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ANNAND OFFICE PROPERTY
222 NORTH DuPONT BLVD * SMYRNA, KENT COUNTY, DELA 19977
OFFICE FILE # 216258 * MLS # 6815464



SALE PRICE \$175,000 * \$114. +/- PER SQ FT BLDG AREA

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2015 AADT	Year Last Counted	Traffic Group
K 1	U.S. 13, S. DUPONT B		SMYRNA LIMITS, RD. 1			
K 1	US. 13, S. DUPONT BL	0.37	MAIN ST., RD. 65	31476	14	2
K 1	N. DUPONT BLVD., SMY	0.88	DEL. 6, COMMERCE ST.	26010	14	2
K 1	N. DUPONT BLVD., SMY	1.17	DEL. 300, GLENWOOD A	25325	14	2
K 1	N. DUPONT BLVD., SMY	1.40	NEW CASTLE CO. LINE	27776	14	2
K 2	U.S. 13, N. DUPONT H		LEIPSIC RD., RD. 88			
K 2	US. 13, N. DUPONT H	0.35	LEIPSIC RD 88	70784	10	5
K 2	US. 13, N. DUPONT HW	0.50	ENT. TO DOVER DOWNS	49392	15	2
K 2	US. 13, N. DUPONT H	0.88	ENT. TO DOVER MALL	57301	14	5
K 2	US. 13, N. DUPONT HW	1.91	SCARBOROUGH RD., RD.	61814	3	5
K 2	US. 13, N. DUPONT H	2.17	N. DOVER LIMITS (RD10	47414	14	5
K 2	US. 13, N. DUPONT HW	3.96	DEL. 42, FAST LANDIN	35184	13	5
K 2	US. 13, N. DUPONT H	8.18	RD 150B E.B.	31214	12	2
K 2	US. 13, N. DUPONT HW	8.87	SMYRNA-LEIPSIC RD.,	38139	3	2
K 2A	W. BIG WOODS RD.		U.S. 13, RD. 2			
K 2A	W. BIG WOODS RD.	0.36	END	692	10	7

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LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 5 PAGES

