



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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**SAULSBURY CROSSROADS RETAIL PROPERTY
SAULSBURY ROAD, DOVER, KENT COUNTY, DELAWARE 19904**



SUBMITTED ON OPEN LISTING

SALE PRICE \$ 500,000 * \$ 11.35 +/- Per Square Foot Vacant Land

GROUND LEASE PRICE \$75,000 NET Per Year

CVS PHARMACY ON CORNER

1.01 +/- ACRES TOTAL AREA

**341 – 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

BUILDING LEASE PRICE \$16.50 NET Retail Space Vanilla Shell

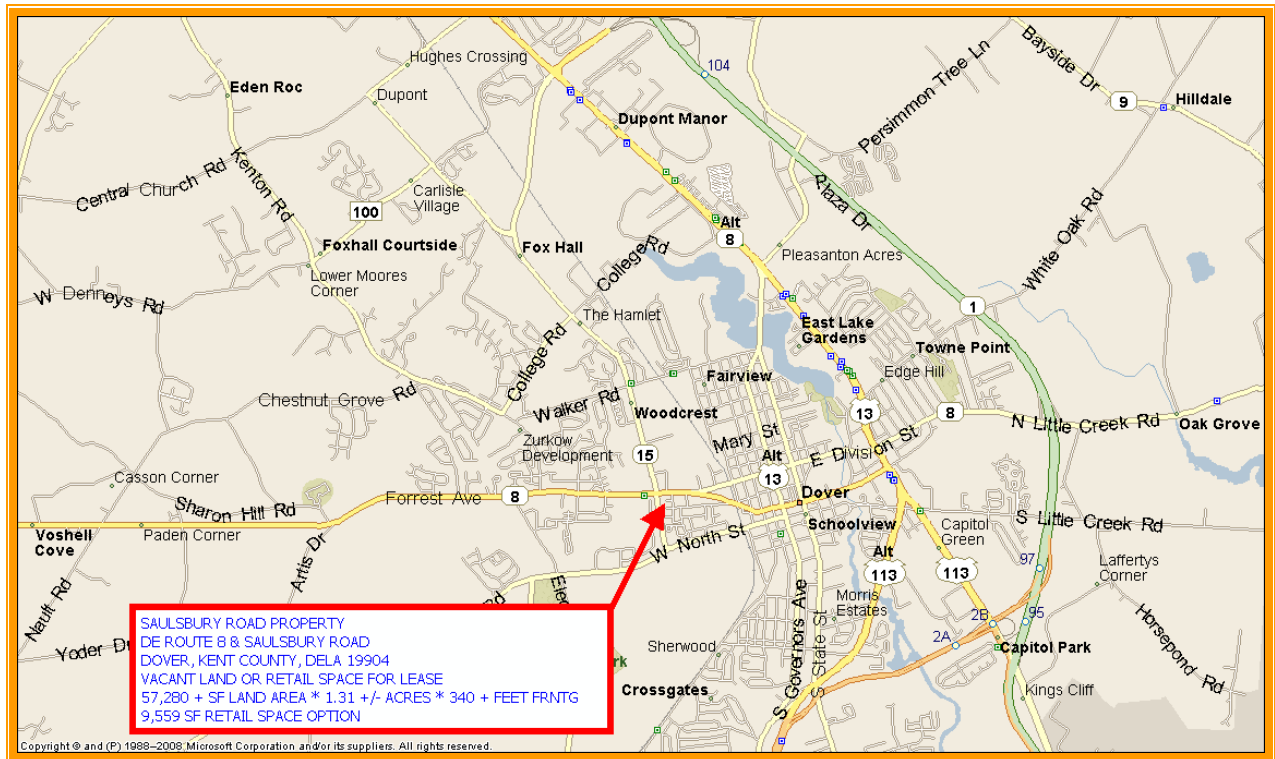
LAND SALE * GROUND LEASE

RETAIL BUILD TO SUIT * OFFICE BUILD TO SUIT

UP TO 9,000 +/- SF BUILDING

