

**NAI** Emory Hill



**FORT DUPONT**

Historic Waterfront Reimagined

*The Quartermaster Storehouse*  
**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 Quartermaster Storehouse at 2454 Old Battery Lane is a ±4,506 square foot, two-story brick building situated within the Fort DuPont campus in Delaware City. Offered in shell condition, the property presents a unique opportunity for adaptive reuse, with a solid structural foundation and flexible layout suitable for a variety of commercial or residential applications.

Positioned within a thoughtfully planned redevelopment area, the building is particularly well-suited for residential conversion, including boutique multifamily or live/work configurations. Surrounded by open green space and ongoing investment throughout the Fort DuPont community, the property benefits from a distinctive setting that blends character, scale, and long-term growth potential.

## ADDRESS

2454 Old Battery Lane, Delaware City, DE 19706

## PROPERTY INFORMATION

- 4,506 ± SF
- Shell building for commercial use
- 2-story brick
- Ready for residential redevelopment

## SALE PRICE

\$375,000



## 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 Quartermaster Storehouse** stored non-tactical supplies such as clothing, tools, bedding, and building materials under the supervision of the Quartermaster Corps. The building also served as the fort's commissary, where soldiers could purchase groceries and other daily necessities.

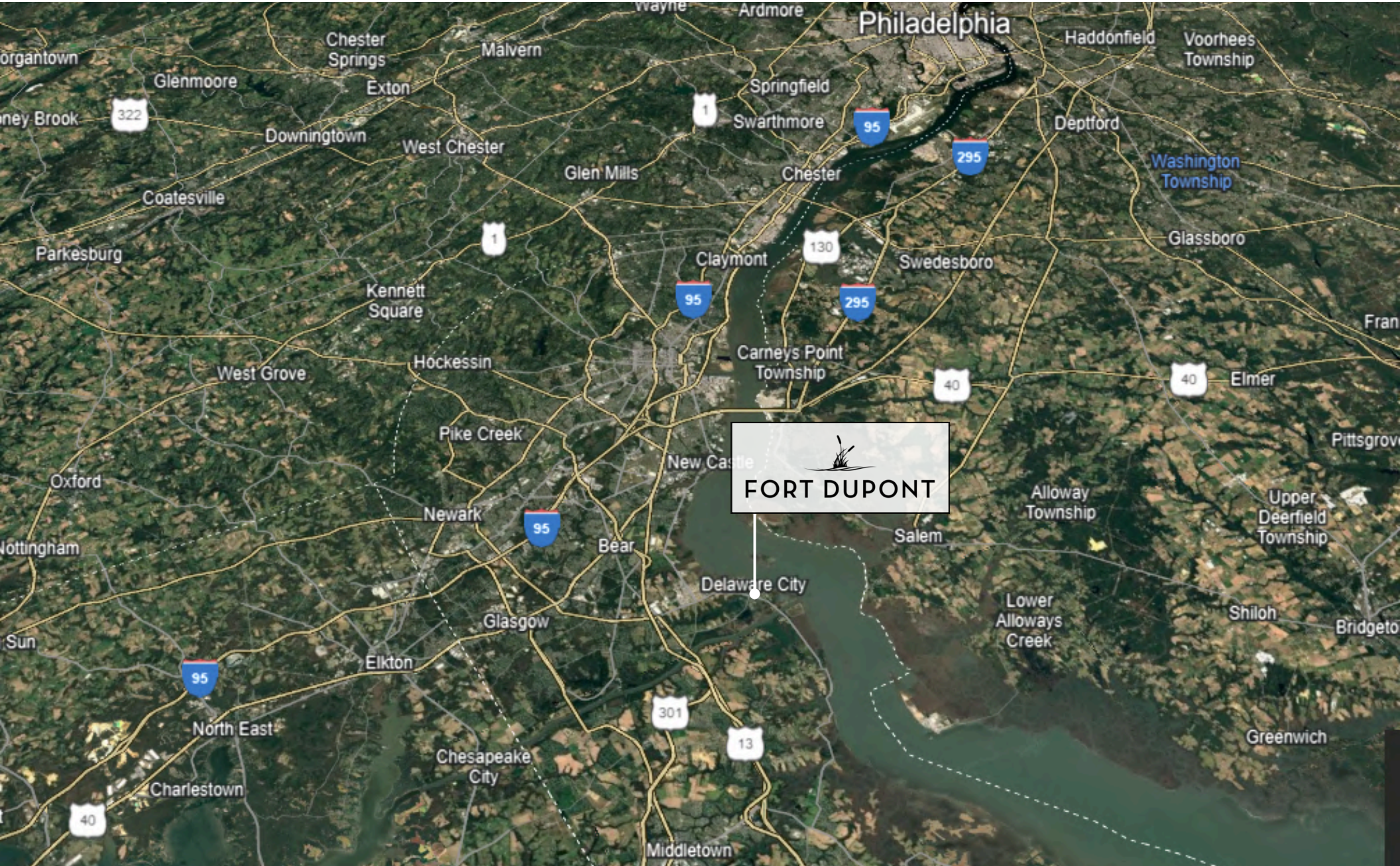


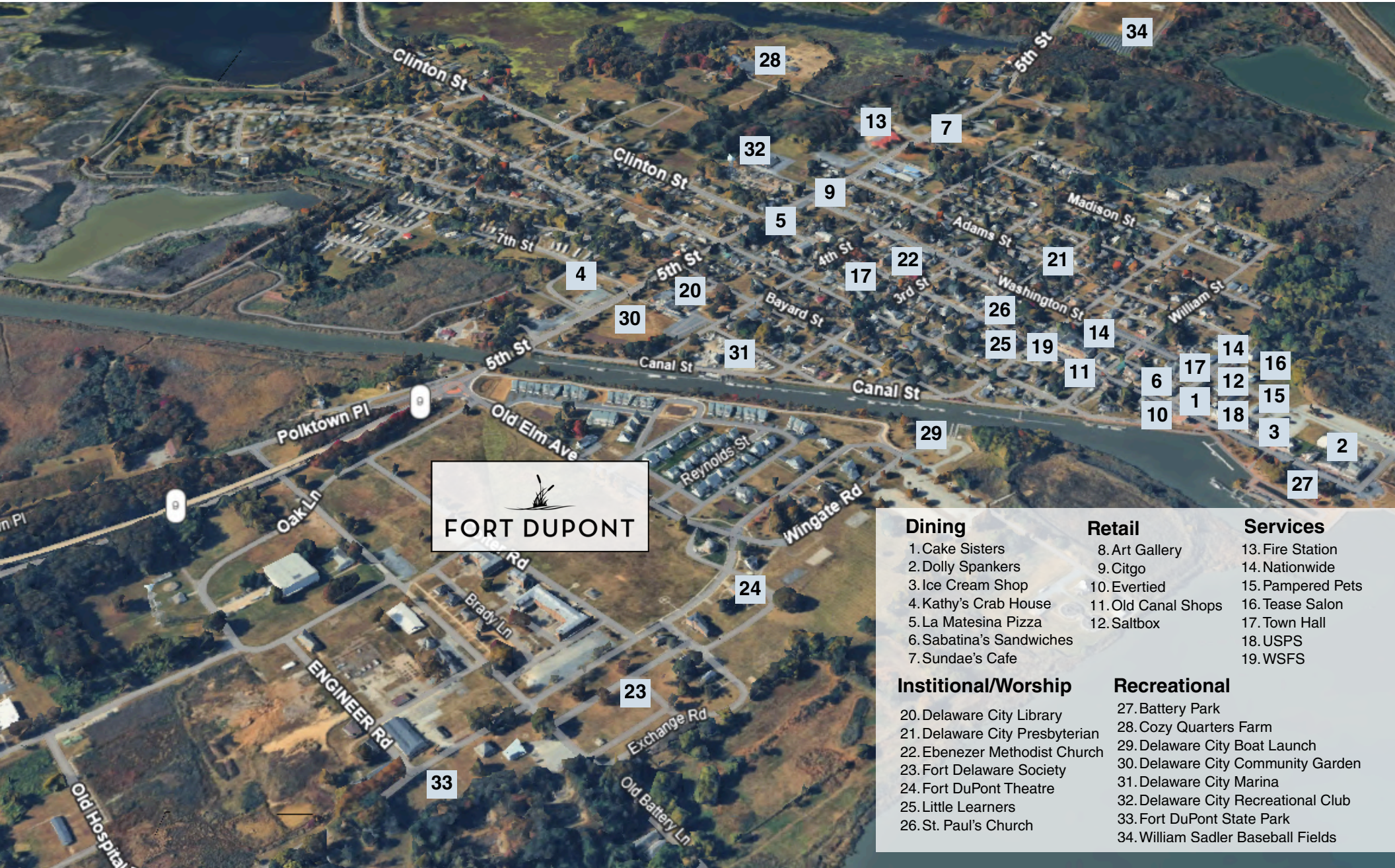


Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.

**Quartermaster Storehouse**  
4,506 ± SF for Sale







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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