



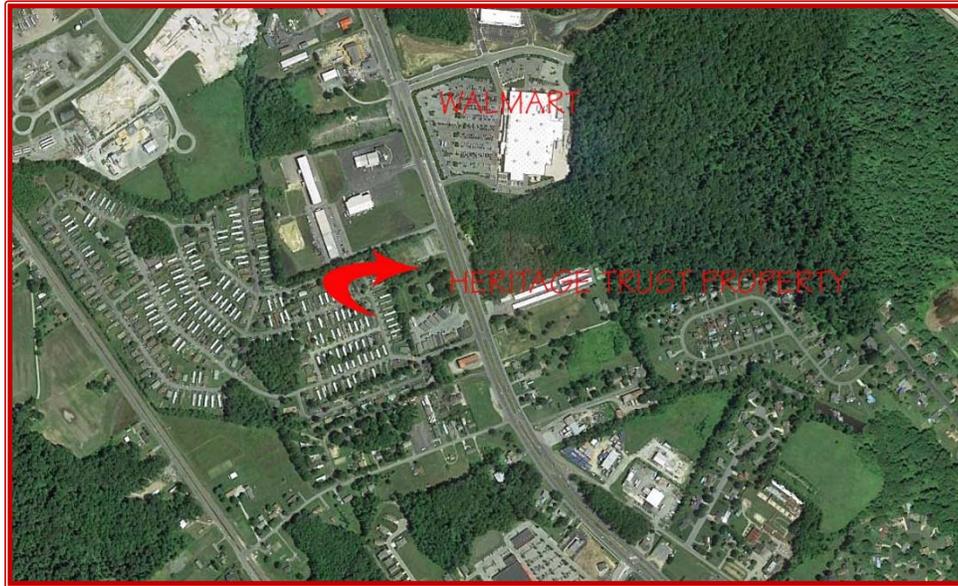
555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

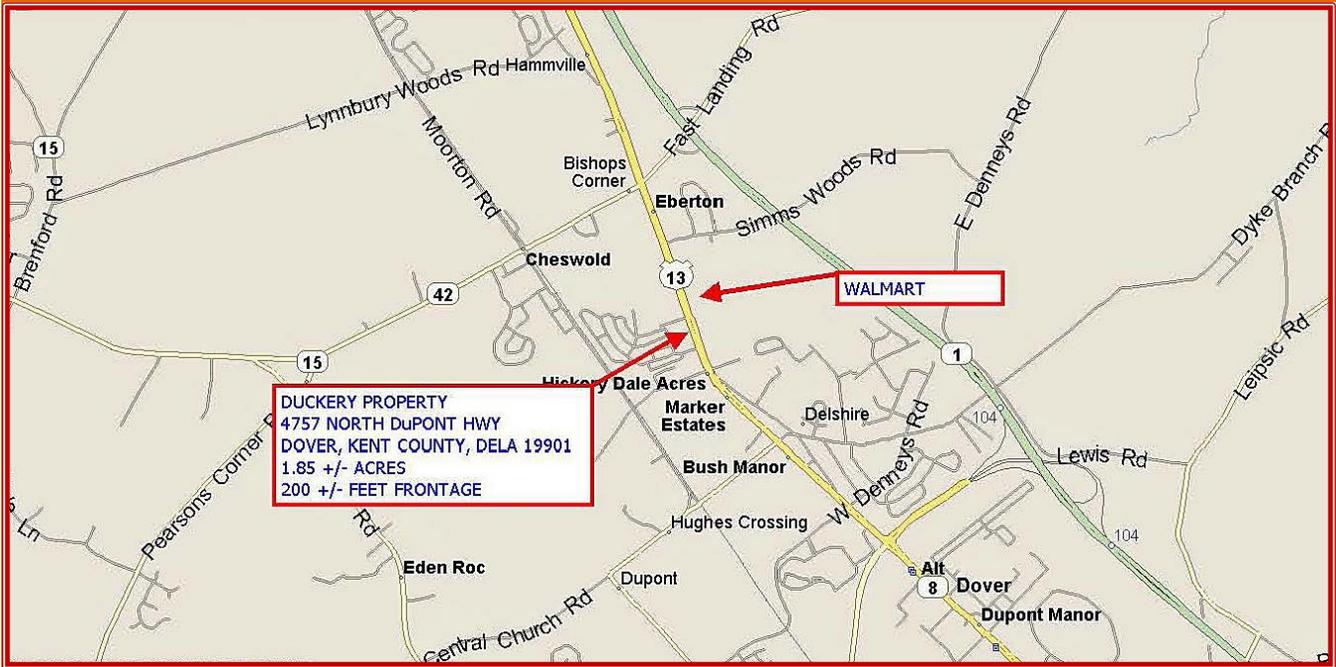
DUCKERY PROPERTY
4757 NORTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE #: 218319 * MLS #: 7274715



