

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

The Bakery
Historic Building Available for Redevelopment

Exclusively listed by NAI Emory Hill



FORT DUPONT

A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.

219

Acres on Campus

63

Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

The Bakery Building at 2446 Old Battery Lane is a ±2,462 square foot commercial property located within the Fort DuPont campus in Delaware City. Offered in shell condition, the building provides a blank canvas for a wide range of commercial uses, allowing users or investors to tailor the space to their specific vision.

Positioned within an active redevelopment area, the property is well-suited for boutique retail, café, or service-oriented concepts that can benefit from the growing mix of residential and recreational activity throughout the community. The building’s manageable size and approachable price point of \$200,000 make it an attractive opportunity for entrepreneurs and developers seeking to establish a presence within a distinctive and evolving waterfront setting.

ADDRESS

2446 Old Battery Lane, Delaware City, DE 19706

PROPERTY INFORMATION

- 2,462 ± SF
- Shell building for commercial use
- Ready for redevelopment

SALE PRICE

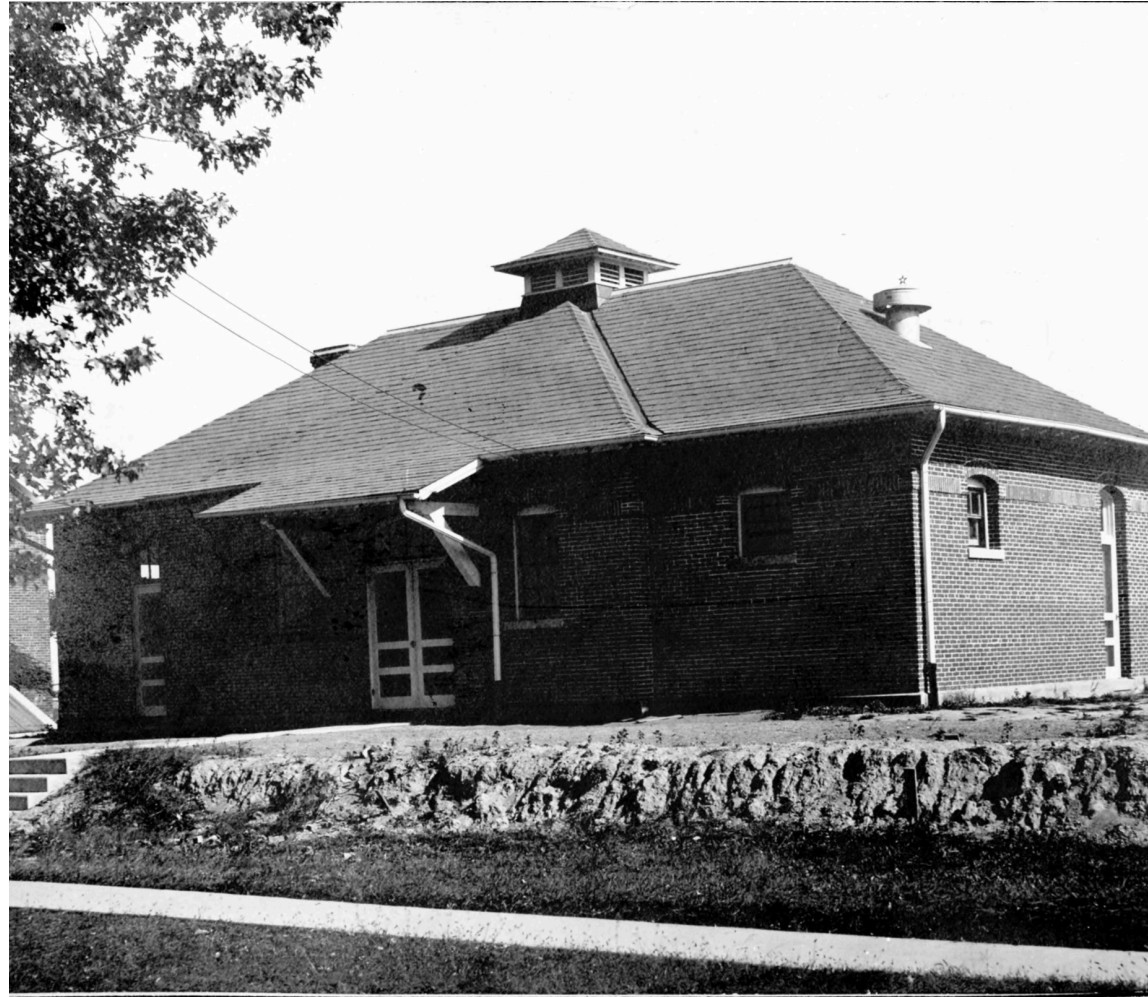
\$200,000

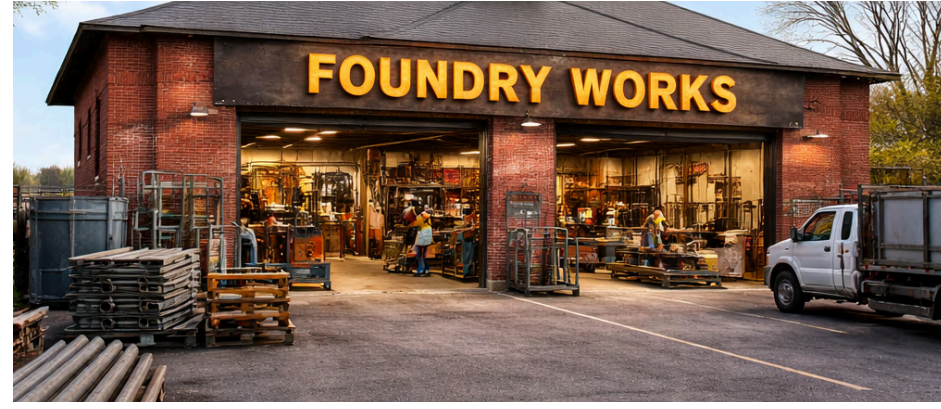


HISTORY

Fort DuPont, located along the Delaware River in Delaware City, was originally established in the 1860s as part of a coastal defense network protecting key Mid-Atlantic port cities, including Wilmington and Philadelphia. The site was expanded over time with military infrastructure and remained an active installation through World War II. Following its decommissioning in the mid-20th century, the property transitioned to state ownership and is now part of the Fort DuPont Historic District, offering a unique setting that blends historic character with long-term redevelopment potential.

The Bakery produced bread for the garrisoned troops, and ensured supplies inspected by the Quartermaster. During the Great Depression, the bakery sold day-old loaves of bread for 2 cents.





Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.