Tax Map Identification DC17 - 010.13 - 04 - 19.00 - 00001

Deed Reference D578 - 331

Zoning HC, HIGHWAY COMMERCIAL, TOWN OF SMYRNA

Census Tract 402.03

Flood Map 10001C0061H, Zone X, May 5, 2003

Land Area 6,500 sq ft +/- 0.149 acre

Frontage 50.00 ft +/-
Depth 130.00 ft +/-

Bldg Area (sq ft) 1,536 sq ft +/-

Coverage Ratio 23.63%

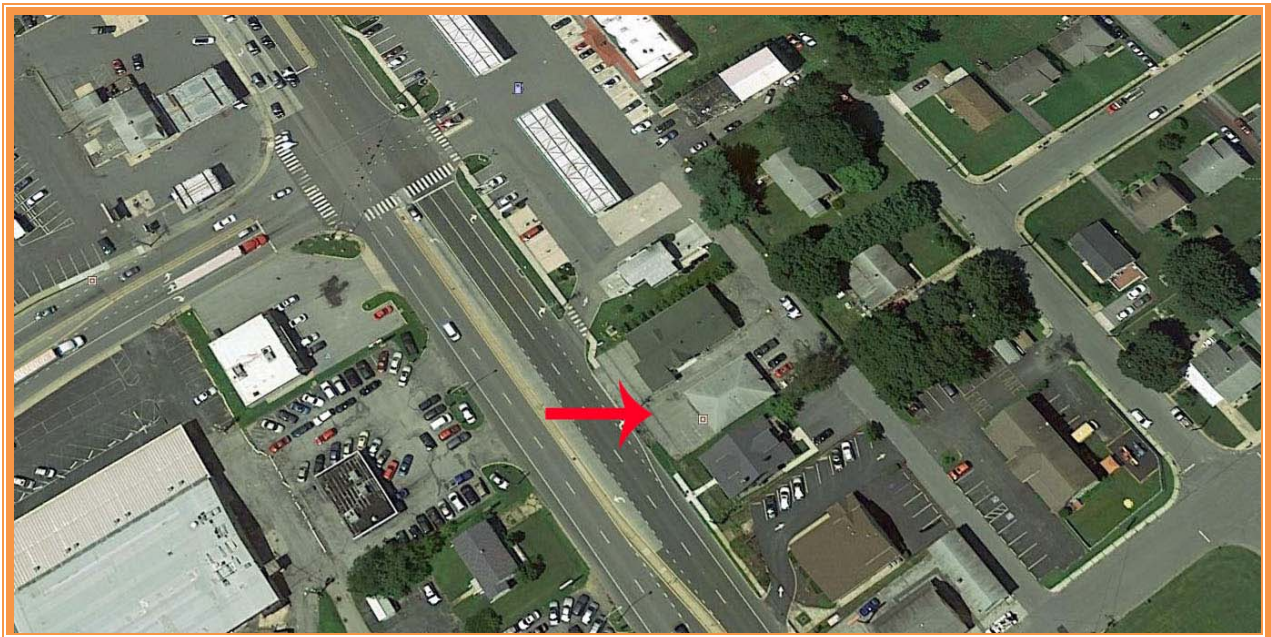
Parking Spaces 7

Parking Ratio 2.28 per 500 sf

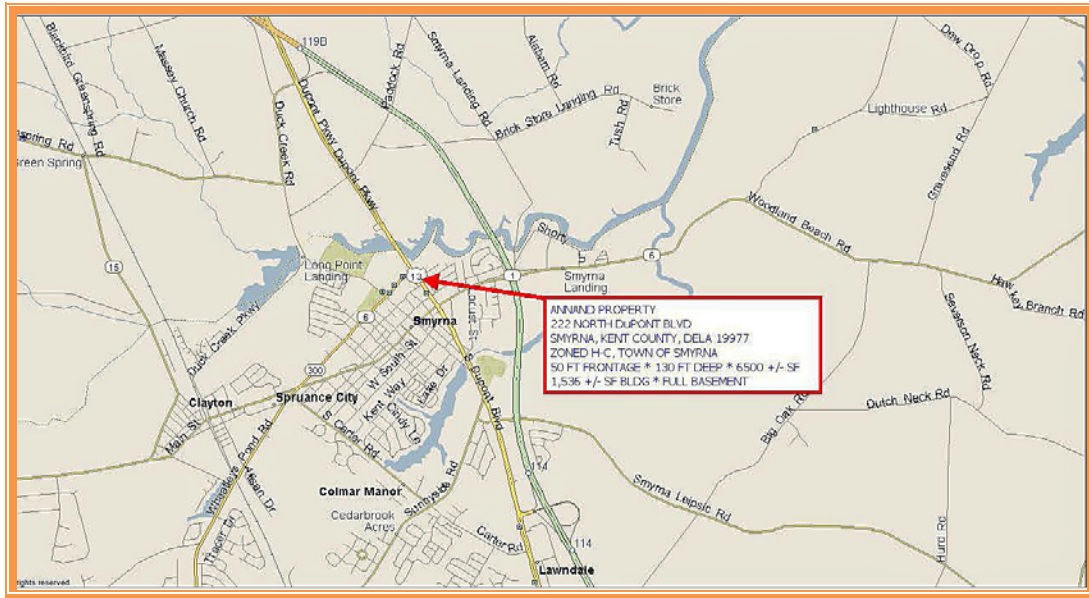
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$281,800	\$183.46	\$0.400	\$1,127.20	\$0.73

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$61,000	\$39.71	\$2.2250	\$1,357.25	\$0.88

TOTAL PROPERTY TAX			\$2,484.45	\$1.62
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REAR EAST VIEW



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ALLEY NORTHBOUND VIEW



ALLEY SOUTHBOUND VIEW

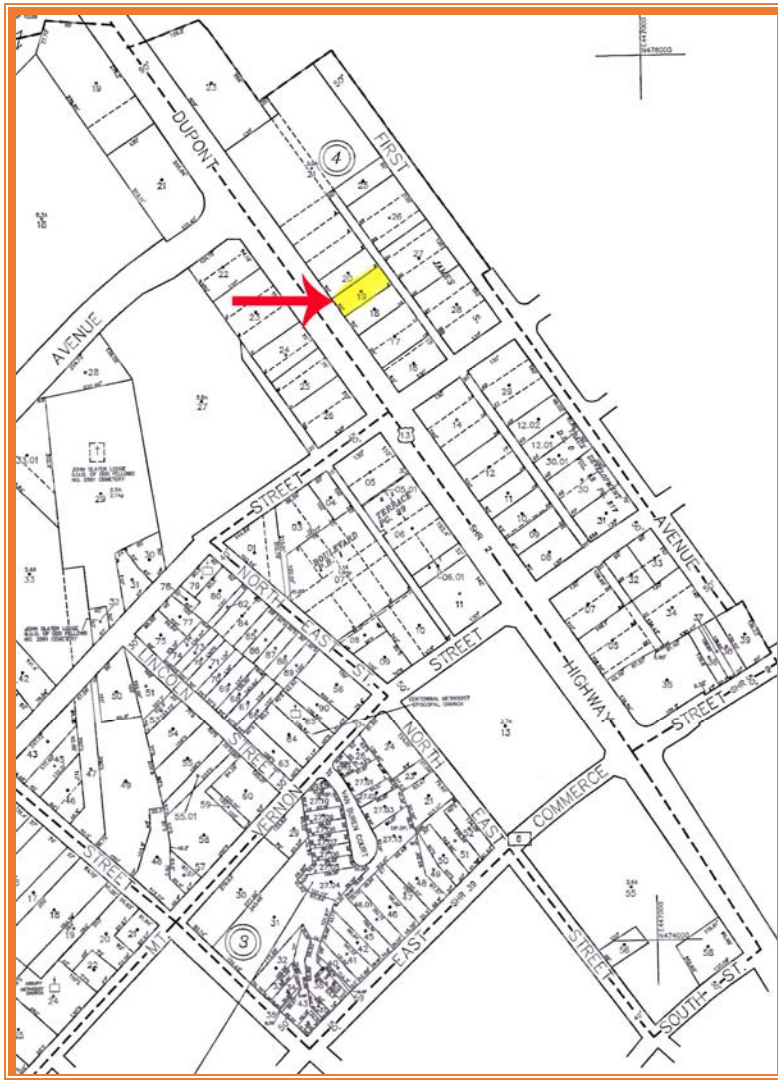


ROUTE 13 NORTHBOUND

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SIDE SOUTH VIEW



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