

PROPERTY FOR SALE

245 S DuPont Blvd

Smyrna, DE



- Building size: 1,100+/- SF
- Sale Price: \$270,000
- Zoning: HC
- Tax Parcel Number: 1-17-01018-02-5101-000
- Kent County Taxes 2015 - \$1,446.26
- Utilities: Town of Smyrna
- Traffic Counts: 22,963 AADT 2008
- Demographics:
 

	1 Mile	3 Miles	5 Miles
Population 2015	2,499	29,465	33,287
Medium Income 2015	56,057	61,637	63,423

**Cindy Yencer**

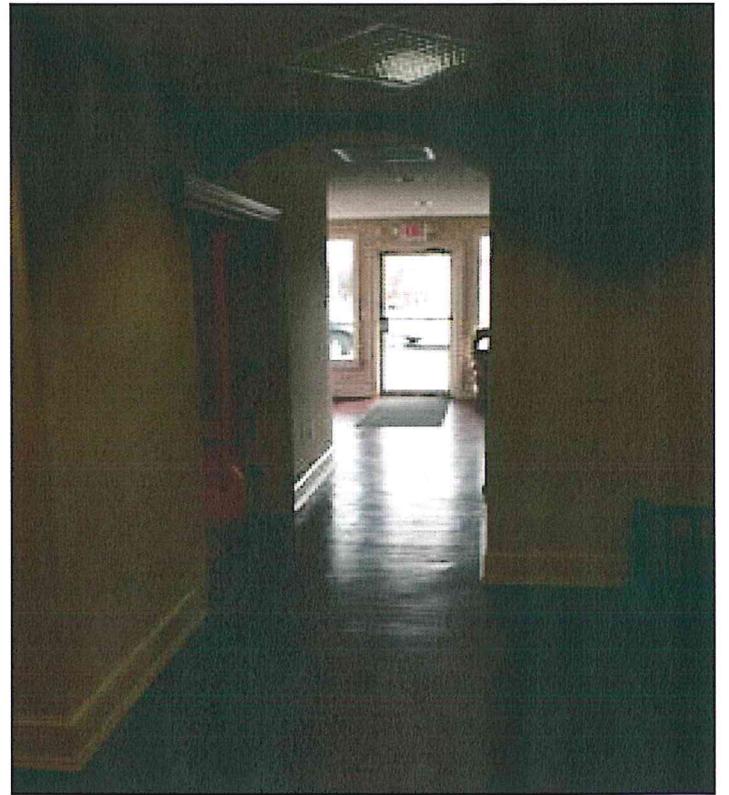
302-674-3400  
cyencer@aol.com

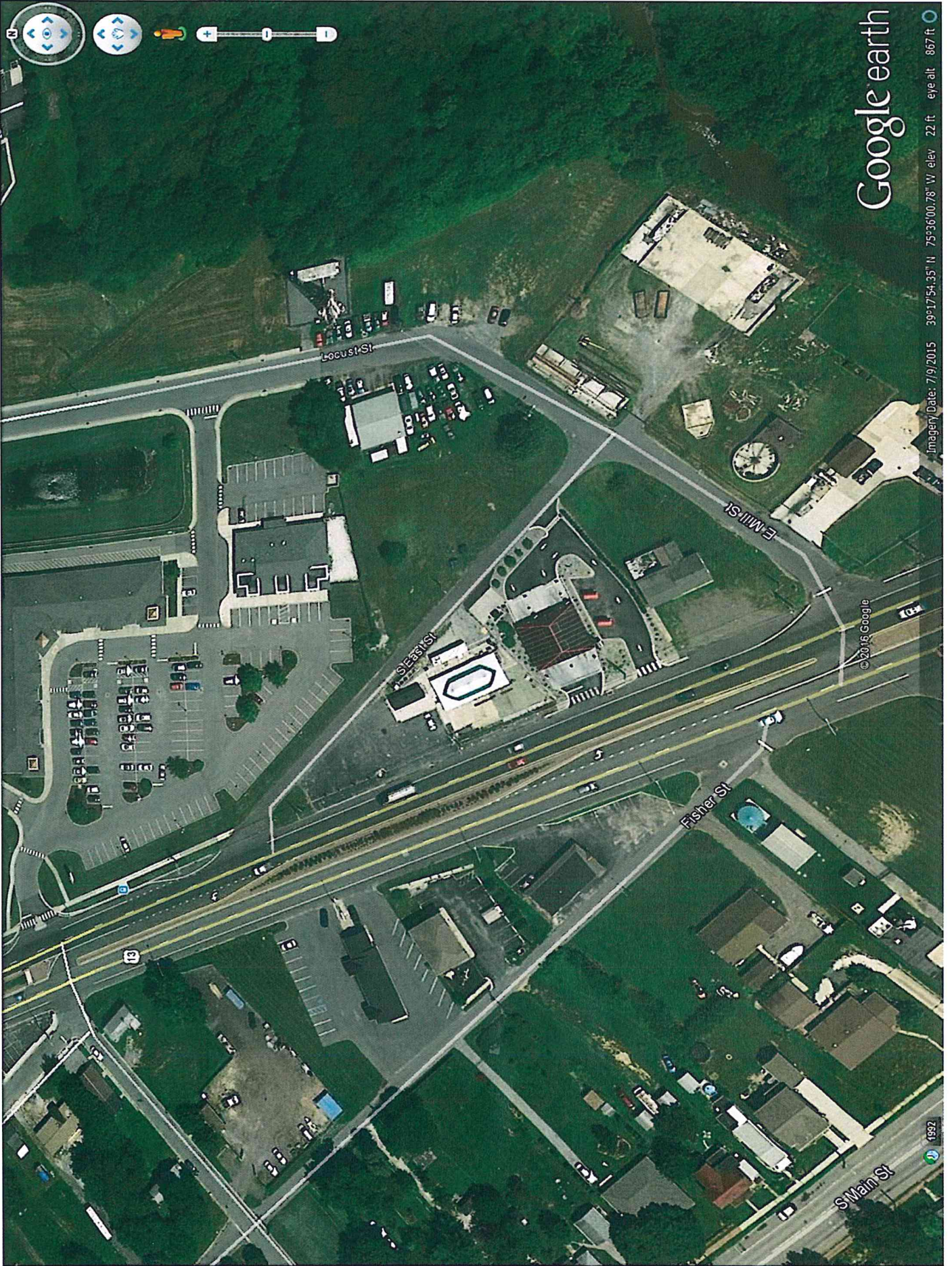
46 S State Street  
Dover, DE 19901

302-674-3400 Office  
302-674-8479 Fax

[www.randrcommercialrealty.com](http://www.randrcommercialrealty.com)

Property currently has a tenant paying \$1,600 per month NNN. Purchaser may elect to be owner occupied or purchase as an investment property keeping tenant in place.



