



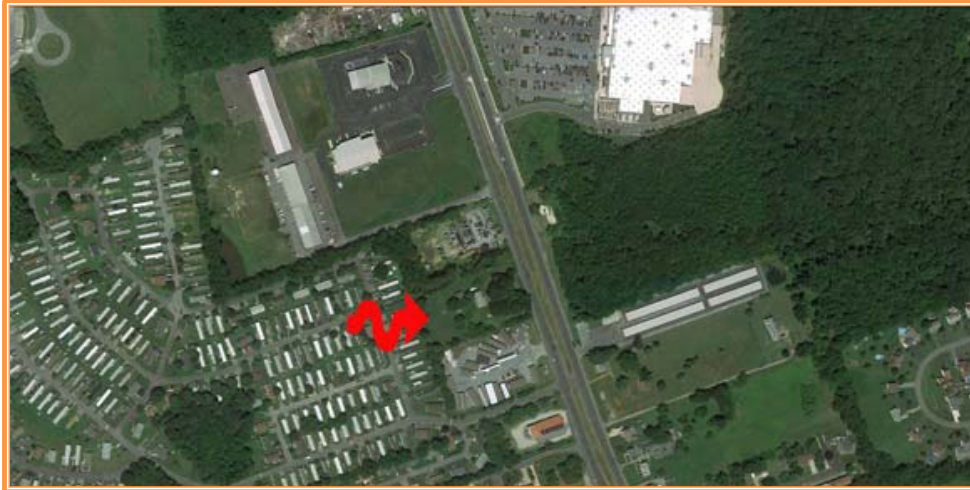
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

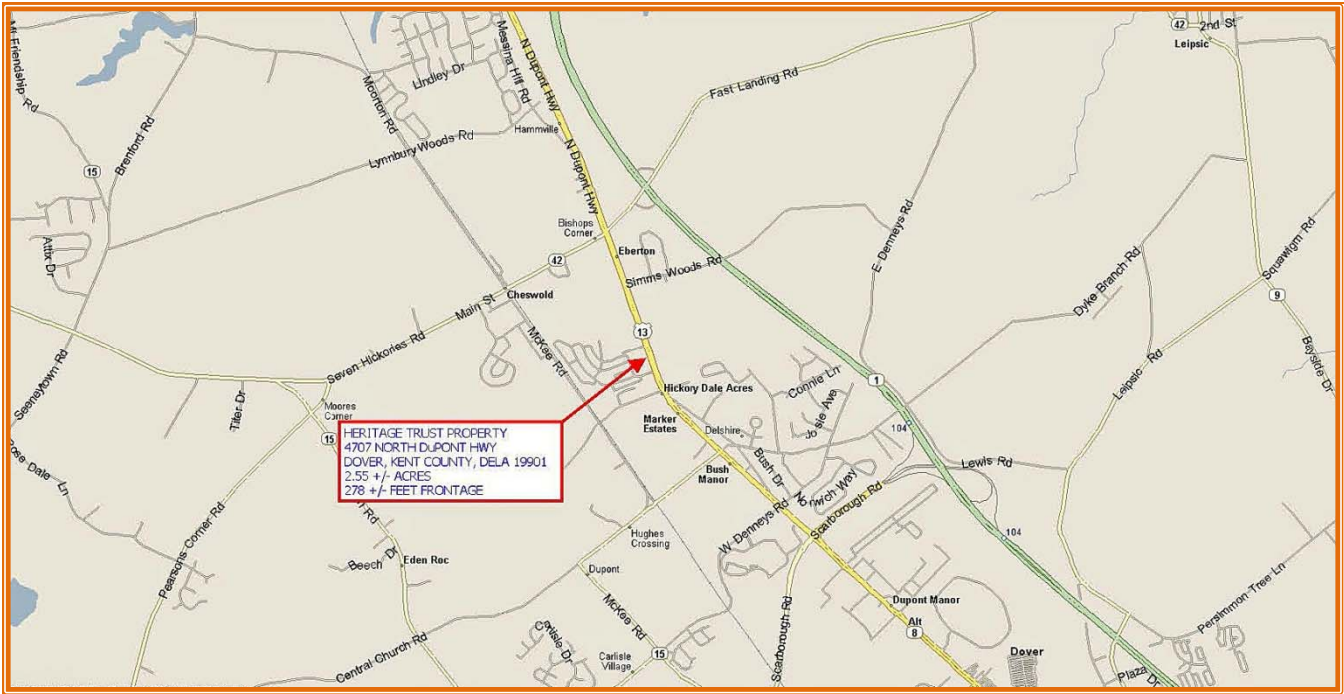
HERITAGE TRUST PROPERTY
4707 NORTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE # : 216253 * MLS # : DEKT230212



