

IDEAL LOCATION FOR GENERAL OR MEDICAL OFFICE



Rendering - Build to Suit

Property Features:

- PROPOSED TWO-STORY +/- 30,000SF BUILD-TO-SUIT
- ABUNDANT PARKING
- GREAT VISIBILITY WITH FRONTAGE ON SOUTH DUPONT HIGHWAY
- EASY ACCESS TO ROUTE 1
- MINUTES FROM BAYHEALTH MEDICAL CENTER AND DOWNTOWN DOVER

Neil Kilian, CCIM, SIOR

+1 302 322 9500
NeilKilian@emoryhill.com

Tim Plemmons

+1 302 322 9500
TPlemmons@emoryhill.com

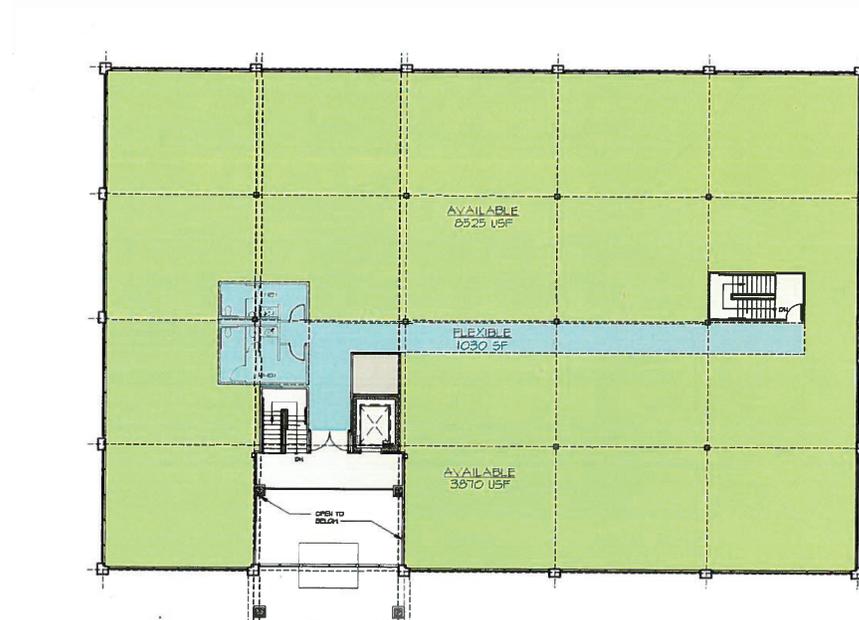
Ted Nutter

+1 302 322 9500
TedNutter@emoryhill.com

10 Corporate Circle | Suite 100 | New Castle, DE 19720 +1 302 322 9500 www.emoryhill.com



**Proposed Building
First Floor**



**Proposed Building
Second Floor**

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Demographics:

	1 Mile	3 Mile	5 Mile
• Population:	6,586	50,893	72,926
• Households:	2,545	19,685	27,309
• Average HH Income:	\$60,843	\$60,019	\$64,430
• Traffic Count: +/-21,000			

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