

INDUSTRIAL / FLEX SPACE FOR LEASE

20,748 sf

CAPITOL
BUILDING SUPPLY
OPEN TO THE PUBLIC
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R&R Commercial Realty, Inc.

5119 N Dupont Hwy
Cheswold, DE 19936



HIGHLIGHTS

- ❖ Former Capital Building Supply Building For Lease ~ \$13.50/sf NNN
- ❖ Rare 20,748+/- SF Industrial Building on 5.9 acres
- ❖ Zoned: C-2, in the Town of Cheswold
- ❖ Located directly on N Dupont Hwy (Route 13) - one of Delaware's main north-south corridors
- ❖ High Traffic with 33,577 VPD
- ❖ Roughly 33,000+ households within a 15-minute drive



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,709	19,139	64,841

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,375	\$102,257	\$93,858

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,776	6,735	24,040

Space	Size	Lease Rate	Lease Type
Warehouse	11,825 SF	\$13.50 PSF (Yearly)	NNN
Showroom / Office Break Room	3,473 SF	\$13.50 PSF (Yearly)	NNN
Flex	5,450 SF	\$13.50 PSF (Yearly)	NNN



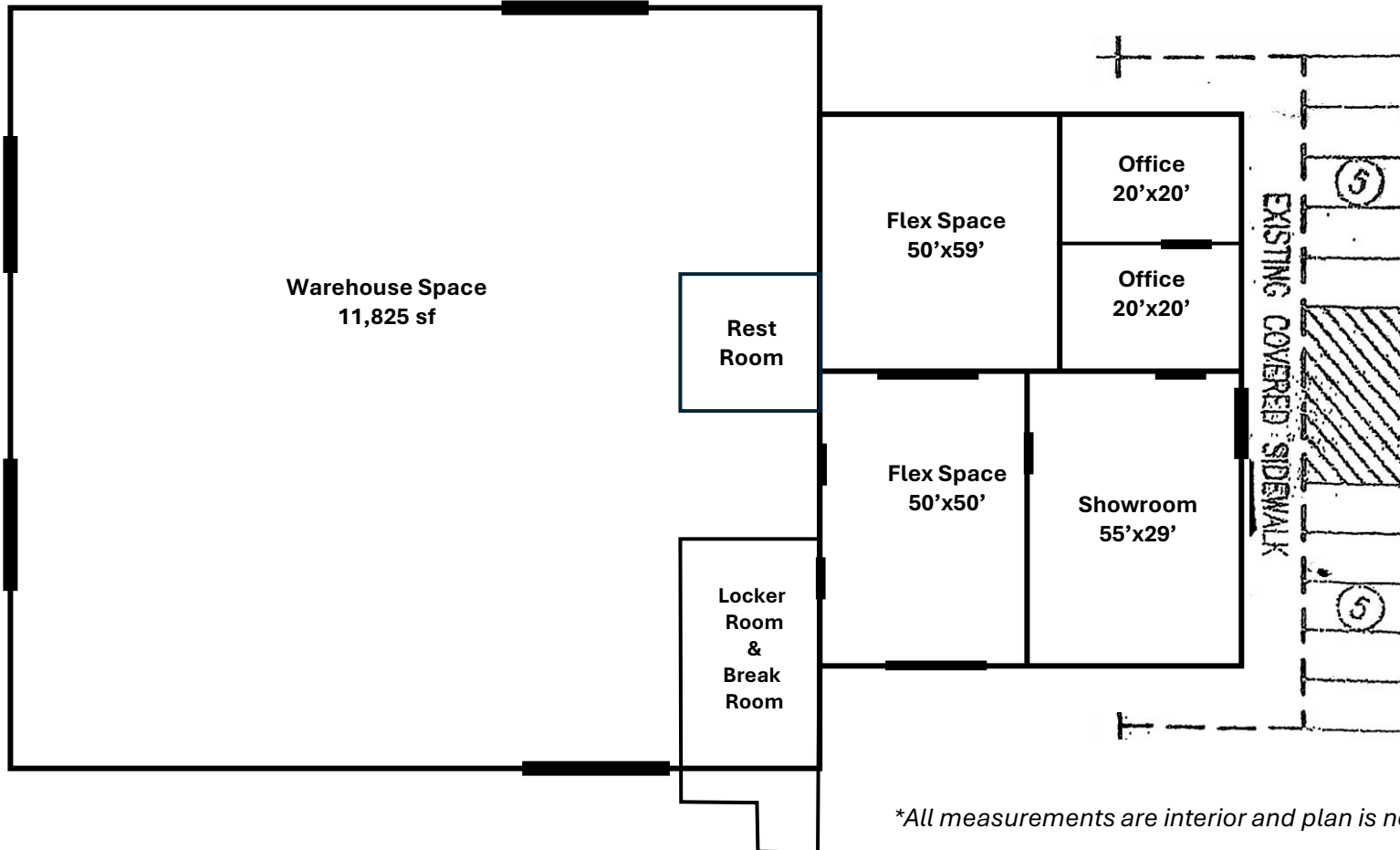
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**5119 N. Dupont Hwy
Cheswold, DE 19936**



Showroom	1,595
Offices	800
Flex Space	5,450
Locker Room/ Break Room	700
Rest Room	378
Warehouse	11,825
Total	20,748 sf



**All measurements are interior and plan is not to scale*



Main St - 6,879 VPD

McKee Rd - 3,531 VPD

Route 13 / N Dupont Hwy - 33,577 VPD

Sentinel Self-Storage

Heritage Concrete

Atlantic Concrete

Site

Capital City Business Park

Pinewood Acres Mobile Home Park
360 Homes

Crossroad Christian Church

Clayton Homes

Pasco's Battery Warehouse

AutoZone



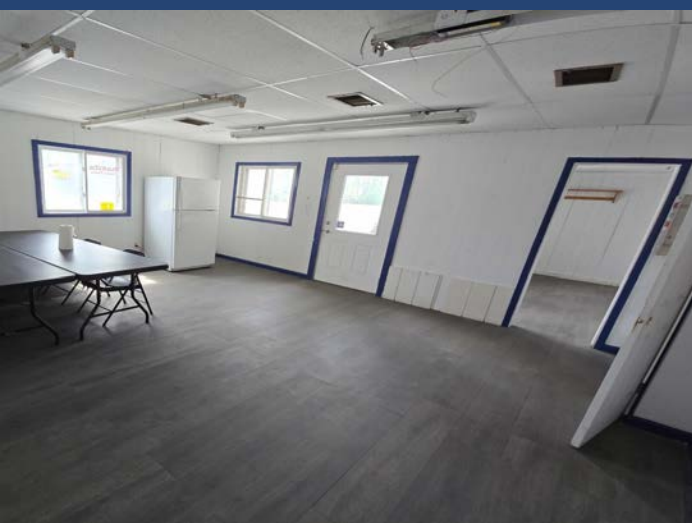
McGinnis Green

- AT&T
- Great Clips
- Domino's
- Miracle Ear
- Wine & Spirits

Walmart

North Dover Self-Storage





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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



Exclusively Marketed by:

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