



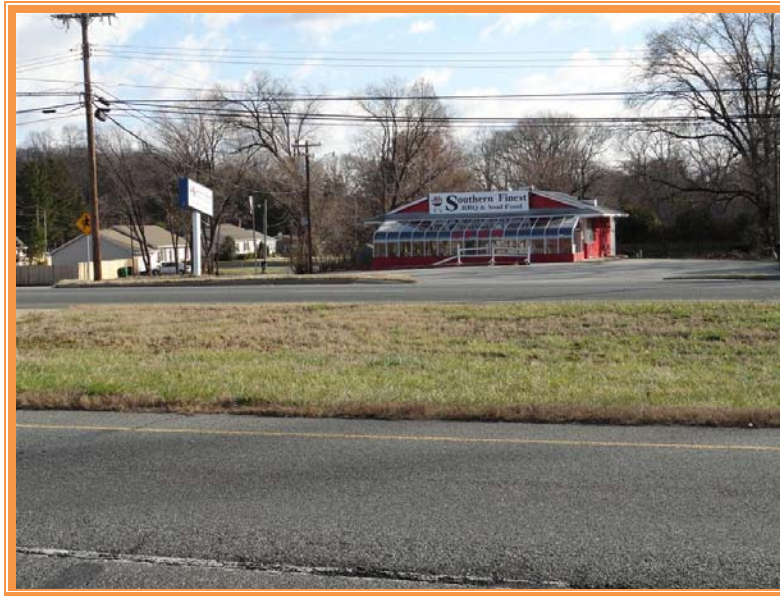
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

HEN HOUSE PARADEE PROPERTY
1819 SOUTH DUPONT HWY * DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE # 213176 * MLS # 6168661



SALE PRICE \$ 285,800 * \$ 18 +/- PER SQUARE LAND AREA

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2011 AADT	Year Last Count	Traffic Group
K 24	US. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	37092	07	2
K 24	US. 13, S. DUPONT HW	5.24	CABOOSERD., RD. 4A	35778	07	2
K 24	US. 13, S. DUPONT HW	5.51	U.S. 13A, RD. 4	35778	07	2
K 24	US. 13, S. DUPONT HW	5.86	U.S. 13A, S. GOVERNO	44984	04	2
K 24	US. 13, S. DUPONT HW	6.25	S. DOVER LIMITS	41931	08	2
K 24	US. 13, S. DUPONT H	6.46	PUNCHEON RUN NB 13 R	41112	07	2
K 24	US. 13, S. DUPONT HW	6.85	STATEST., RD. 25	34666	04	2
K 24	US. 13, S. DUPONT HW	8.25	COURT ST., RD. 67	37966	07	2
K 24	US. 13, S. DUPONT HW	8.44	BAYRD., RD. 7	24899	11	2
K 25	S. STATEST., DOVER		U.S. 13, RD. 24			
K 25	S. STATEST., DOVER	0.22	ROOSEVELT AVE. (H25-	15174	11	2
K 25	S. STATEST., DOVER	1.00	WATER ST., RD. 72	13219	08	2
K 25	S. STATEST., DOVER	1.24	LOOKERMAN ST., RD.	12280	11	2
K 25	S. STATEST., DOVER	1.50	DEL. 8, DIVISION ST.	8597	11	2
K 25	N. STATEST., DOVER	2.33	U.S. 13A, N. GOVERNO	8374	08	2

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Tax Map Identification ED00 - 085.16 - 04 - 81.00

Deed Reference D6594 - 146

Zoning B-G, General Business, Kent County

Flood Map 10001C0169H; May 5, 2003

Census Tract 416

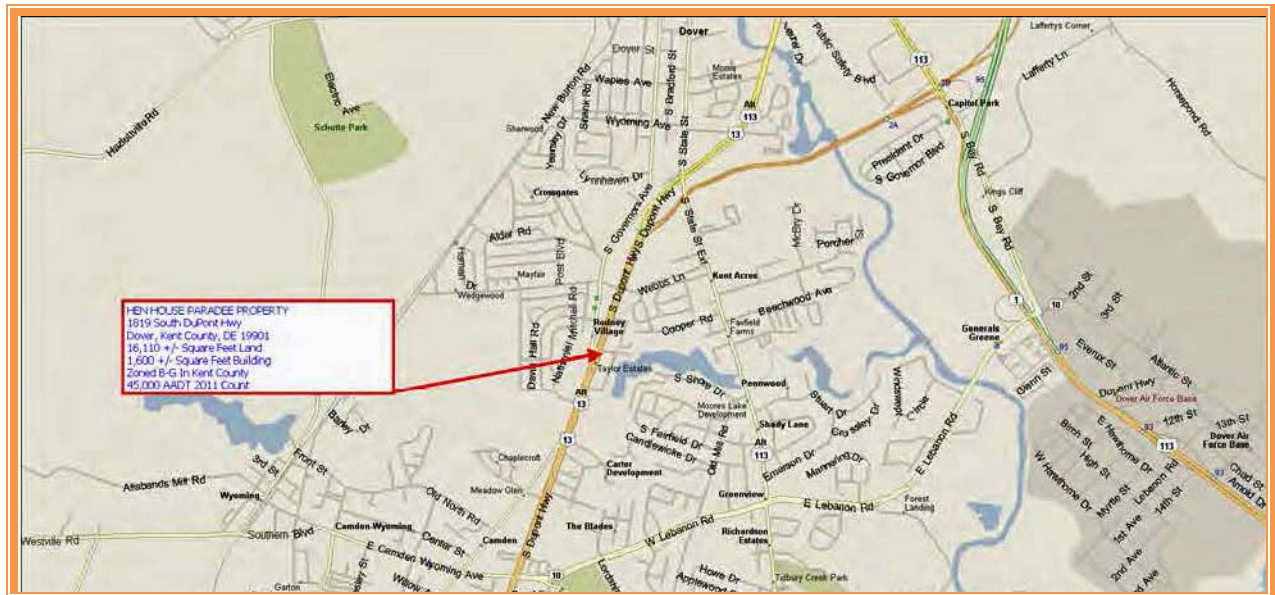
Land Area	16,110	sq ft +/-	0.370	acre
Frontage Route 13	91.30	ft +/-		
Depth	150.00	ft +/-		
Bldg Area (sq ft)	1,600	sq ft +/-		
Coverage Ratio	9.93%			
Parking Spaces	20			
Parking Ratio	6.25	per 500 sf		

