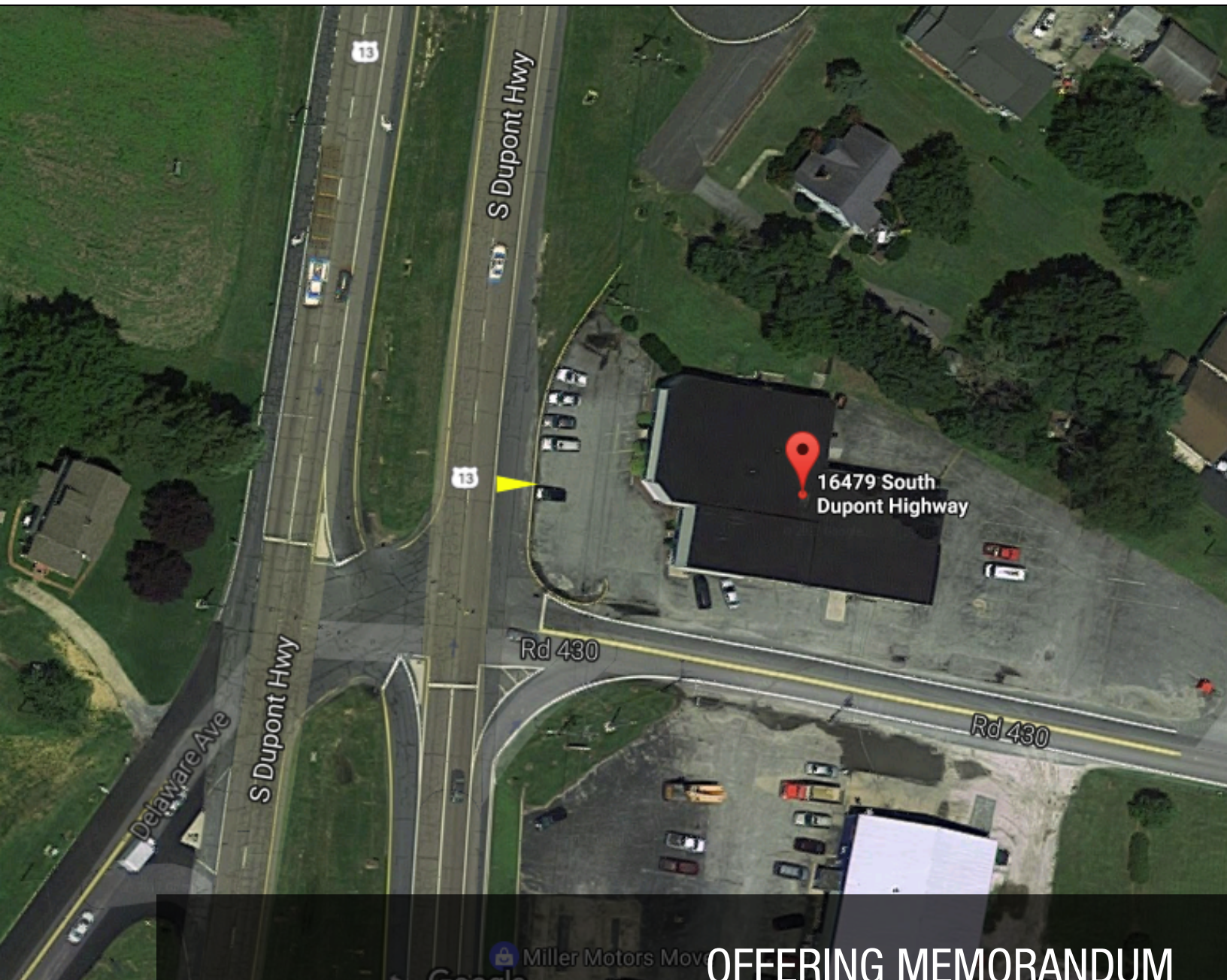


16479 S. DuPont Hwy. Harrington

HARRINGTON, DE



KW COMMERCIAL

276 B Dilworthtown

West Chester, PA 19382

PRESENTED BY:

CAROL PLUMMER

Director

O 302.632.3311

carolplummer@kwcommercial.com

Ideal Location For A Mid-Atlantic Distribution Center

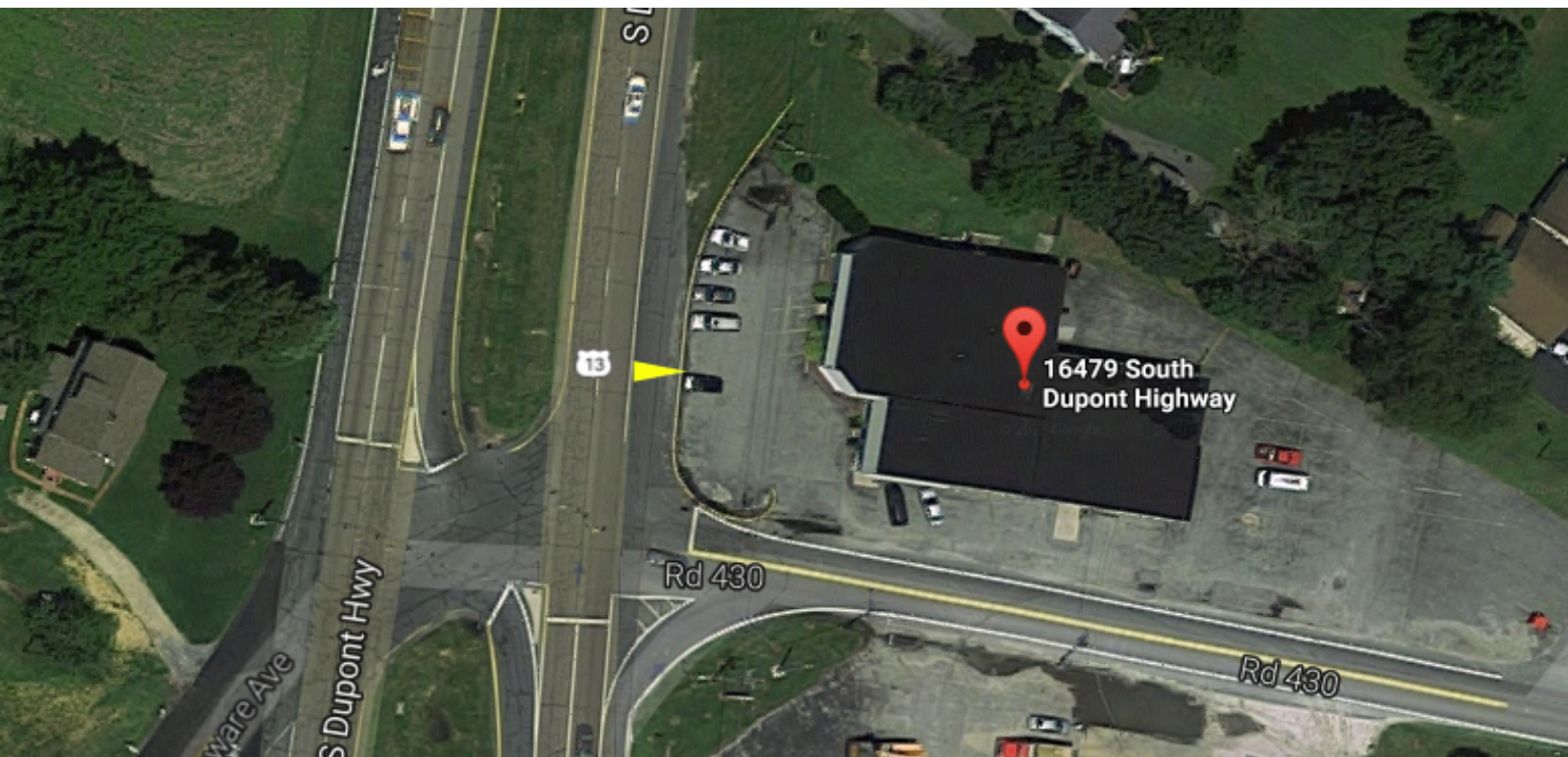


Property Details

PROPERTY NAME:	16479 S. DuPont Hwy. Harrington
STREET ADDRESS:	16479 S. DuPont Hwy.
CITY, STATE, ZIP:	Harrington, DE 19952
PROPERTY TYPE:	Office
APN:	
LOT SIZE:	1.2 AC
BUILDING CLASS:	B
ZONING:	BG
PARKING SPACES:	50
PARKING RATIO:	
BUILDING FRONTAGE:	
CROSS STREETS:	Route 13 & Jackson Ditch Rd. Harrington
YEAR BUILT:	1955
CONSTRUCTION TYPE:	
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	
FOUNDATION:	
WALLS:	
NUMBER OF UNITS:	1