SALE PRICE \$ 499,000 * \$ 4.49 +/- PER SQUARE FOOT * \$196,000 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2019 AADT	Year Last Counted	Traffic Group
K 1	US13 NORTH DUPONT BO		MAIN ST., RD. 65			
K 1	US13 NORTH DUPONT BO	0.37	MAIN ST., RD. 65	31107	0	2
K 1	US13 NORTH DUPONT BO	0.88	DEL. 6, COMMERCE ST.	25971	14	2
K 1	US13 NORTH DUPONT BO	1.17	DEL. 300, GLENWOOD A	25286	14	2
K 1	US13 NORTH DUPONT BO	1.40	NEW CASTLE CO. LINE	28045	17	2
K 2	US13 NORTH DUPONT HI		COLLEGE ROAD			
K 2	US13 NORTH DUPONT HI	0.34	COLLEGE ROAD	65089	0	2
K 2	US13 NORTH DUPONT HI	0.50	ENT. TO DOVER DOWNS	47507	19	2
K 2	US13 NORTH DUPONT HI	0.88	ENT. TO DOVER MALL	54269	14	2
K 2	US13 NORTH DUPONT HI	1.91	SCARBOROUGH RD., RD.	58404	3	2
K 2	US13 NORTH DUPONT HI	2.17	N. DOVER LIMITS (RD10	48642	14	2
K 2	US13 NORTH DUPONT HI	3.96	DEL. 42, FAST LANDIN	36545	13	2
K 2	US13 NORTH DUPONT HI	7.31	BIG OAK ROAD	28266	19	2
K 2	US13 NORTH DUPONT HI	8.18	SMYRNA TOLL PLAZA RO	30096*	0*	2
K 2	US13 NORTH DUPONT HI	8.87	SMYRNA-LEIPSIC RD.,	31698	17	2

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT QUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



Tax Map Identification LC00 - 046.00 - 02 - 03.00
 LC00 - 046.00 - 02 - 03.03

Deed Reference D456 - 104 D456 - 107

Zoning BG, GENERAL BUSINESS, KENT COUNTY

Census Tract 418

Flood Hazard Map 10001C0154H; Zone X; May 5, 2003

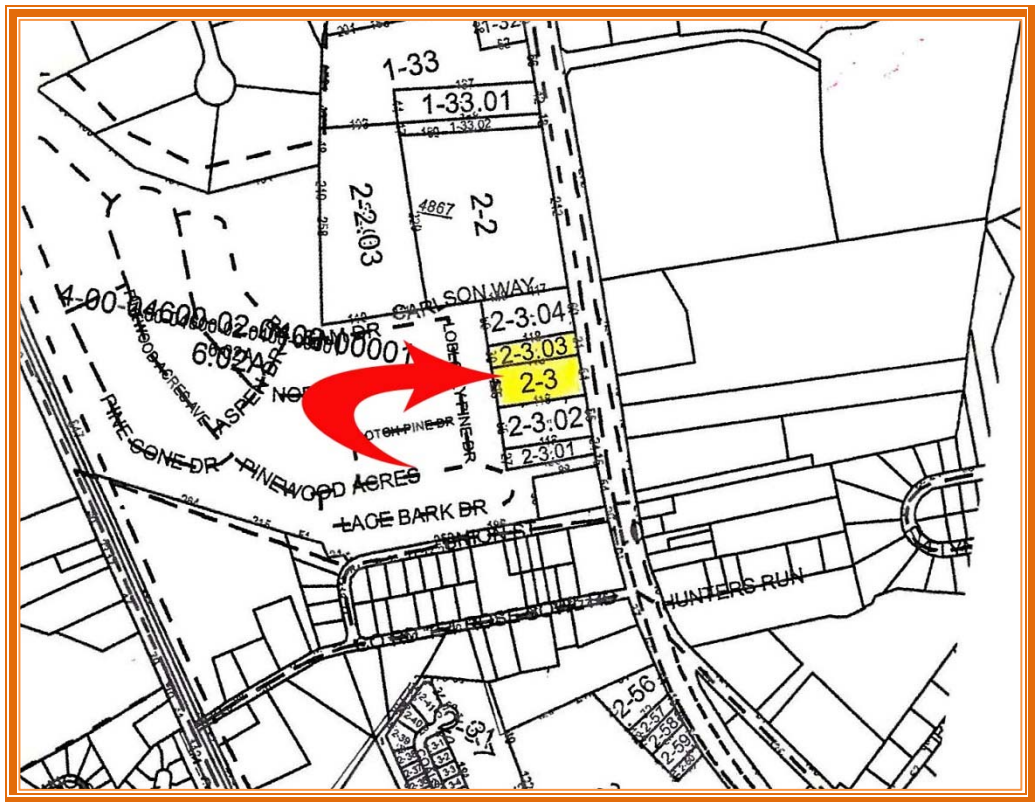
Land Area		111,196	sq ft +/-	2.553	acres +/-
Frontage	277.99	ft +/-			
Depth	400.00	ft +/-			
Residence	1,448.00	ft +/-			

