



555 East Lookerman St.  
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

[www.mcginnisrealty.com](http://www.mcginnisrealty.com)

**NOTHING INC PROPERTY**  
**SAULSBURY ROAD & RTE 8, DOVER, KENT COUNTY, DELAWARE 19904**  
**FILE # 201123 \* MLS # 7147985**



**SALE PRICE \$ 495,000 \* \$ 8.81 +/- PER SQUARE FOOT VACANT LAND**  
**GROUND LEASE PRICE \$ 50,000 NET PER YEAR**



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFO SUBMITTED. SELLER'S ENTITY INCLUDES LICENSED BROKERS.**

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BUILDING LEASE PRICE \$16.50 NET RETAIL SPACE VANILLA SHELL  
 LAND SALE \* GROUND LEASE  
 RETAIL BUILD TO SUIT \* OFFICE BUILD TO SUIT  
 UP TO 9,000 +/- SF BUILDING

CVS PHARMACY ON CORNER  
 0.93 +/- ACRE TOTAL AREA  
 278 – PLUS FEET FRONTAGE ON SAULSBURY ROAD  
 190 – PLUS FEET DEEP BORDERING CVS  
 ALL MUNICIPAL UTILITIES AVAILABLE  
 ZONED C2-A IN CITY OF DOVER JURISDICTION  
 ALL ACCESS SHARED WITH CVS  
 FULL MOVEMENT ACCESS ON BOTH ROADS

