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CUMMINGS & GROSS PROPERTY

4486 NORTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901

OFFICE FILE #: 218306 \* MLS #: 7206151



SALE PRICE \$ 725,000 \* \$ 4.88 +/- PER SQUARE FOOT \* \$212,600 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2017 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	31374	17	2
K 1	N. DUPONT BLVD., SMY	0.88	DEL. 6, COMMERCE ST.	26319	14	2
K 1	N. DUPONT BLVD., SMY	1.17	DEL. 300, GLENWOOD A	25626	14	2
K 1	N. DUPONT BLVD., SMY	1.40	NEW CASTLE CO. LINE	28286	17	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	73231	10	5
K 2	US. 13, N. DUPONT HW	0.50	ENT. TO DOVER DOWNS	50867	16	2
K 2	US. 13, N. DUPONT H	0.88	ENT. TO DOVER MALL	59289	14	5
K 2	US. 13, N. DUPONT HW	1.91	SCARBOROUGH RD., RD.	63951	3	5
K 2	US. 13, N. DUPONT H	2.17	N. DOVER LIMITS (RD10	49060	14	5
K 2	US. 13, N. DUPONT HW	3.96	DEL. 42, FAST LANDIN	37036	13	5
K 2	US. 13, N. DUPONT H	8.18	RD 150B E.B.	31995	12	2
K 2	US. 13, N. DUPONT HW	8.87	SMYRNA-LEIPSIC RD.,	31971	17	2
K 2A	W. BIG WOODS RD.		U.S. 13, RD. 2			
K 2A	W. BIG WOODS RD.	0.36	END	791	10	7

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 - 047.03 - 01 - 13.00-00001

**Deed Reference** D2703 - 242

**Zoning** IG, GENERAL INDUSTRIAL, KENT COUNTY

**Census Tract** 405.01

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

<b>Land Area</b>		153,458	sq ft +/-	3.523	acres +/-
<b>Frontage</b>	274.52	ft +/-			
<b>Depth</b>	840.84	ft +/-			

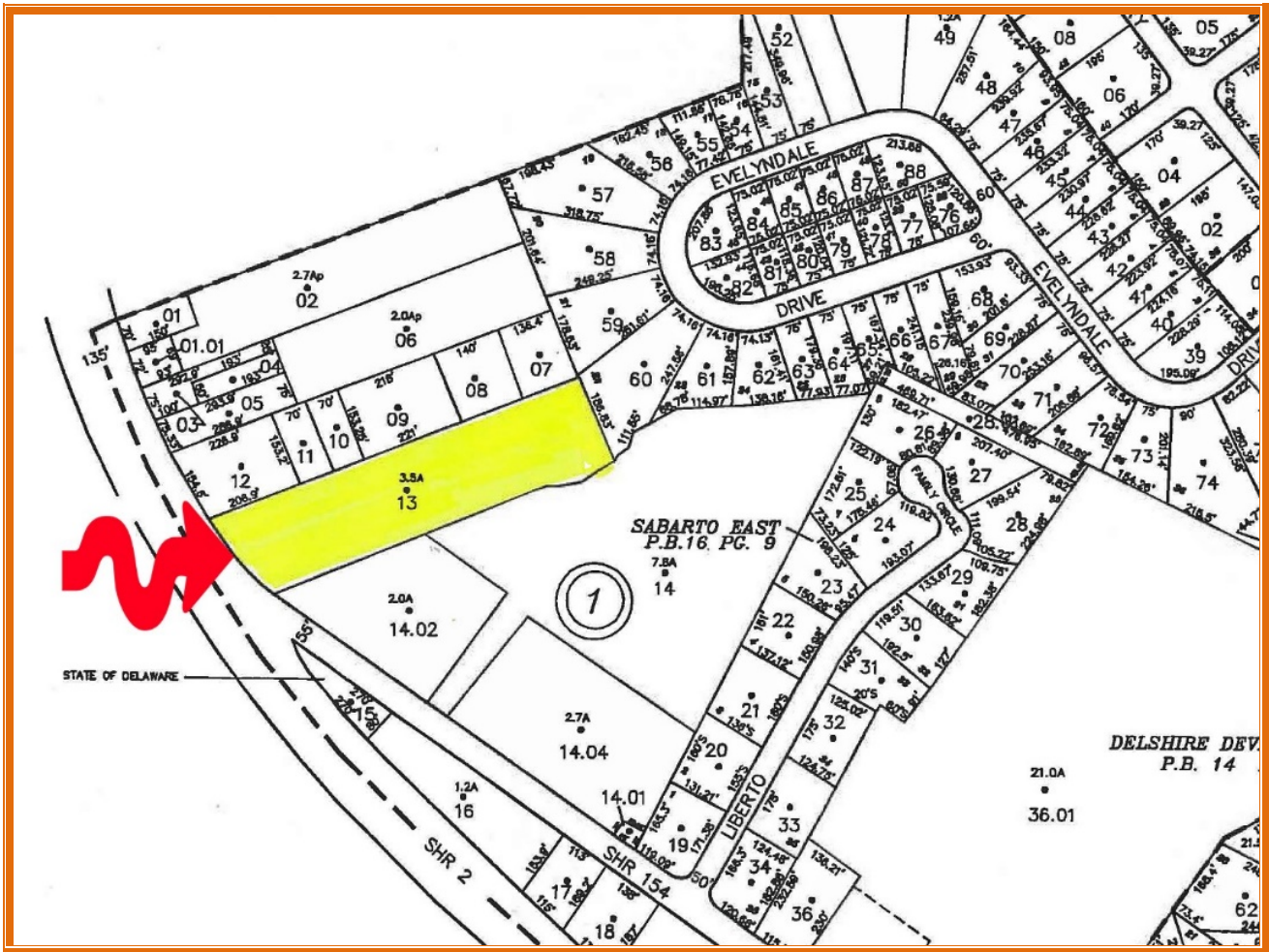
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$0	\$0	\$0.650	\$0.00	\$0

