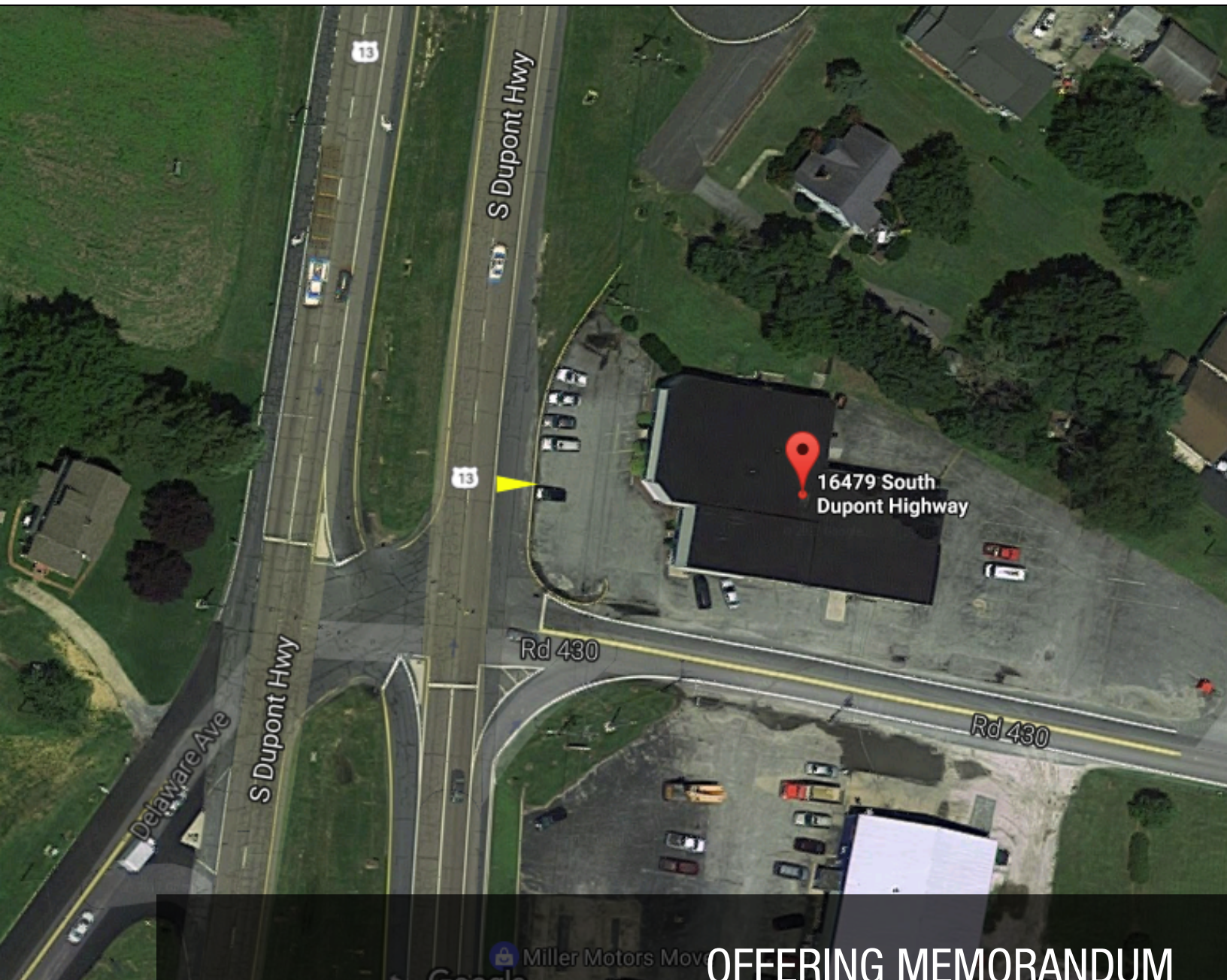


# 16479 S. DuPont Hwy. Harrington

HARRINGTON, DE



**KW COMMERCIAL**

276 B Dilworthtown

West Chester, PA 19382

*PRESENTED BY:*

**CAROL PLUMMER**

Director

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## Ideal Location For A Mid-Atlantic Distribution Center



