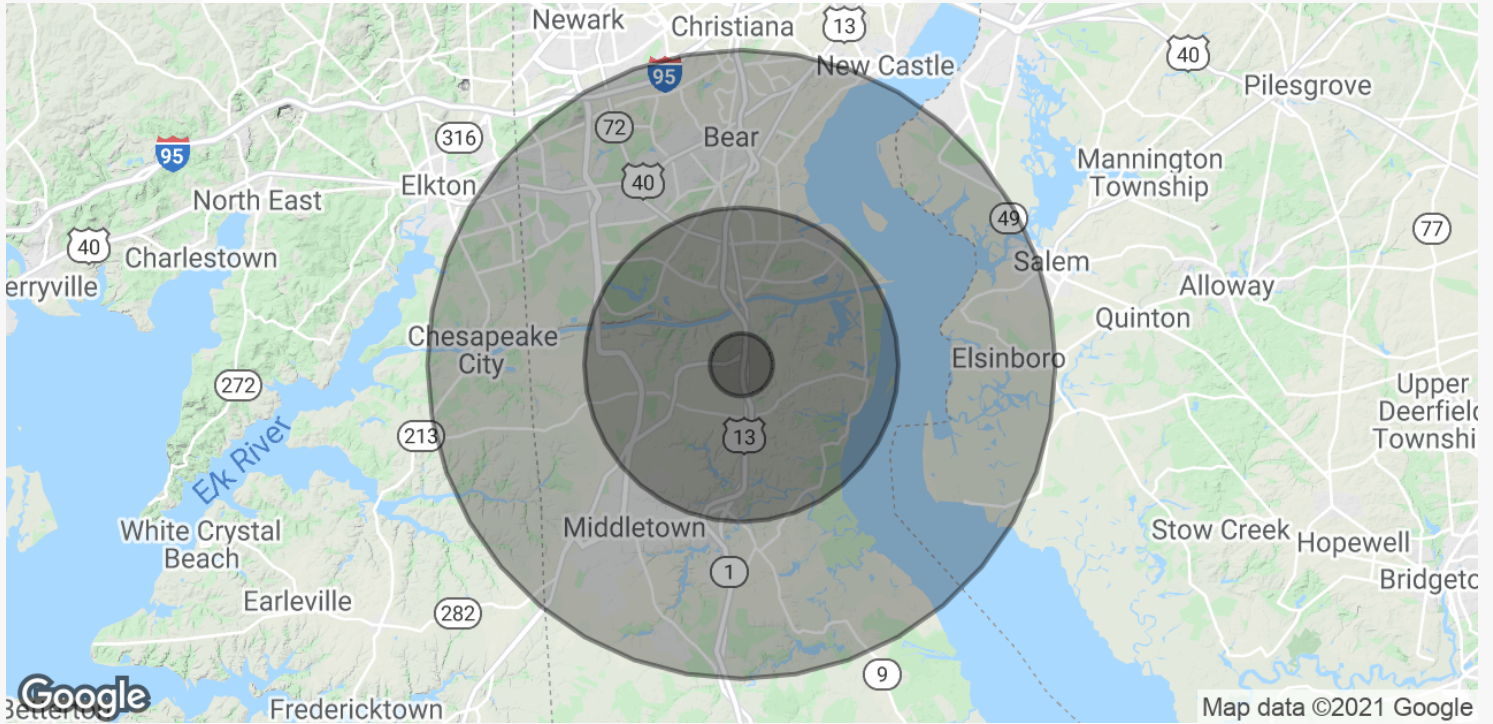
**Land For Sale**  
DuPont Parkway (Route 13)  
Middletown, DE 13.9 Acres

## Southern New Castle County HUB Growth Corridor



- A. Potential School Complex
- B. Whitehall (Recorded Plan)
- C. Bayberry (Recorded Plan)
- D. Areas shown in darker green are constrained areas and easements, which are areas protected under the New Castle County Unified Development Code, as well as other permanently protected lands (public and private).

**Land For Sale**  
**DuPont Parkway (Route 13)**  
**Middletown, DE 13.9 Acres**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	804	25,795	182,939
Average age	38.2	36.8	34.0
Average age (Male)	38.7	35.9	32.4
Average age (Female)	37.0	37.3	35.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	250	8,308	62,610
# of persons per HH	3.2	3.1	2.9
Average HH income	\$109,787	\$99,369	\$82,167
Average house value	\$358,134	\$312,795	\$273,855

\* Demographic data derived from 2010 US Census