SALE PRICE \$ 495,000 * \$ 6.13 +/- PER SQUARE FOOT * \$267,200 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2014 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	30933	14	2
K 1	N. DUPONT BLVD., SMY	0.88	DEL. 6, COMMERCE ST.	25561	14	2
K 1	N. DUPONT BLVD., SMY	1.17	DEL. 300, GLENWOOD A	24888	14	2
K 1	N. DUPONT BLVD., SMY	1.40	NEW CASTLE CO. LINE	27297	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	67030	10	5
K 2	US. 13, N. DUPONT HW	0.50	ENT. TO DOVER DOWNS	48191	14	2
K 2	US. 13, N. DUPONT H	0.88	ENT. TO DOVER MALL	54269	14	5
K 2	US. 13, N. DUPONT HW	1.91	SCARBOROUGH RD., RD.	58536	3	5
K 2	US. 13, N. DUPONT H	2.17	N. DOVER LIMITS (RD10	44906	14	5
K 2	US. 13, N. DUPONT HW	3.96	DEL. 42, FAST LANDIN	33311	13	5
K 2	US. 13, N. DUPONT H	8.18	RD 150B E.B.	30662	12	2
K 2	US. 13, N. DUPONT HW	8.87	SMYRNA-LEIPSIC RD.,	37481	3	2

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Tax Map Identification LC00 - 046.00 - 02 - 03.04 - 00001

Deed Reference D4748 - 186

Zoning BG, GENERAL BUSINESS, KENT COUNTY

Census Tract 418

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

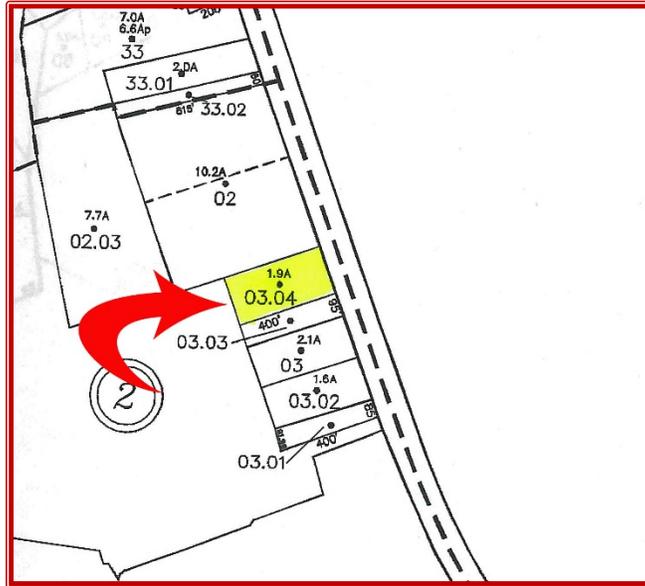
Land Area		80,702	sq ft +/-	1.853	acres +/-
Frontage	200.00	ft +/-			
Depth	400.00	ft +/-			