Executive Summary



SALE PRICE: \$599,000

PRICE PER UNIT: \$599,000

LOT SIZE: 1.2 Acres

BUILDING SIZE: 9,995 SF

BUILDING CLASS: B

YEAR BUILT: 1955

RENOVATED: 1995

ZONING: BG

CROSS STREETS: Route 13 & Jackson Ditch Rd.
Harrington

PROPERTY OVERVIEW

Commercial or Retail:

Stand-Alone Building on its Own Signalized Corner.

7500 SF Office & 2500 SF Climate Controlled Warehouse
Zoned BG

Major North-South Corridor: Traffic Count-25,000 per day

Customer Service Office or Retail-Drive Up Parking

Roll Up Loading Dock: 16' Overhead Door

1.2 acres, Parking for 50 + Cars

Close to Casino, Racetrack and Delaware Beaches

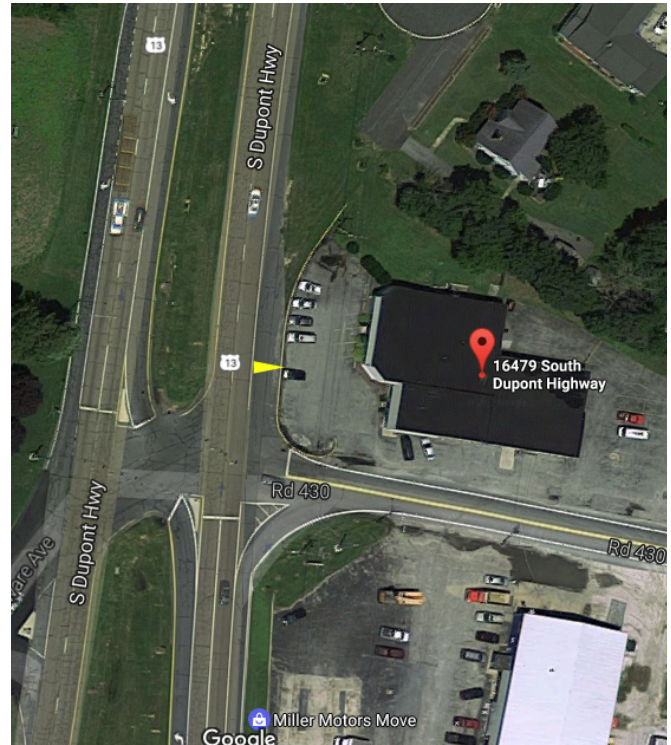
PROPERTY FEATURES

- Large Office Area, Warehouse and Parking Lot
- Handicap Accessible
- Customer Service Area
- Retail Front Doors
- Open Floor Plan Areas
- Multiple Private Offices
- Common Area, Kitchen & Lunchroom

Complete Highlights

PROPERTY HIGHLIGHTS

- Large parking lot
- Handicap Accessible
- Customer Service Area
- Retail Front Doors
- Open Floor Plan Areas
- Multiple Private Offices
- Kitchen & Lunchroom
- Multiple Bathrooms
- Forced Air Heat
- Central Air
- Climate Controlled Warehouse



