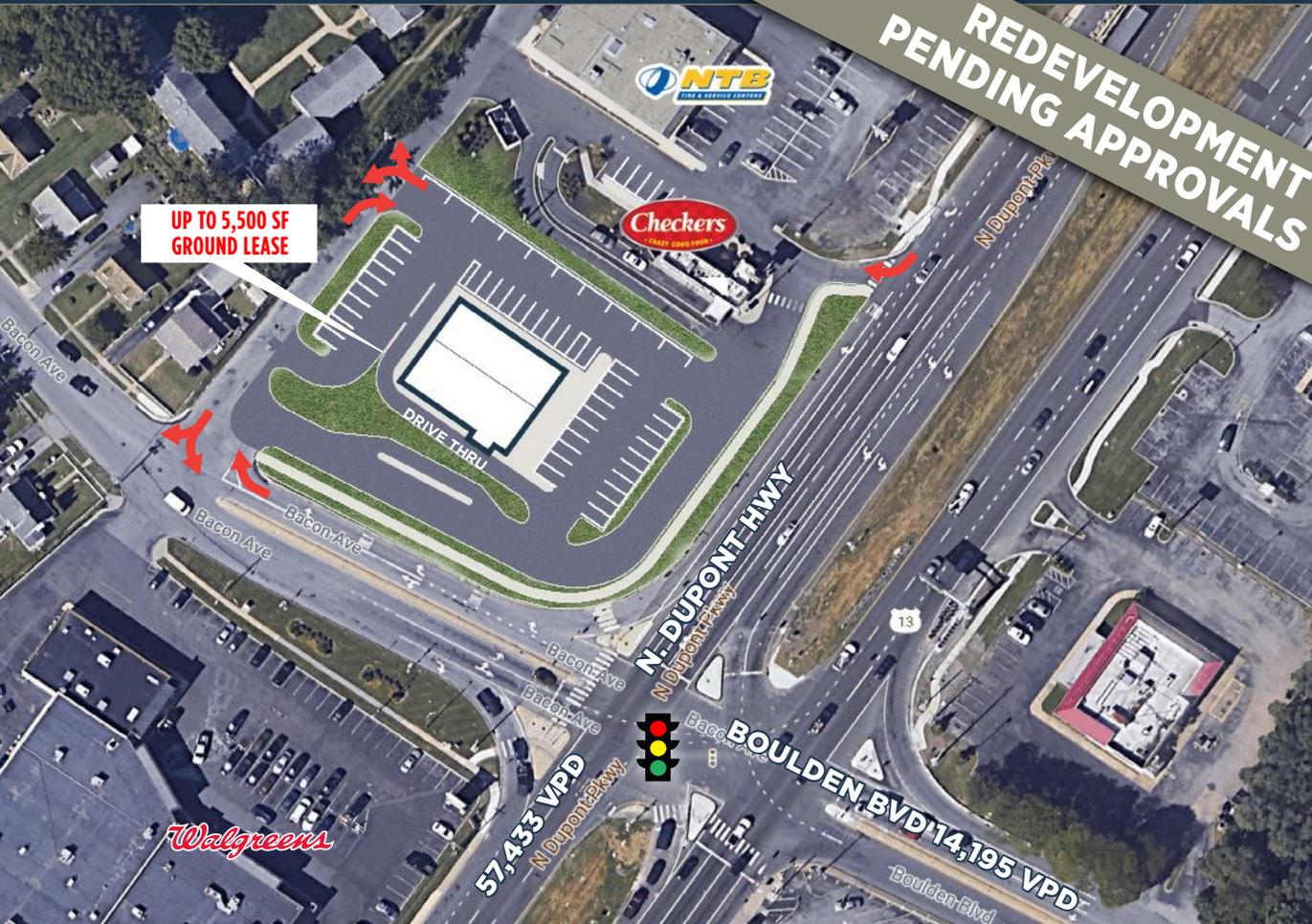


# 1501 NORTH DUPONT HIGHWAY

1501 N. DUPONT HWY | NEW CASTLE, DE 19720

**FAST FOOD WITH DRIVE THRU & RETAIL PAD SITE**

**GROUND LEASE UP TO 5,500 SF**



## PROPERTY HIGHLIGHTS

- CURRENTLY PENDING APPROVALS
- EXCELLENT HIGH TRAFFIC N. DUPONT HIGHWAY LOCATION
- 71,628 VPD
- HIGH VISIBILITY CORNER SITE
- ACCESS FROM SIGNALIZED INTERSECTION
- 1/4 MILE FROM I-295 OFF RAMP

