



LEASE OPPORTUNITY

435 Twin Oaks Drive

0.38 ACRES + WITH STORAGE BUILDING

Dover, DE 19904

PRESENTED BY:

TYLER ANAYA

O: 410.543.2440

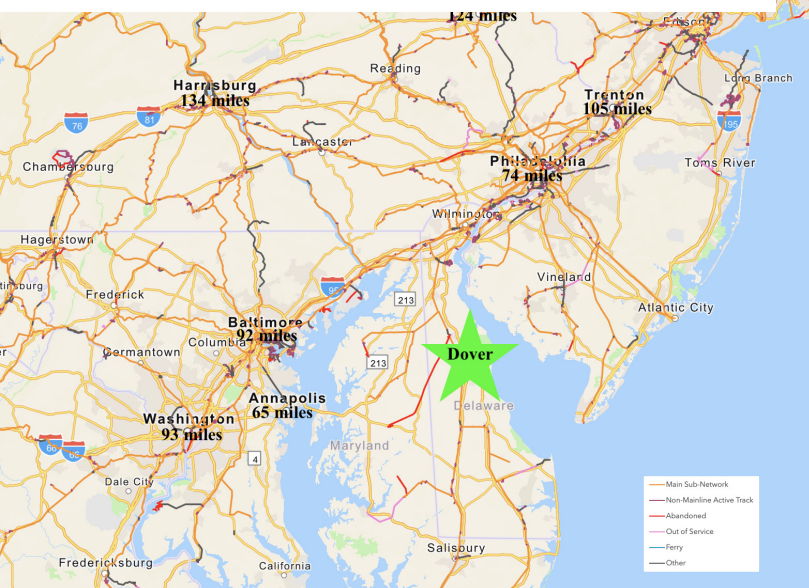
tyler.anaya@svn.com

DE #RS-0025305

JOHN FOSTER

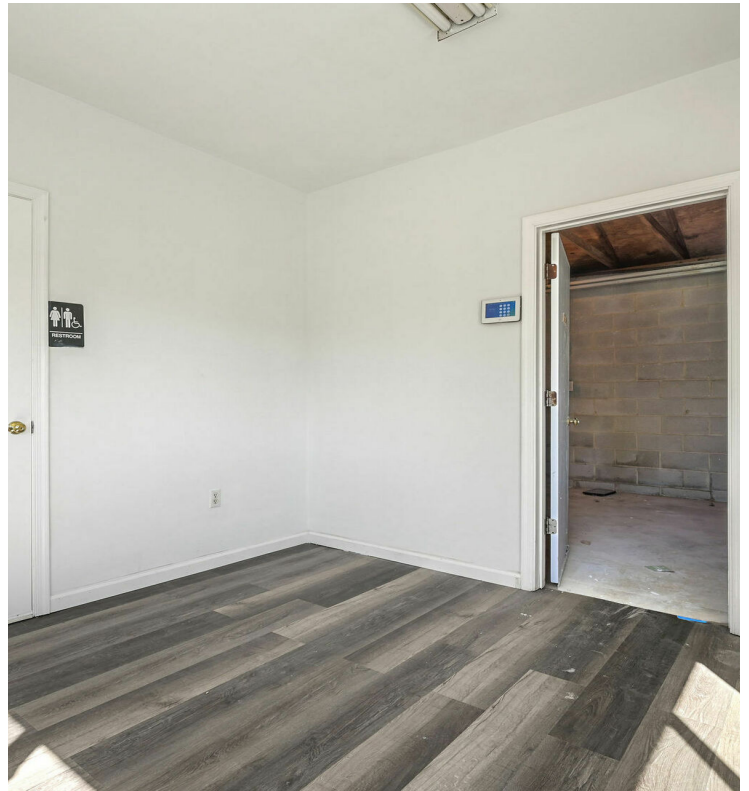
O: 410.543.2440

john.foster@svn.com



*aerial plots are for illustrative purposes only and actual lot lines may vary slightly.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	CALL FOR PRICING
USEABLE AREA:	0.38+ Acres as needed!
TOTAL LOT SIZE:	3.9+/- Acres
BUILDING SIZE:	576 SF

PROPERTY DESCRIPTION

Prime lot located in Central Delaware Business park! Variable acreage available to suit your business's needs with storage building, plus fenced-in secure storage available, this property provides ample space for diverse operations, including outdoor storage, with flexible lease terms tailored to suit your needs! Benefit from centralized location close to the highway, optimizing connectivity for your business!

PROPERTY HIGHLIGHTS

- Prime location in Dover, DE
- Centrally Located Near Highways
- Convenient to: Philadelphia, Baltimore, Washington DC, New York & short drive to Port of Wilmington
- Direct Rail Access
- 0.38+/- Acres + more as needed!
- Call for pricing details!