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$0	\$0.00	\$0.338	\$0.00	\$0.00	PROPERTY
\$0	\$0.00	\$0.000	\$0.00	\$0.00	BID II
\$0	\$0.00	\$0.338	\$0.00	\$0.00	TOTAL

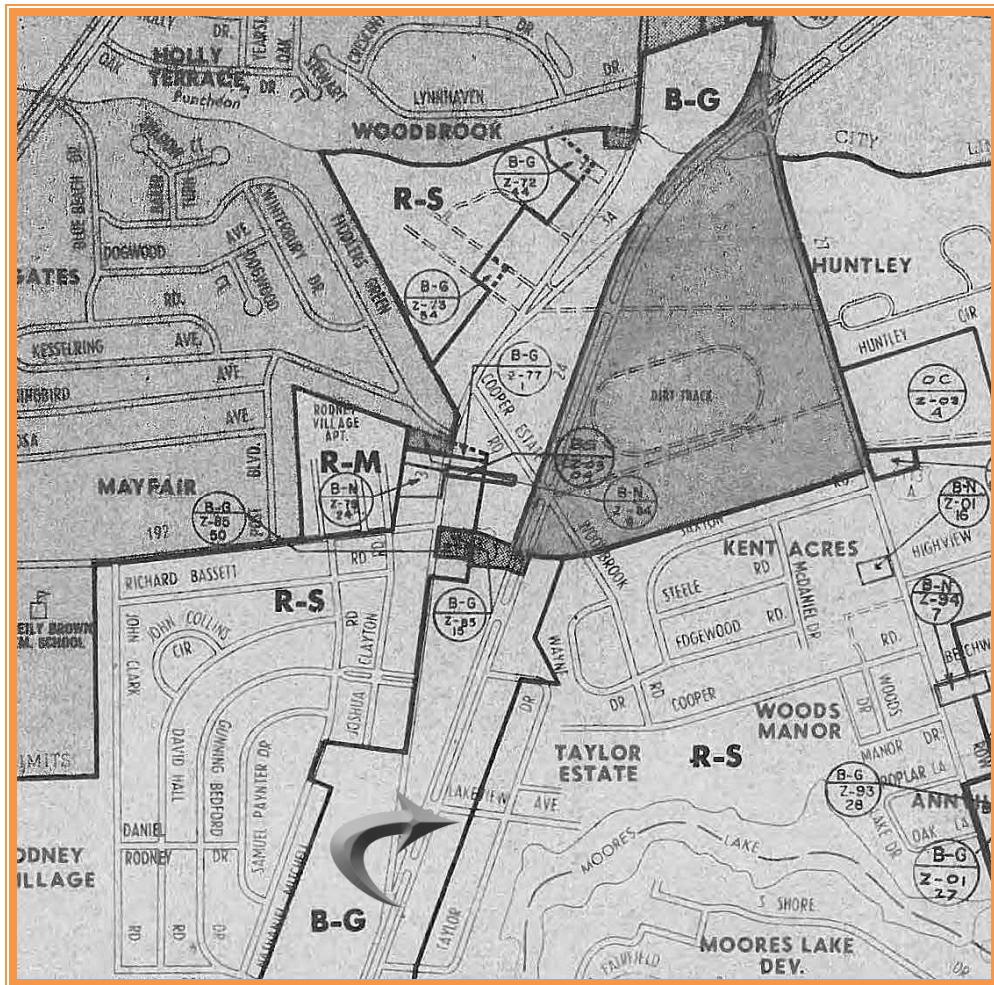
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$50,100	\$3.11	\$1.7152	\$859.32	\$0.05	

TOTAL PROPERTY TAXES

\$859.32 \$0.05



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REAR EAST VIEW



SIDE NORTH VIEW



SIDE SOUTH VIEW

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