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2021	9,488	50,861	178,794
EST. DAYTIME POP. 2021	9,752	63,010	226,981
EST. HOUSEHOLDS 2021	3,433	19,237	71,142
EST. AVG. HH INCOME 2021	\$70,646	\$76,177	\$78,918

TRAFFIC COUNTY DELDOT 2019: 71,628

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

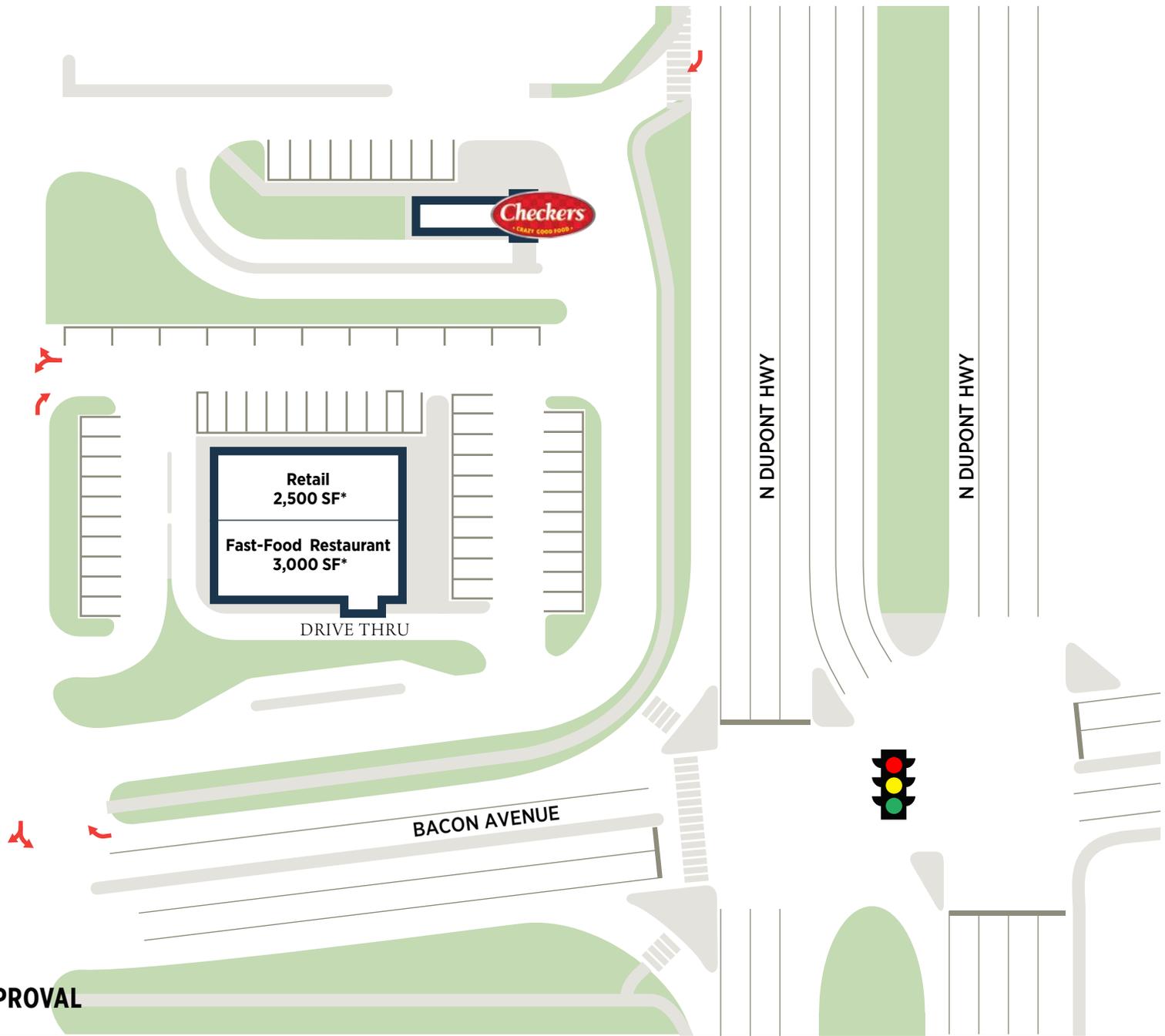
CONTACT | **Jim O'Hara Jr.**

phone **302.322.9500**

direct **302.221.7249**

email [jimohara@emoryhill.com](mailto:jimohara@emoryhill.com)