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

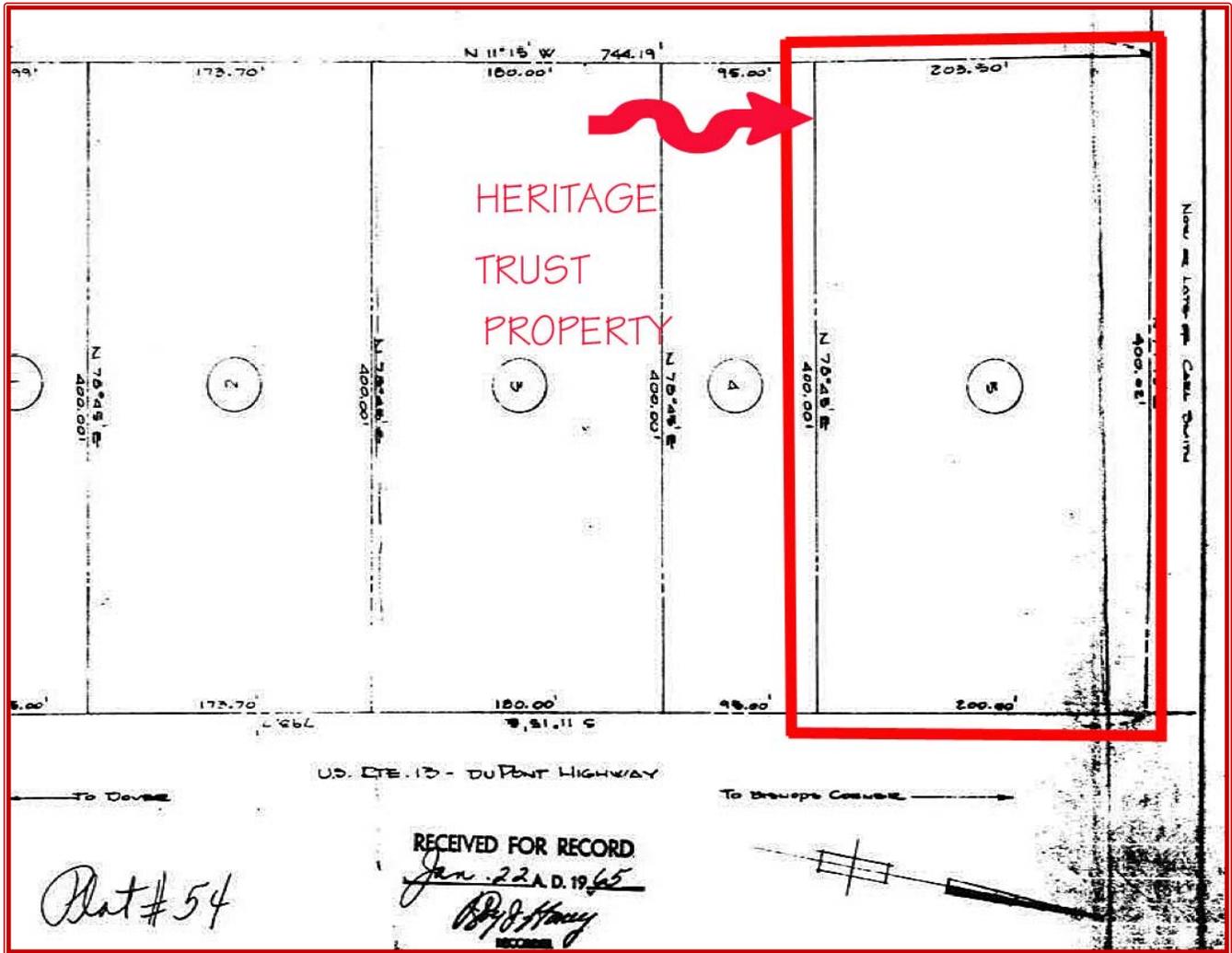
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$42,500	\$0.53	\$2.3178	\$985.07	\$0.01

TOTAL PROPERTY TAX			\$985.07	\$0.01
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