TYLER ANAYA

O: 410.543.2440

tyler.anaya@svn.com

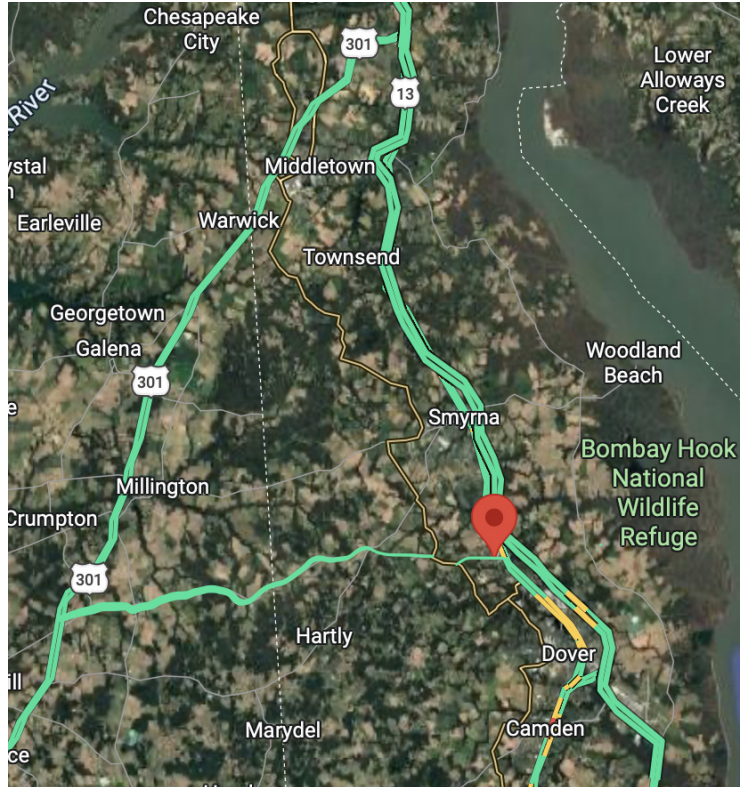
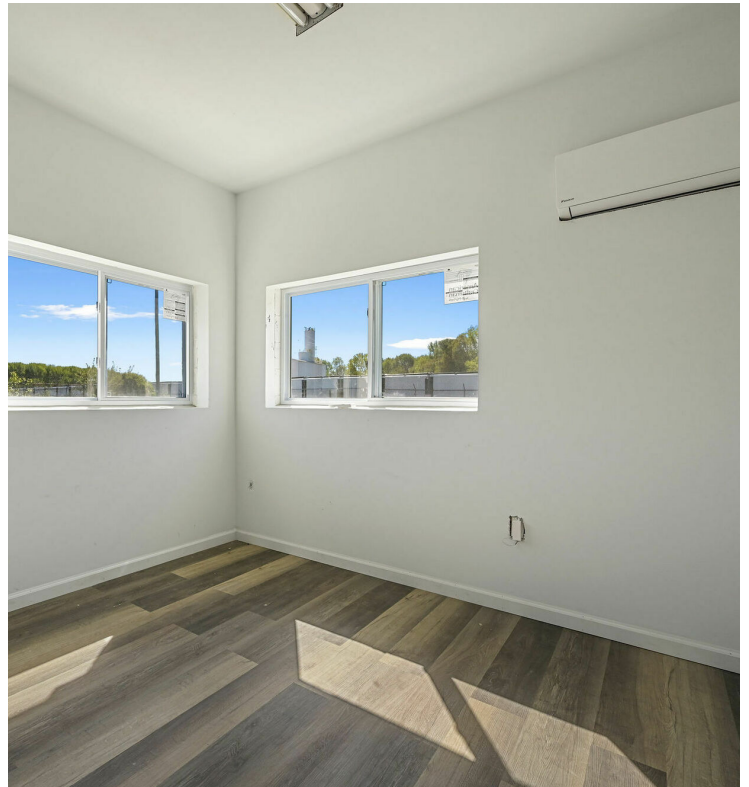
DE #RS-0025305

JOHN FOSTER

O: 410.543.2440

john.foster@svn.com

ADDITIONAL PHOTOS



TYLER ANAYA

O: 410.543.2440

tyler.anaya@svn.com

DE #RS-0025305

JOHN FOSTER

O: 410.543.2440

john.foster@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,155	17,348	57,603
AVERAGE AGE	42.2	40.5	39.0
AVERAGE AGE (MALE)	37.7	39.2	37.2
AVERAGE AGE (FEMALE)	41.5	40.7	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	800	5,816	20,982
# OF PERSONS PER HH	2.7	3.0	2.7
AVERAGE HH INCOME	\$92,629	\$99,491	\$87,869
AVERAGE HOUSE VALUE	\$315,249	\$340,627	\$316,413

2023 American Community Survey (ACS)

TYLER ANAYA

O: 410.543.2440

tyler.anaya@svn.com

DE #RS-0025305

JOHN FOSTER

O: 410.543.2440

john.foster@svn.com