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$0	\$0	\$0.650	\$0.00	\$0

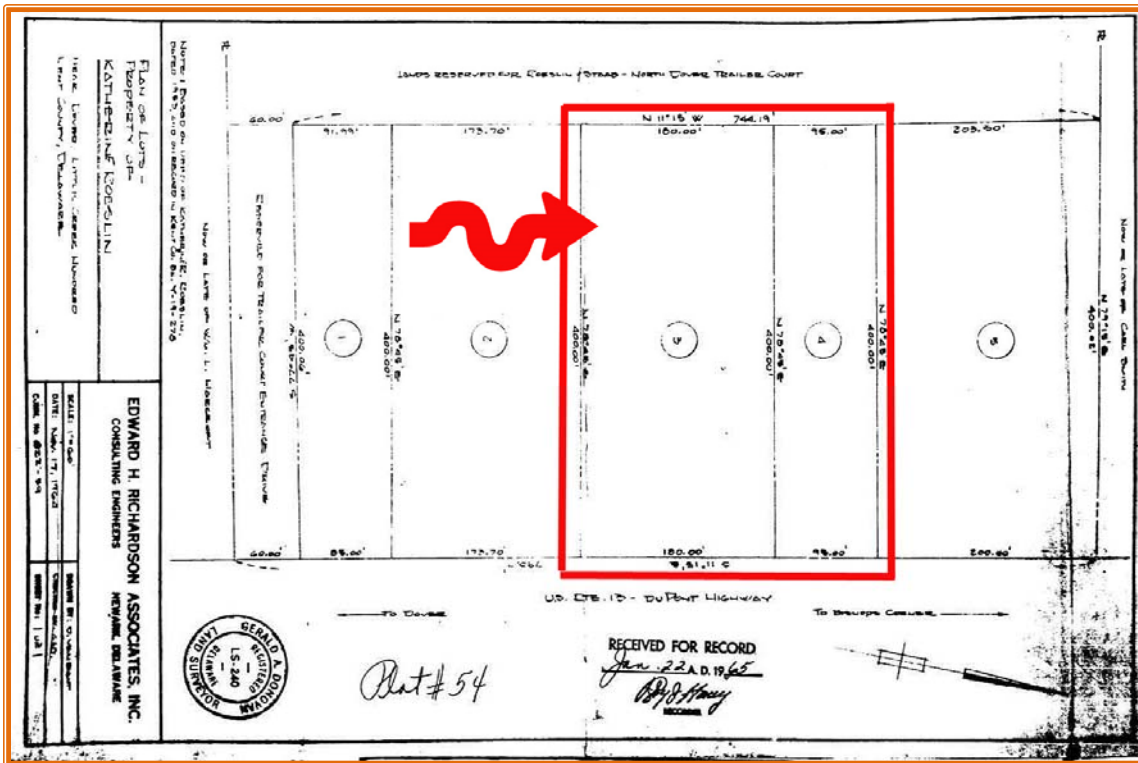
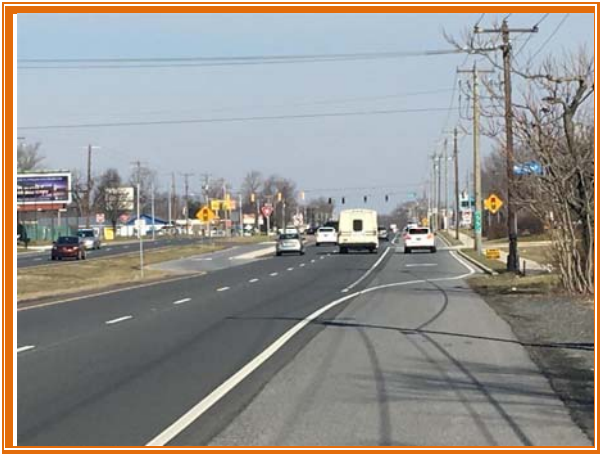
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$39,300	\$0.35	\$2.2794	\$895.80	\$0.01

TOTAL PROPERTY TAX			\$895.80	\$0.01
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