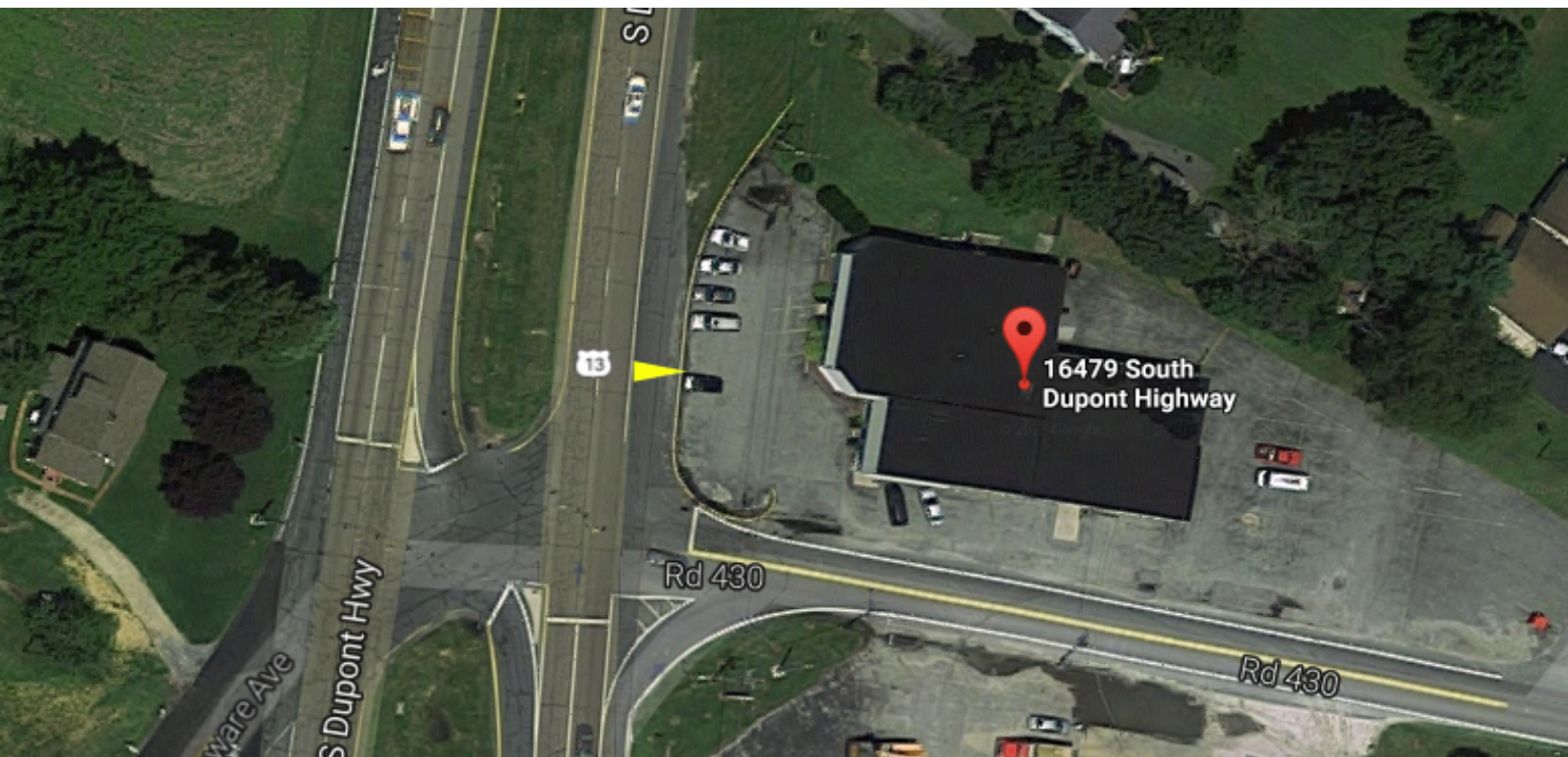


## Property Details

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

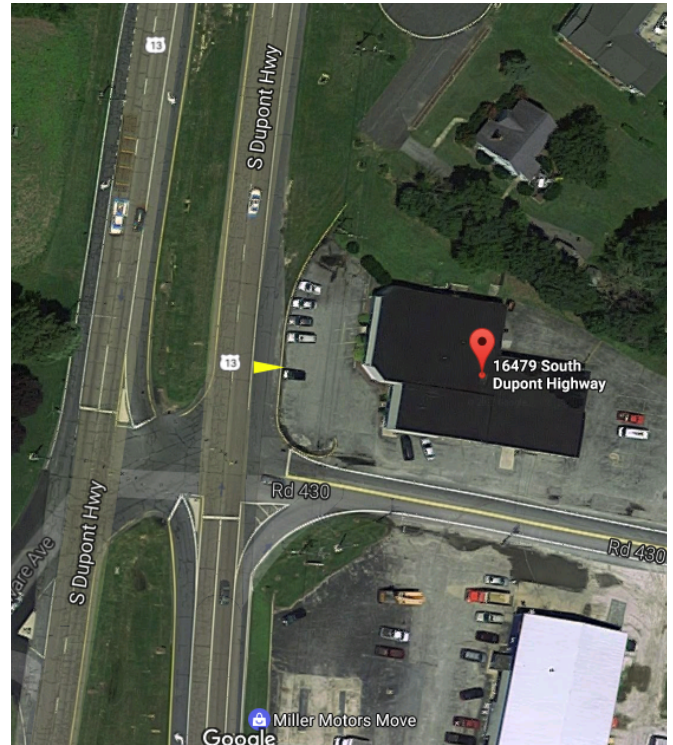
### PROPERTY FEATURES

- 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

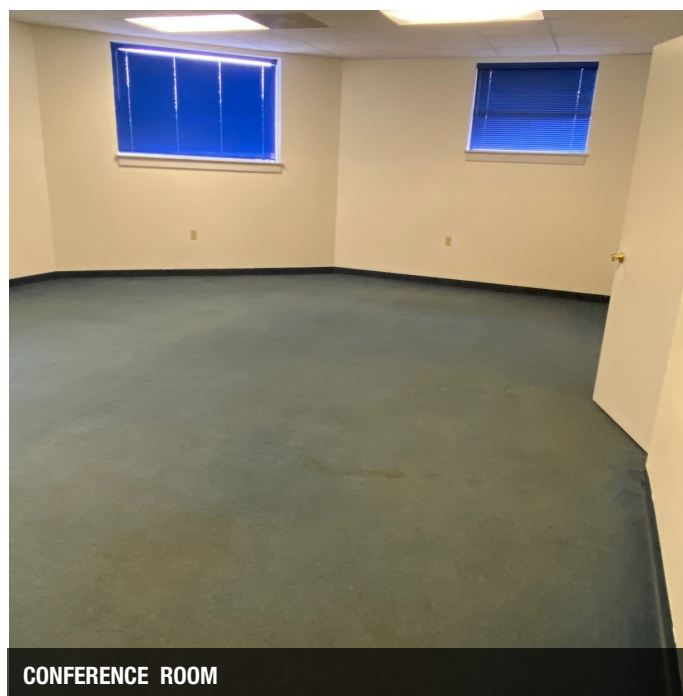
## PROPERTY HIGHLIGHTS

- 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