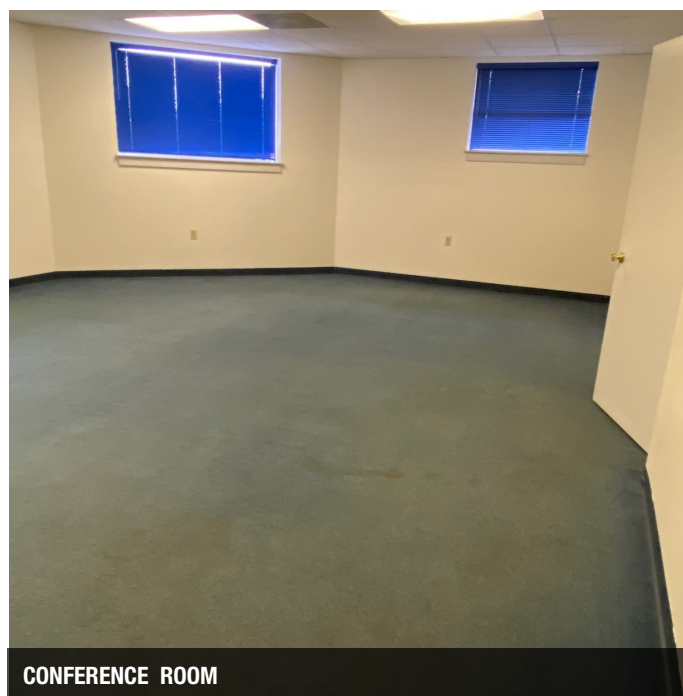
Building Photos



FRONT OFFICES ENTRANCE



CUSTOMER ENTRANCE

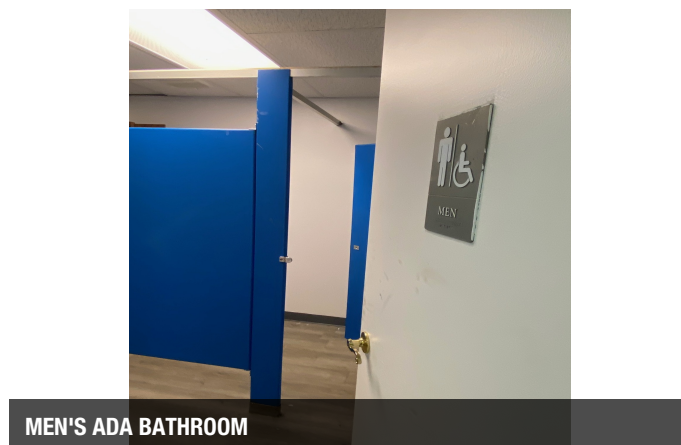
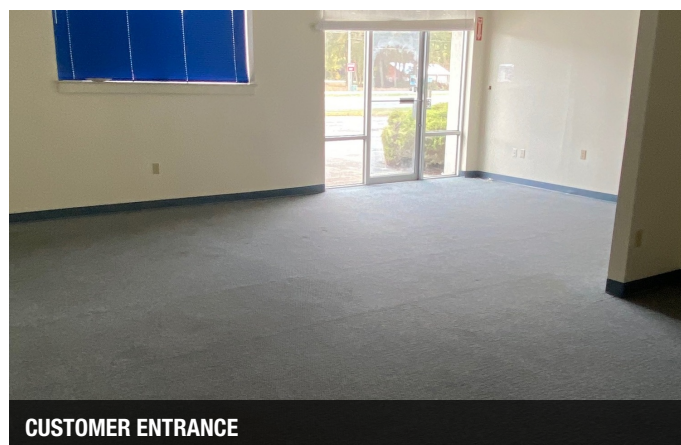
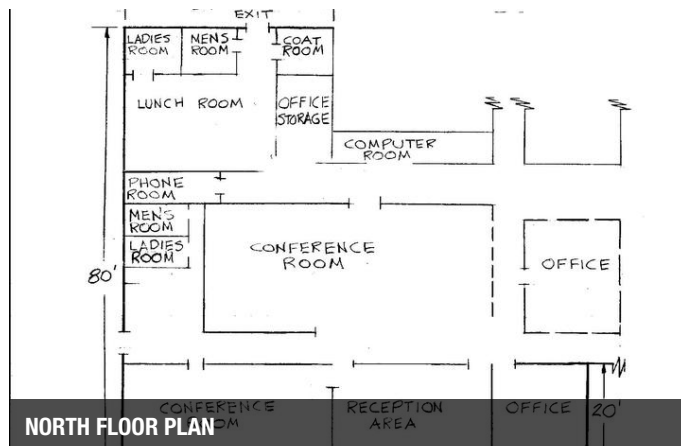
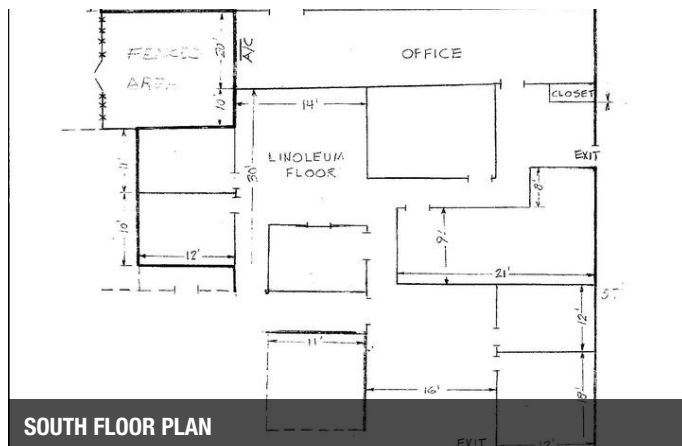