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$203,600	\$1.33	\$2.2794	\$4,640.86	\$0.03

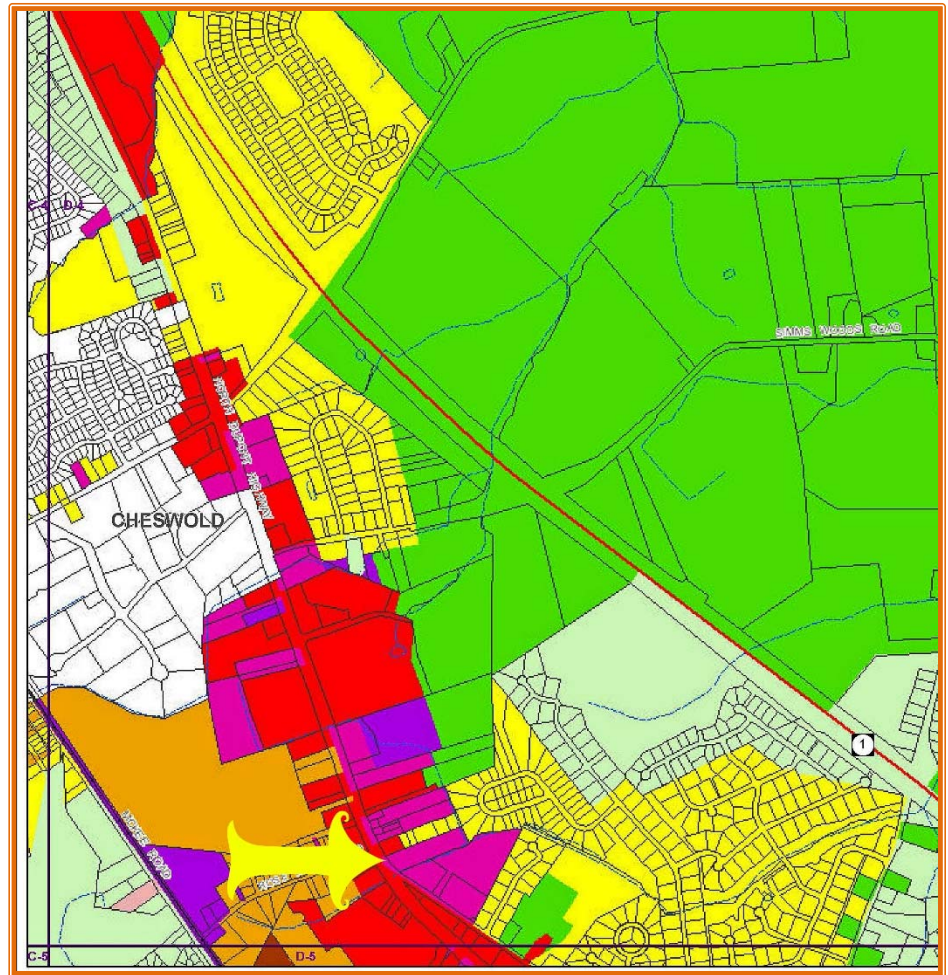
<b>TOTAL PROPERTY TAX</b>			\$4,640.86	\$0.03
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