**Tax Map Identification** ED05 - 076.11 - 01 - 24.00 - 00001

**Deed Reference** D5611 - 272

**Zoning** C2-A, LIMITED CENTRAL COMMERCIAL ZONE, CITY OF DOVER

**Floor Rate Insurance Map** 10001C0166H, Zone X, May 5, 2003

**Census Tract** 414

**Land Area** 40,511 sq ft +/- 0.930 acres

**Frontage** 278.14 feet +/-

**Depth** 190.48 feet +/-

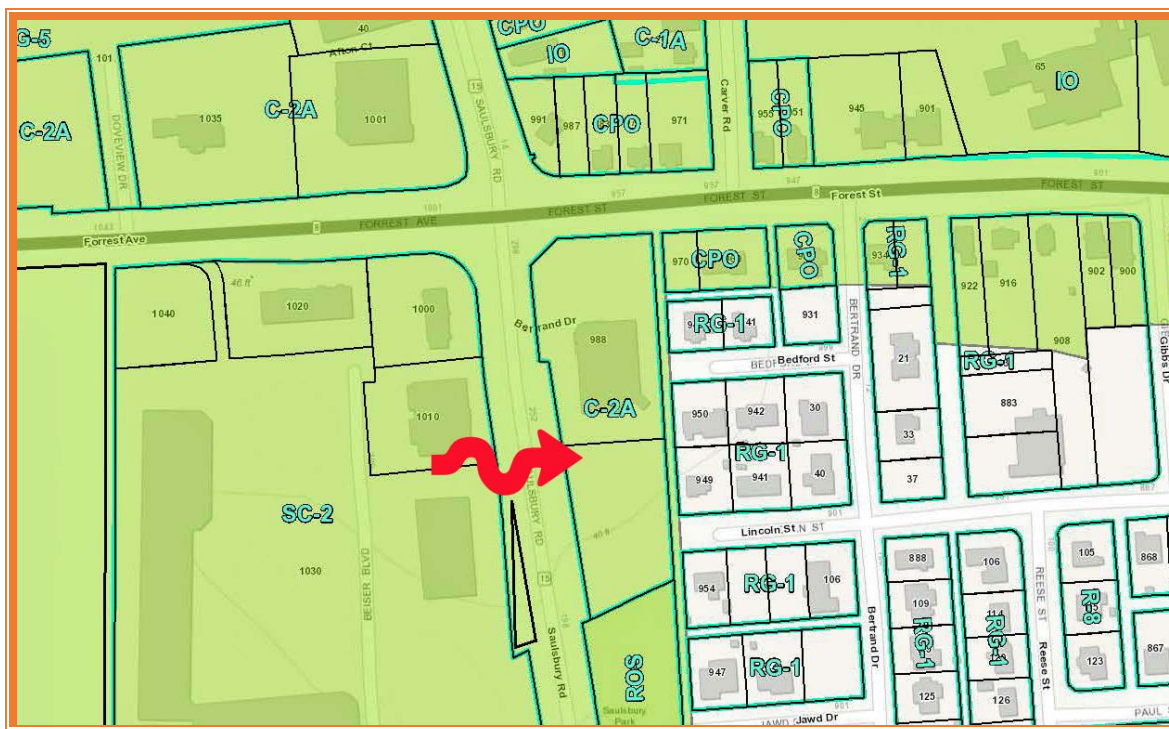
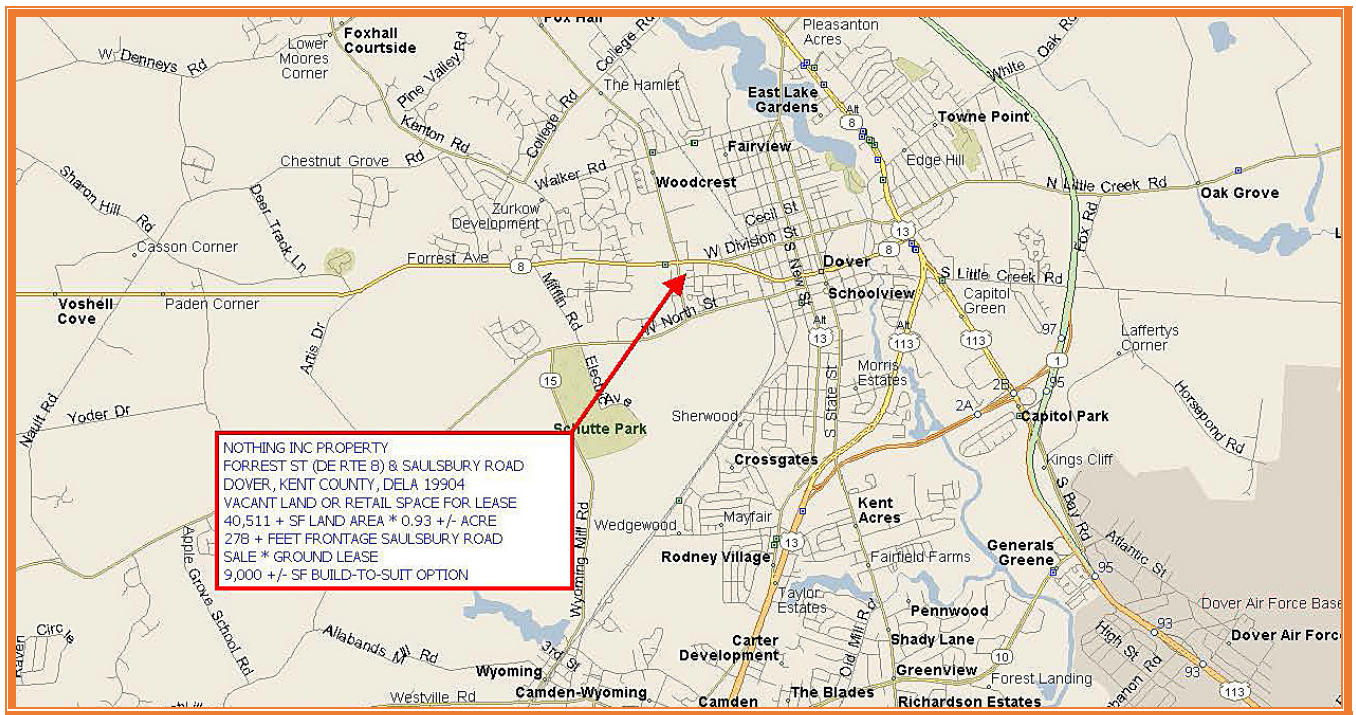
**Total City Tax**

Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$495,800	\$12.24	\$0.4050	\$2,007.99	\$0.05

**Total County Tax**

Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$4,400	\$0.11	\$2.2464	\$98.84	\$0.00

