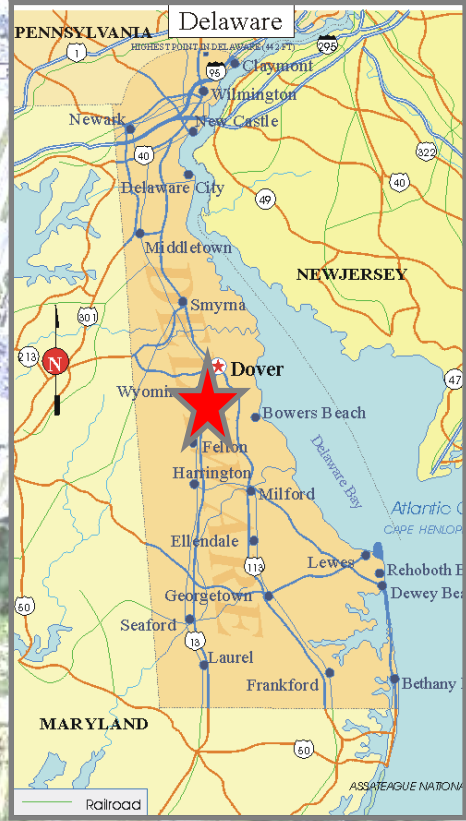


Camden Station

\$120,000 PER YEAR GROUND LEASE



S DuPont Highway, Camden, DE
Total Acreage: 1.1+/-
Zoning: BG
Tax Parcel Number: 7-02-09400-01-2900-00001 (a portion of)
31,854 AADT 2015



DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION 2015	6,396	25,876	59,153
MEDIAN INCOME 2015	\$59,692	\$55,015	\$52,812

For more information: *Charlie Rodriguez*

ccrod1@aol.com

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Dover, DE 19901
302-674-3400
www.randrcommercialrealty.com



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CR CRABTREE ROHRBAUGH & ASSOCIATES ARCHITECTS 401 EAST WINDING HILL ROAD - MECHANICSBURG PA 17055 717-458-0272 FAX 717-458-0047 www.cro-architects.com

DOVER FEDERAL CREDIT UNION AT CAMDEN STATION

A1.0

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Walmart

Chick-fil-A

DUNKIN' DONUTS

TSC TRACTOR SUPPLY CO

TACO BELL

SLEEPY'S
The Mattress Professionals

Bob Evans RESTAURANT



RadioShack
YOUR NEIGHBORHOOD ELECTRONICS STORE

WSFS bank

ALDI

TEXAS RANCHOUSE

CNB Bank

Camden Station

LOWE'S

Cheddar's
SCRATCH KITCHEN



SALLY BEAUTY

GameStop
POWER TO THE PLAYERS

DOLLAR TREE

Domino's Pizza

PLEASE NOTE: ALDI IS NEW CONSTRUCTION AND CURRENTLY IN THE PROCESS OF BEING BUILT.

R&A
COMMERCIAL REALTY