

## 1169 S. DuPont Highway, New Castle, Delaware 19720



### Property Overview

- Constructed in 1993/Remodeled in 2016
- Current license capacity: 62
- NCC Industrial Zoning
- Tremendous conversion opportunity to stand-alone industrial/flex/office property
- .93 acres with a road frontage of 178 feet
- Building: +/- 3,200 SF
- Large fenced play areas with equipment
- Sale lease back potential for investor or future owner/user

### Offering Summary

Sale Price	\$799,500
Lease Price	\$19.75/SF/NNN
FF&E	Price Negotiable

### For More Information

Tim Plemmons  
[tplemmons@emoryhill.com](mailto:tplemmons@emoryhill.com)

Neil Kilian, SIOR, CCIM  
[neilkilian@emoryhill.com](mailto:neilkilian@emoryhill.com)

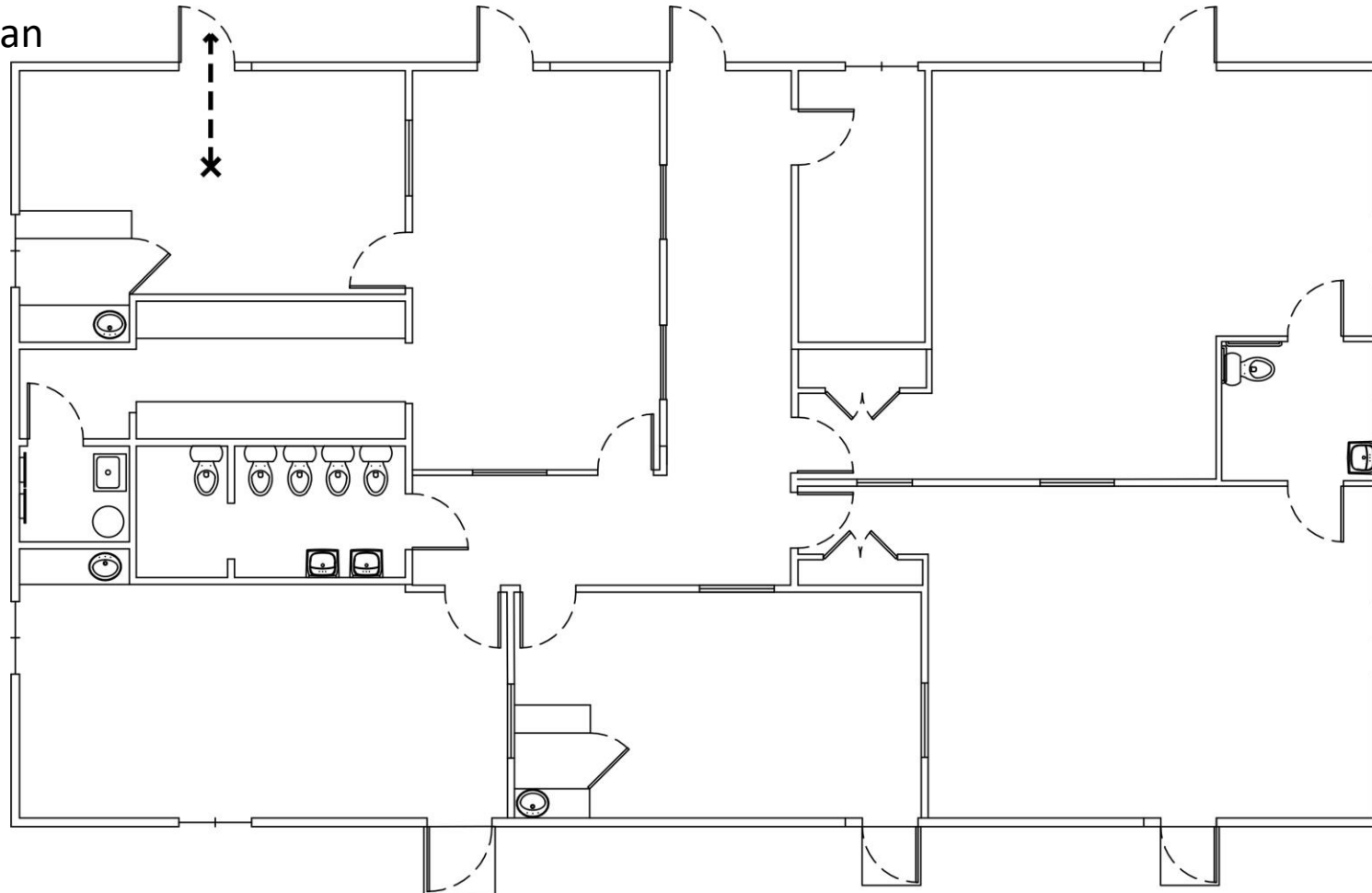
Office: 302 322 9500

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Main Floor Plan



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*Located in the Colonial School District.*



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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	8,748	33,315	71,275
Average Age	30.7	31.8	32.5
Average Age (Male)	26.4	29.3	30.2
Average Age (Female)	33.0	33.7	34.6

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	3,310	12,746	26,627
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$68,509	\$67,722	\$66,849
Average House Value	\$234,989	\$223,709	\$224,330

\* Demographic data derived from 2010 US Census