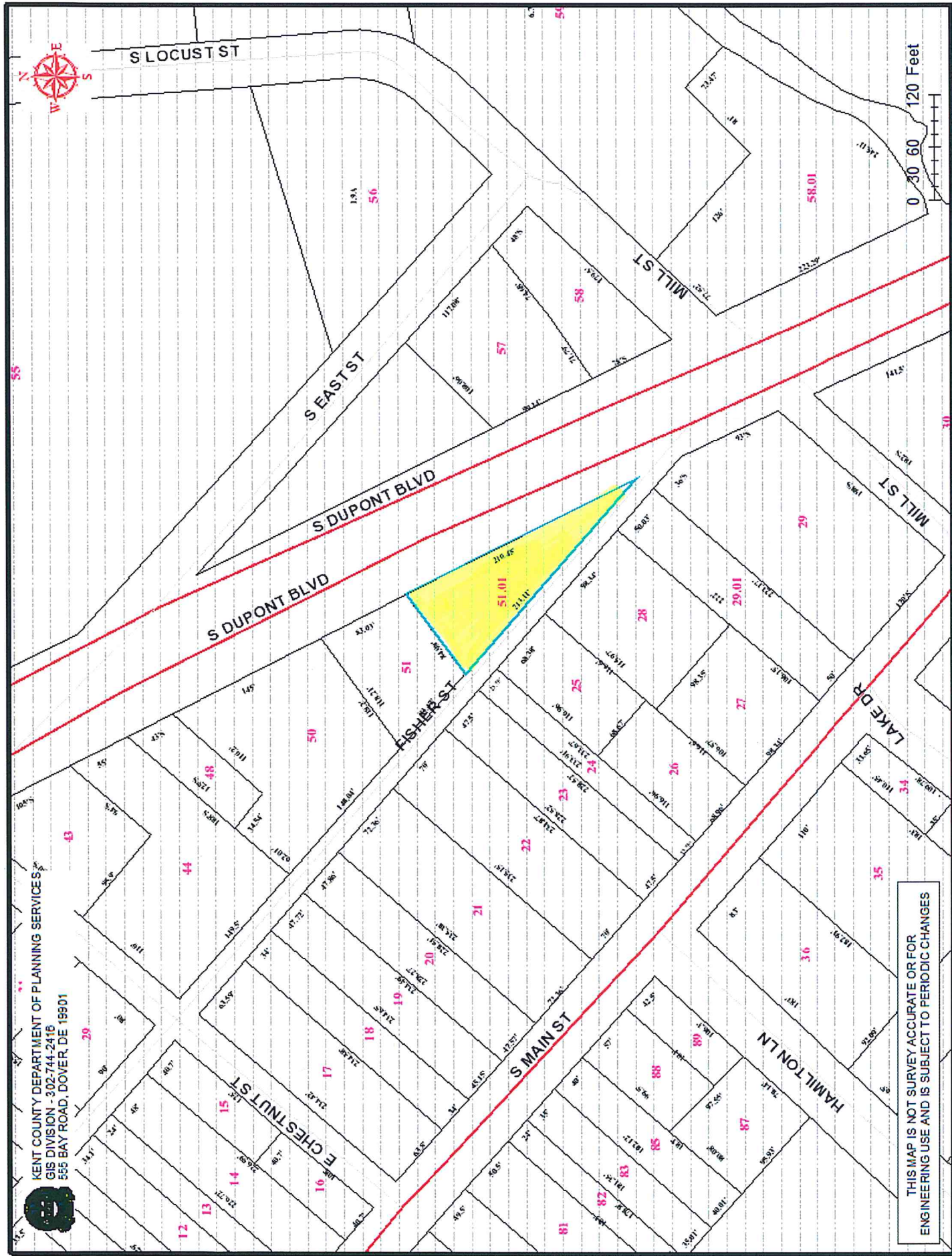


Google earth

Imagery Date: 7/9/2015 39°17'54.35" N 75°36'00.78" W elev 22 ft eye alt 867 ft

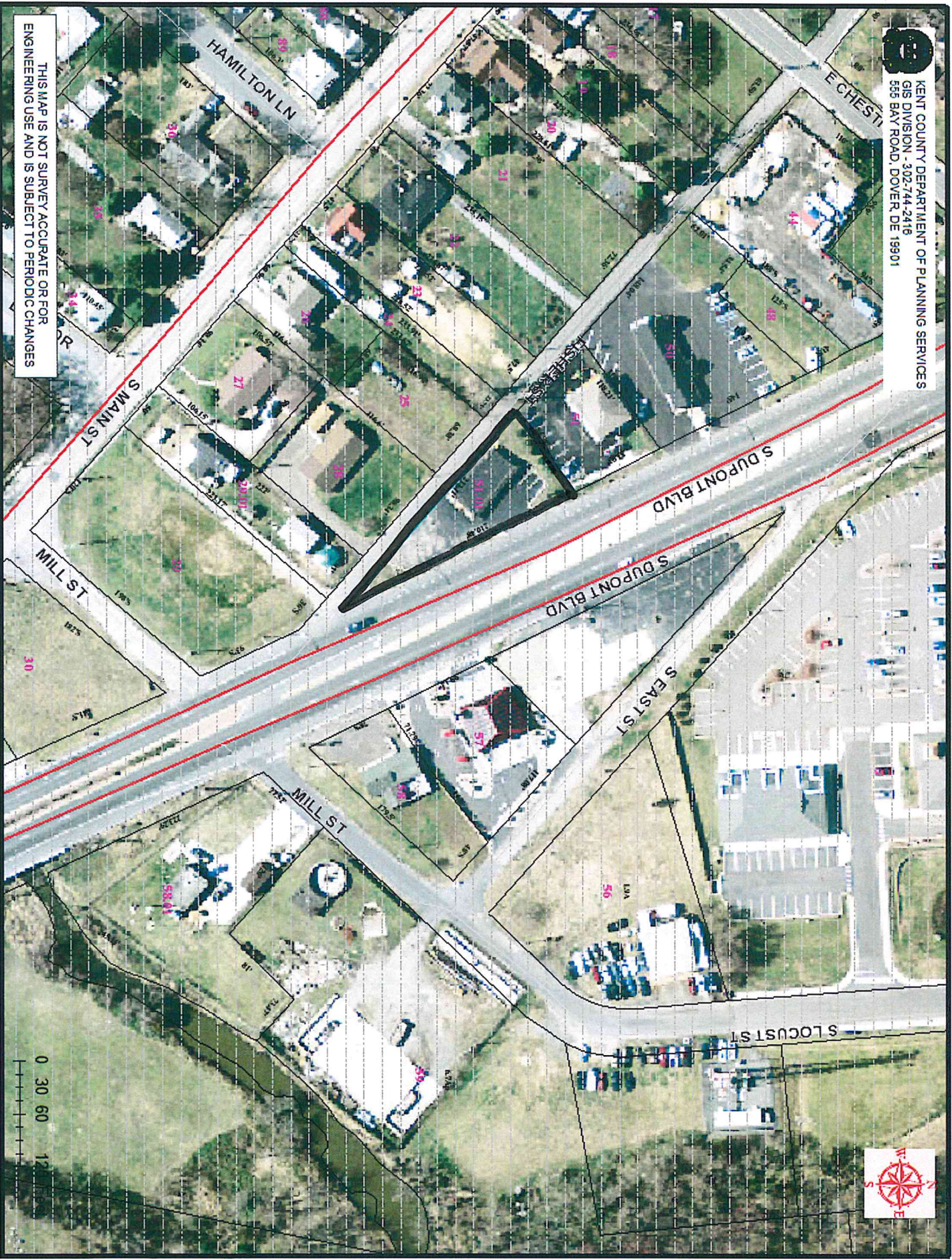
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KENT COUNTY DEPARTMENT OF PLANNING SERVICES  
GIS DIVISION - 302-744-2416  
555 BAY ROAD, DOVER, DE 19901



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