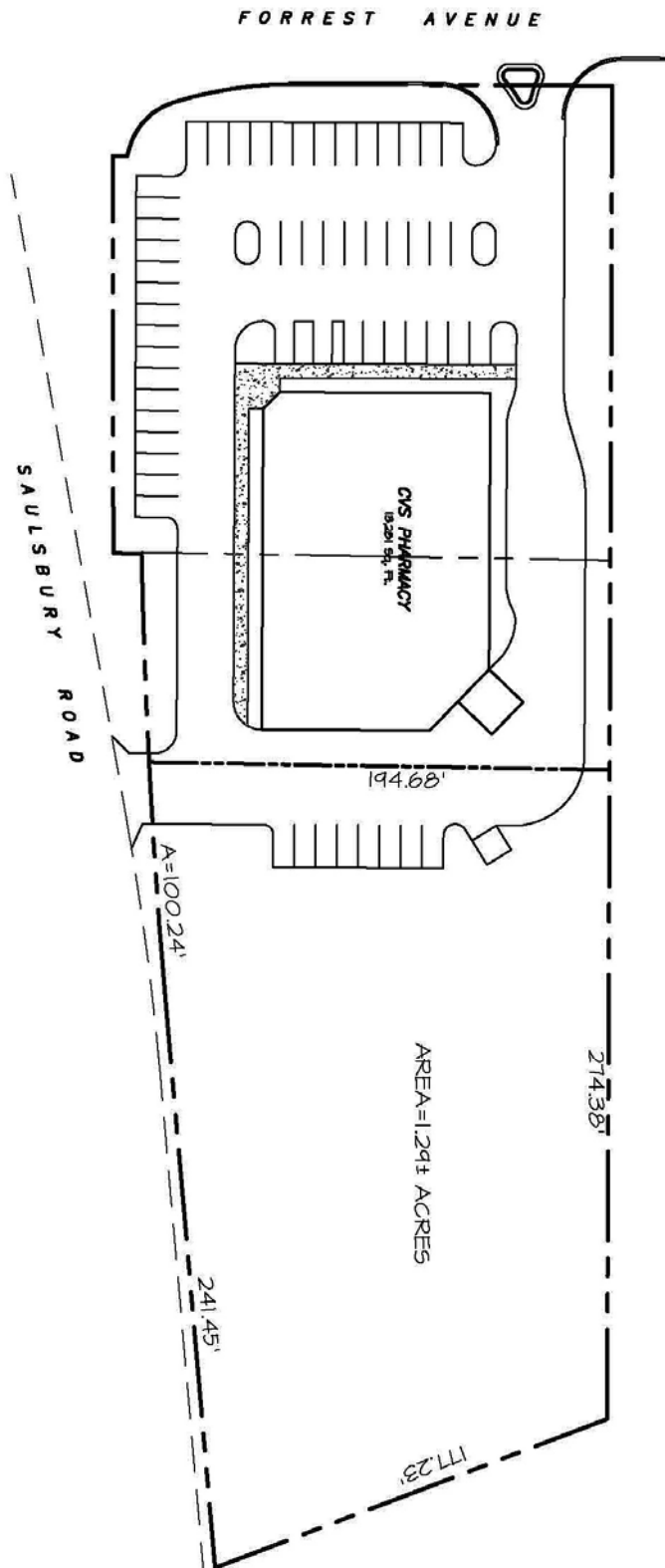
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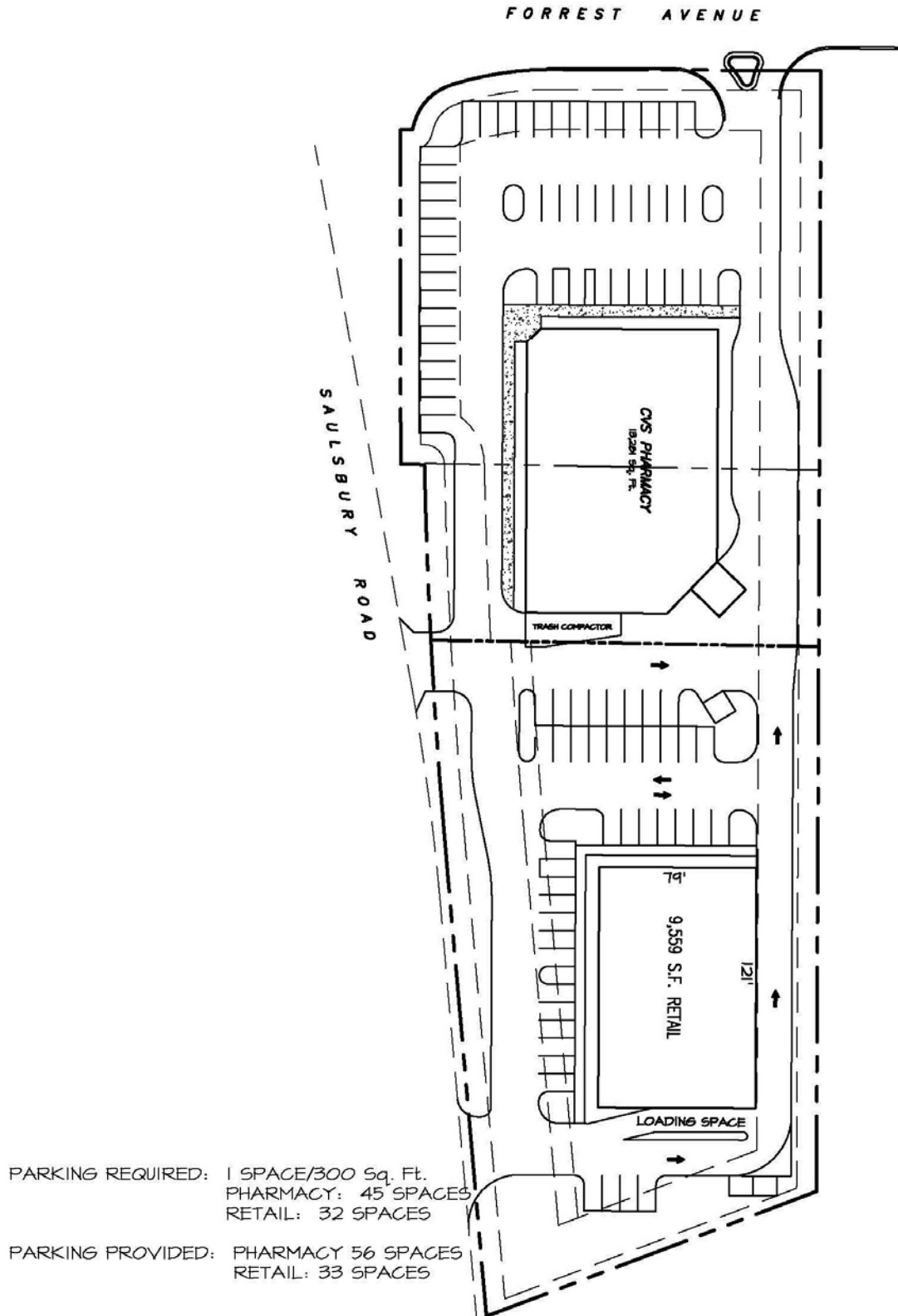
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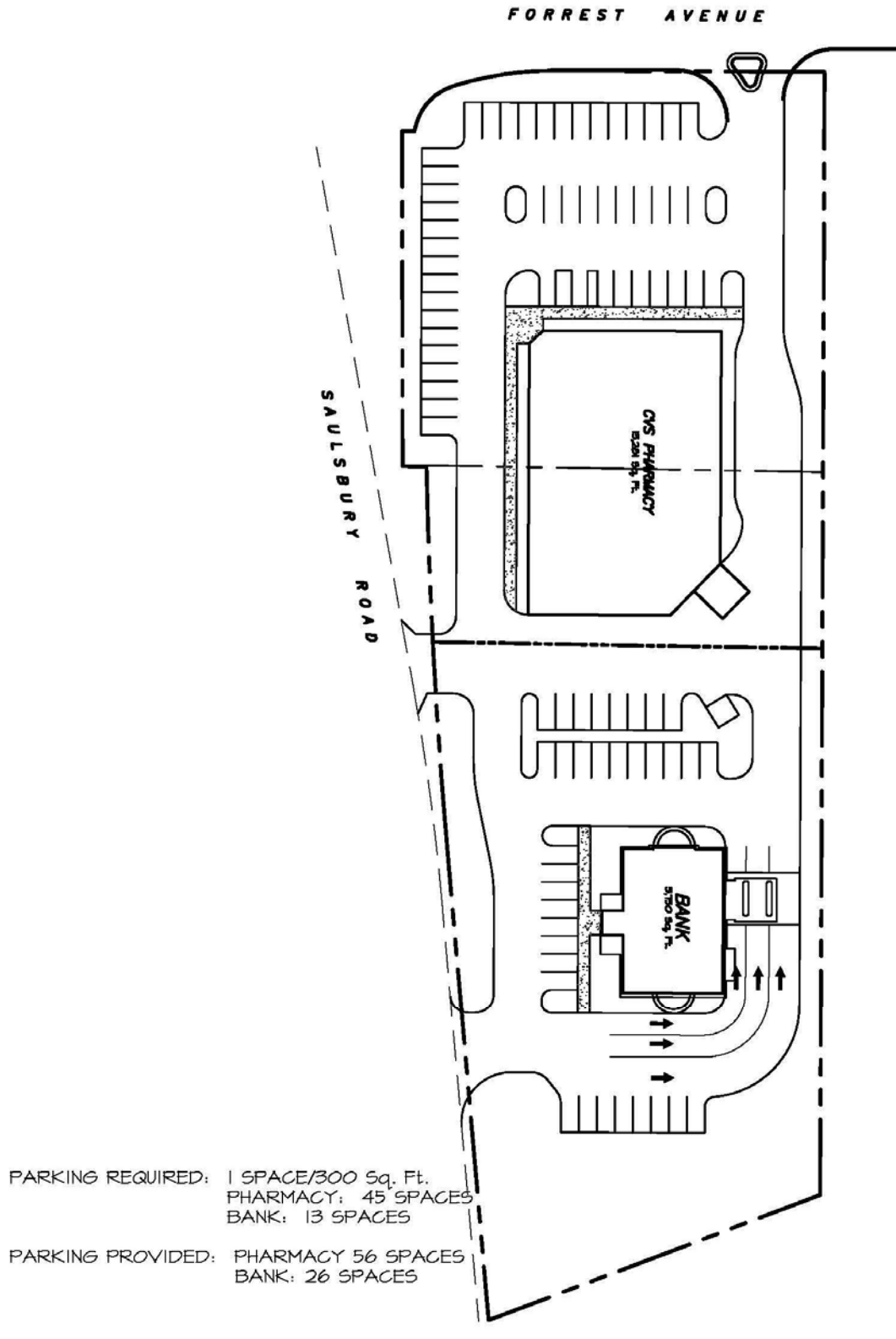
CONCEPTUAL PROPOSAL
THE SITE IS ACTUALLY 1.01 ACRES
WITH 340.76 FEET FRONTAGE AND 190 +/- FEET DEEP

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**CONCEPTUAL PROPOSAL
RETAIL STRIP LAYOUT
NO SITE PLAN APPLICATION OR APPROVAL AT PRESENT**

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**CONCEPTUAL PROPOSAL
BANK OR OFFICE LAYOUT
NO SITE PLAN APPLICATION OR APPROVAL AT PRESENT**

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