CONFERENCE ROOM

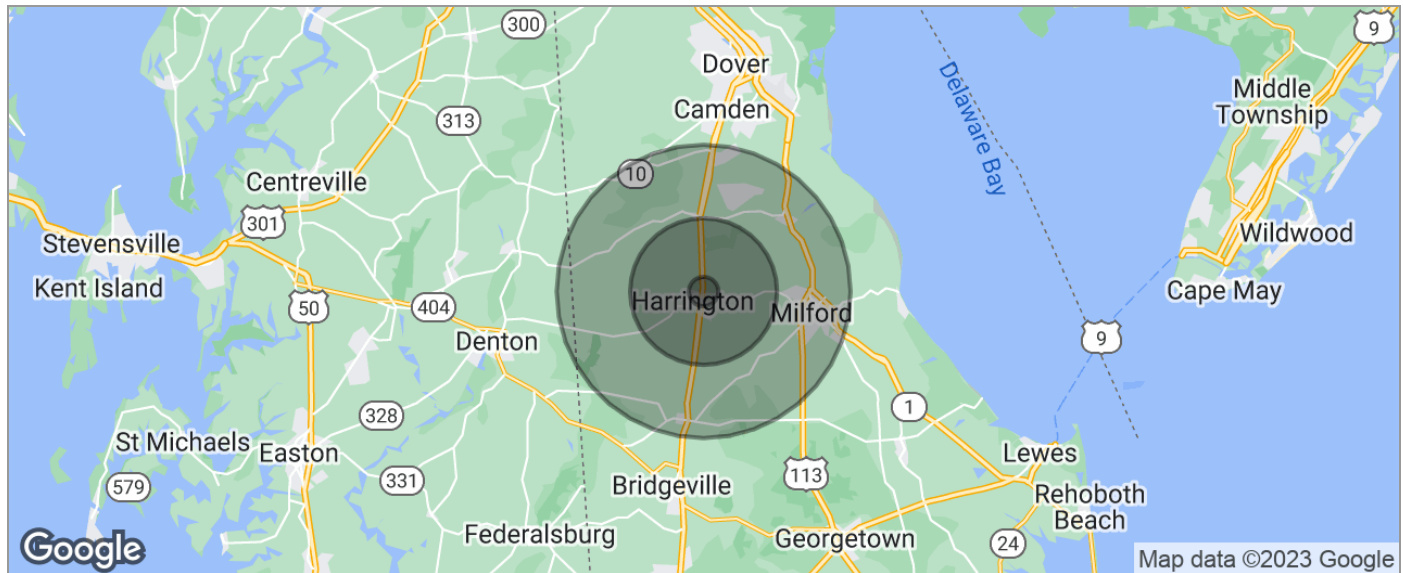


TELEMARKETING OR COLLABORATION

Floor Plan



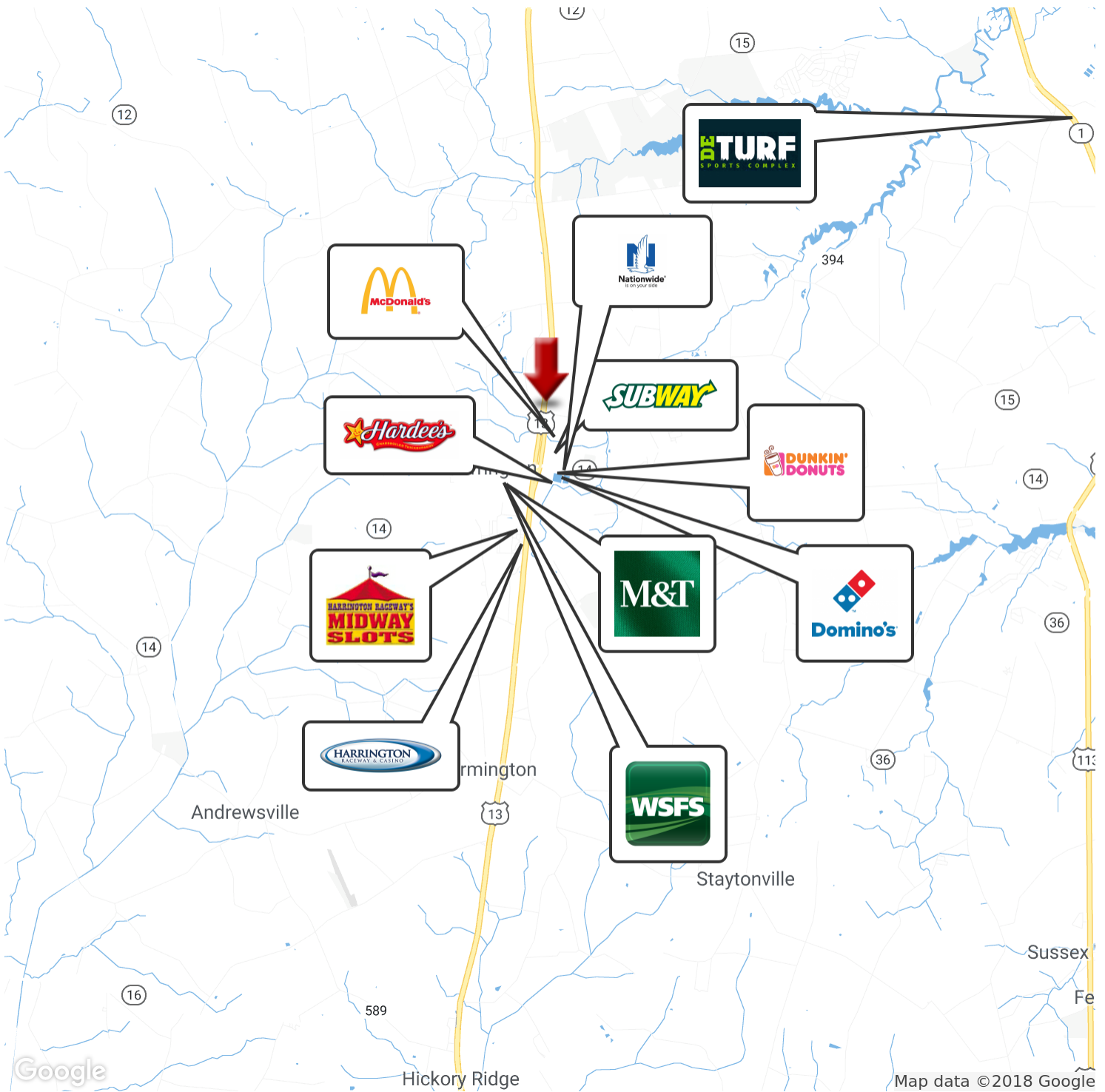
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,008	13,849	53,615
MEDIAN AGE	36.1	39.1	40.0
MEDIAN AGE (MALE)	34.7	38.4	38.9
MEDIAN AGE (FEMALE)	38.9	40.6	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	410	5,429	20,274
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$51,561	\$56,597	\$61,693
AVERAGE HOUSE VALUE		\$256,659	\$235,559
RACE	1 MILE	5 MILES	10 MILES
% WHITE	78.9%	81.3%	80.6%
% BLACK	17.1%	14.0%	13.9%
% ASIAN	0.5%	1.4%	1.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.5%	0.3%
% OTHER	0.9%	1.1%	1.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.9%	5.2%	5.4%

* Demographic data derived from 2020 ACS - US Census

Retailer Map



Confidentiality & Disclaimer

HARRINGTON, DE

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PRESENTED BY:

CAROL PLUMMER

Director
0 302.632.3311
carolplummer@kwcommercial.com

KW COMMERCIAL

276 B Dilworthtown

West Chester, PA 19382

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