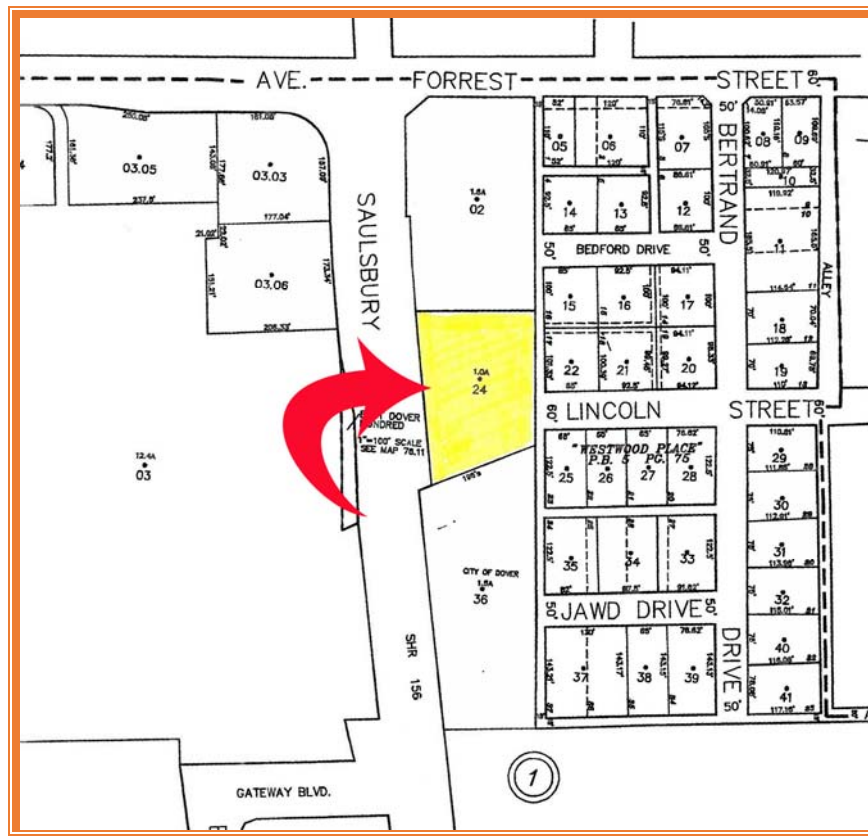
<b>TOTAL PROPERTY TAX</b>			\$2,106.83	\$0.05
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Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2016 AADT	Year Last Counted	Traffic Group
K 50	DEL. 8, HALLTOWN RD.		MARYLAND LINE			
K 50	DEL. 8, HALLTOWN RD.	2.55	SLAUGHTER STATION RD	5844	11	5
K 50	DEL. 8, HALLTOWN RD.	6.33	DEL. 44, RD. 49	8103	11	5
K 51	DEL. 8, FORREST AVE.		DEL. 44, RD. 49			
K 51	DEL. 8, FORREST AVE.	4.27	W. DOVER LIMITS	11494	12	2
K 51	DEL. 8, FORREST AVE.	4.87	KENTON RD., RD. 104	18745	12	2
K 51	DEL. 8, FORREST AVE.	5.14	INDEPENDENCE BLVD.	18849	14	2
K 51	DEL. 8, FORREST ST.	5.66	SAULSBURY RD., RD.15	21663	13	2
K 51	FOREST ST., DOVER	5.90	DEL. 8, DIVISION ST.	19929	14	2
K 51	W. DIVISION ST., DOV	6.47	US 13A, GOVERNORS AV	9584	15	2
K 51	E. DIVISION ST., DOV	6.81	STATE ST. RD 27	11443	14	2
K 51	E. DIVISION ST., DOV	6.76	KINGS HWY., RD. 16	12510	14	2
K 52	WESTVILLE RD.		HAZLETVILLE RD., RD.			
K 52	WESTVILLE RD.	3.91	MOOSE LODGE RD., RD.	2214	15	7
K 52	SOUTH BLVD., WYOMING	4.36	W. WYOMING LIMITS	4222	12	7
K 52	SOUTH BLVD., WYOMING	4.56	W RAILROAD AVE., RD.	7659	12	7

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2016 AADT	Year Last Counted	Traffic Group
K 156	SAULSBURY RD.		NORTH ST., RD. 73			
K 156	SAULSBURY RD.	0.18	DOVER CITY LIMITS	16423	12	2
K 156	SAULSBURY RD.	0.38	DEL. 8, RD. 51	22442	12	7
K 156	MCKEE RD., DOVER	1.12	WALKER RD., RD. 70	30257	11	7
K 156	MCKEE RD., DOVER	1.75	COLLEGE RD., RD. 99	20295	12	7
K 156	MCKEE RD., DOVER	2.45	SCARBOROUGH RD., 294	18974	13	7
K 156	MCKEE RD., DOVER	3.18	W. DENNYS RD., RD. 1	5154	13	7
K 156	MCKEE RD., DOVER	3.86	CENTRAL CHURCH RD.,	4240	11	7
K 156	MCKEE RD., DOVER	5.40	S. CHESWOLD LIMITS	6297	15	7
K 156	COMMERCE ST., CHESWOL	5.69	DEL. 42, MAIN ST., E	2351	15	7
K 156A	OLD RD 156		MCKEE RD., RD. 156			
K 156A	MCKEE RD.	0.32	DEAD END	192	12	7



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