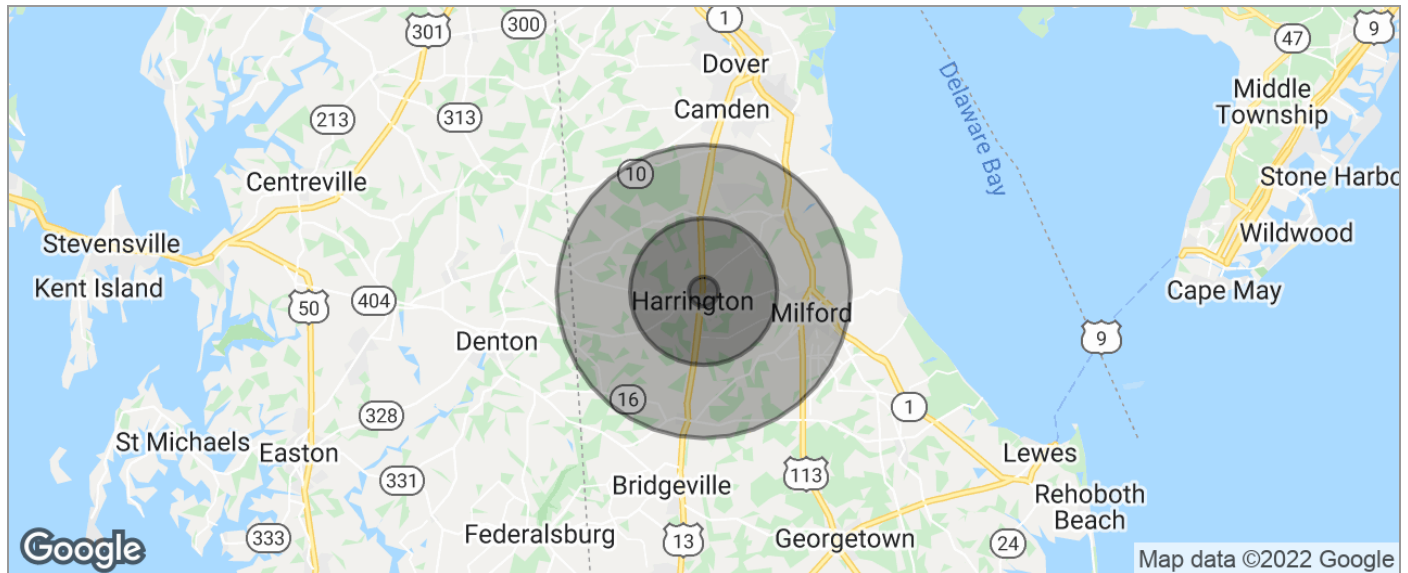
## Building Photos







# Demographics Map

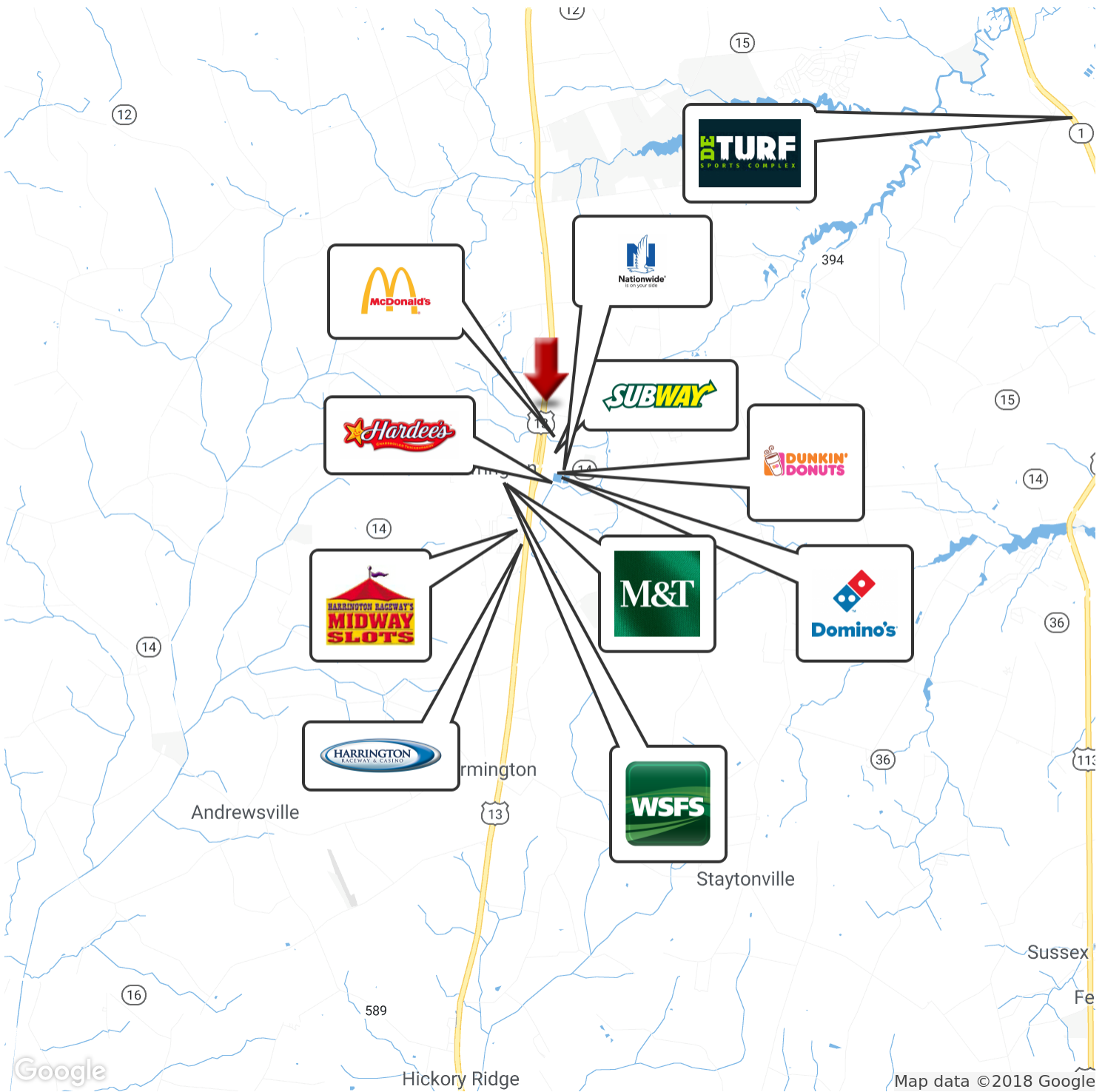


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,008	13,849	53,615
MEDIAN AGE	36.1	39.1	40.0
MEDIAN AGE (MALE)	34.7	38.4	38.9
MEDIAN AGE (FEMALE)	38.9	40.6	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	410	5,429	20,274
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$51,561	\$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 2010 US Census



# Retailer Map



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HARRINGTON, DE

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*PRESENTED BY:*

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Director

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