The Bakery Building
2,462 ± SF for Sale

Maple Boulevard

Old Elm Avenue

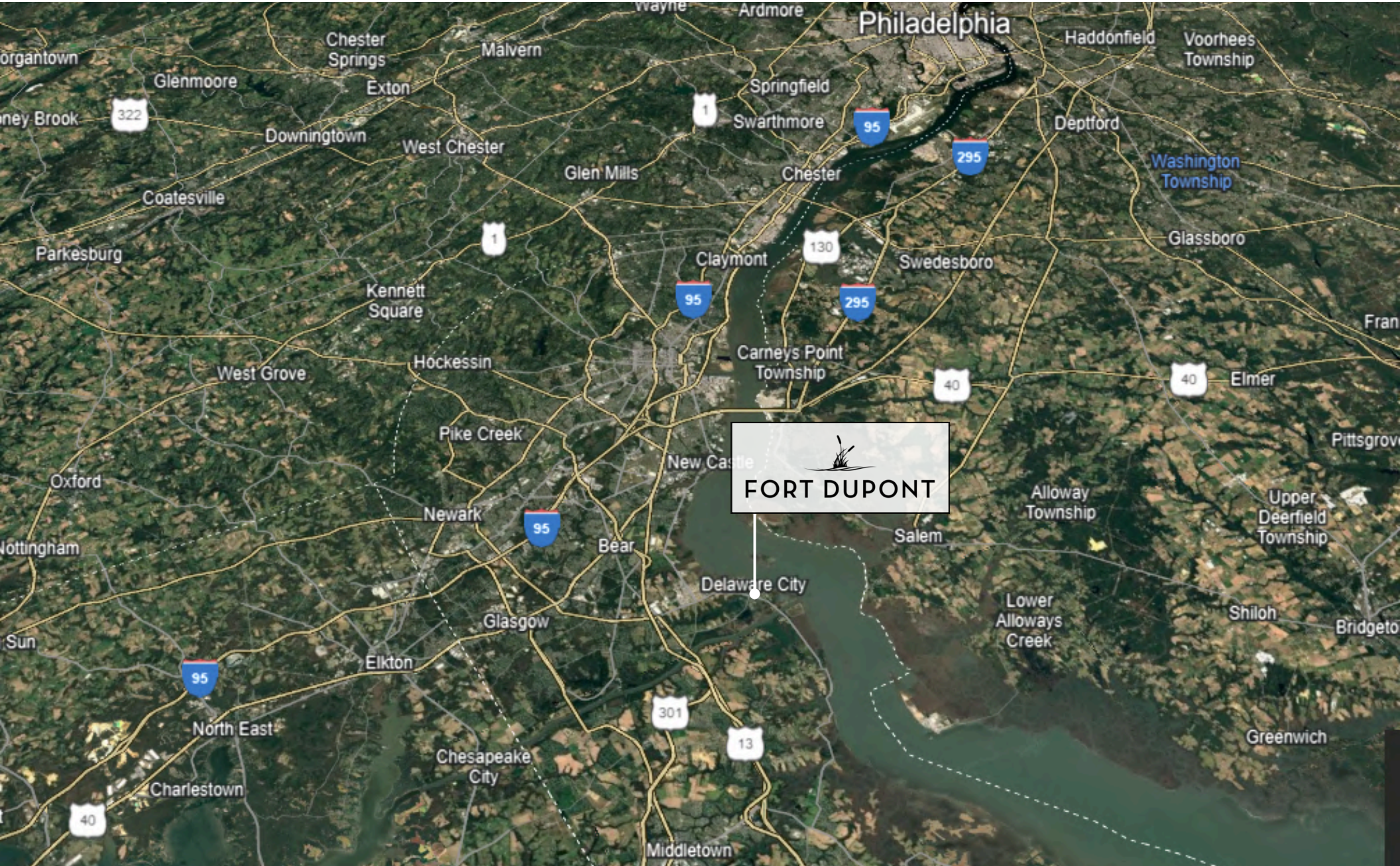
Colter Road

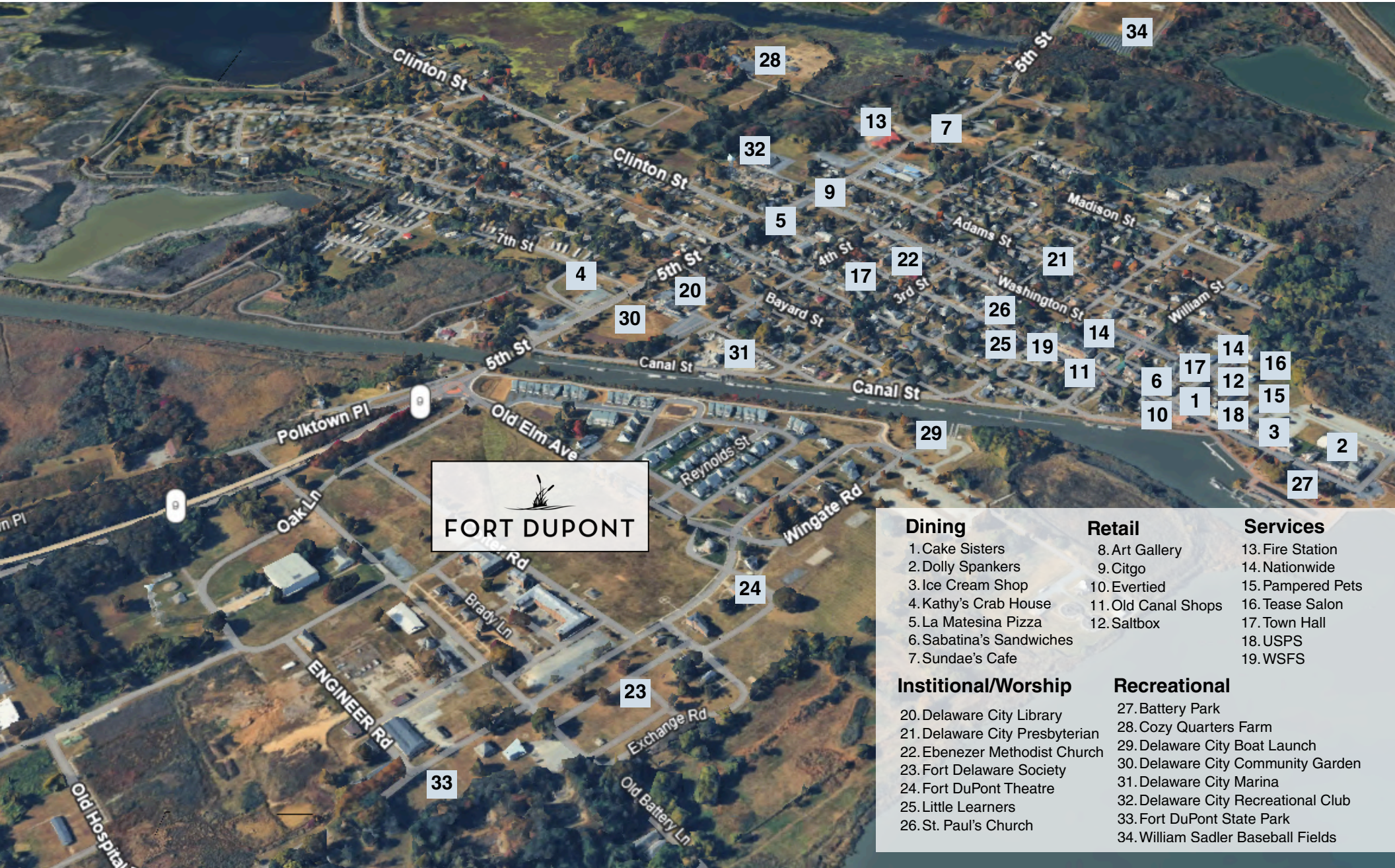
Powers Lane

Old Battery Lane

Oak Lane

Route 9 (Delaware City Port Penn Road)





FORT DUPONT

Dining

- 1. Cake Sisters
- 2. Dolly Spankers
- 3. Ice Cream Shop
- 4. Kathy's Crab House
- 5. La Matesina Pizza
- 6. Sabatina's Sandwiches
- 7. Sundae's Cafe

Retail

- 8. Art Gallery
- 9. Citgo
- 10. Evertied
- 11. Old Canal Shops
- 12. Saltbox

Services

- 13. Fire Station
- 14. Nationwide
- 15. Pampered Pets
- 16. Tease Salon
- 17. Town Hall
- 18. USPS
- 19. WSFS

Institutional/Worship

- 20. Delaware City Library
- 21. Delaware City Presbyterian
- 22. Ebenezer Methodist Church
- 23. Fort Delaware Society
- 24. Fort DuPont Theatre
- 25. Little Learners
- 26. St. Paul's Church

Recreational

- 27. Battery Park
- 28. Cozy Quarters Farm
- 29. Delaware City Boat Launch
- 30. Delaware City Community Garden
- 31. Delaware City Marina
- 32. Delaware City Recreational Club
- 33. Fort DuPont State Park
- 34. William Sadler Baseball Fields



FORT DUPONT

Contact Information

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