**NAI EMORY HILL REAL ESTATE SERVICES INC.**

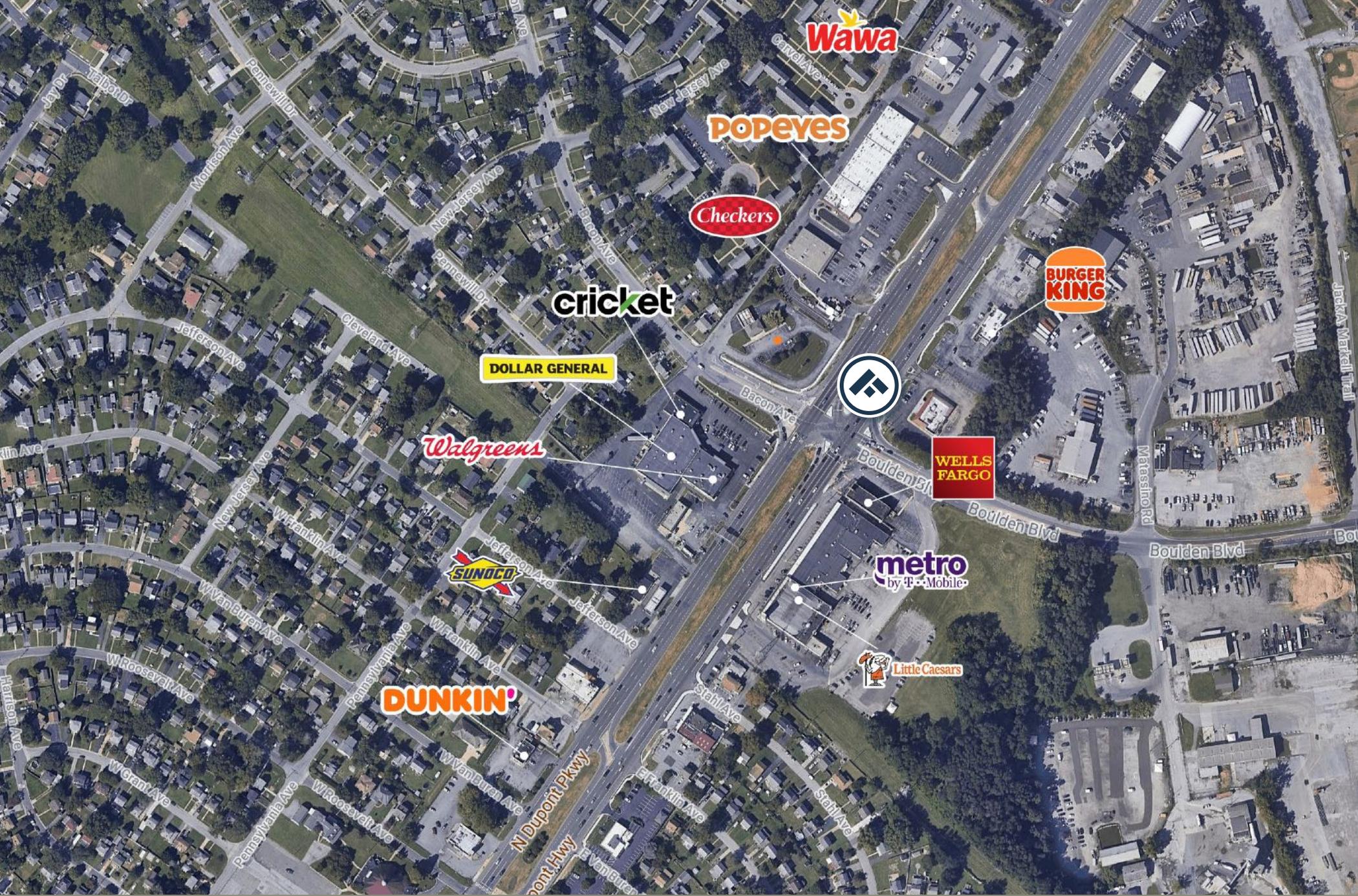


**\* CONCEPT PLAN PENDING APPROVAL**

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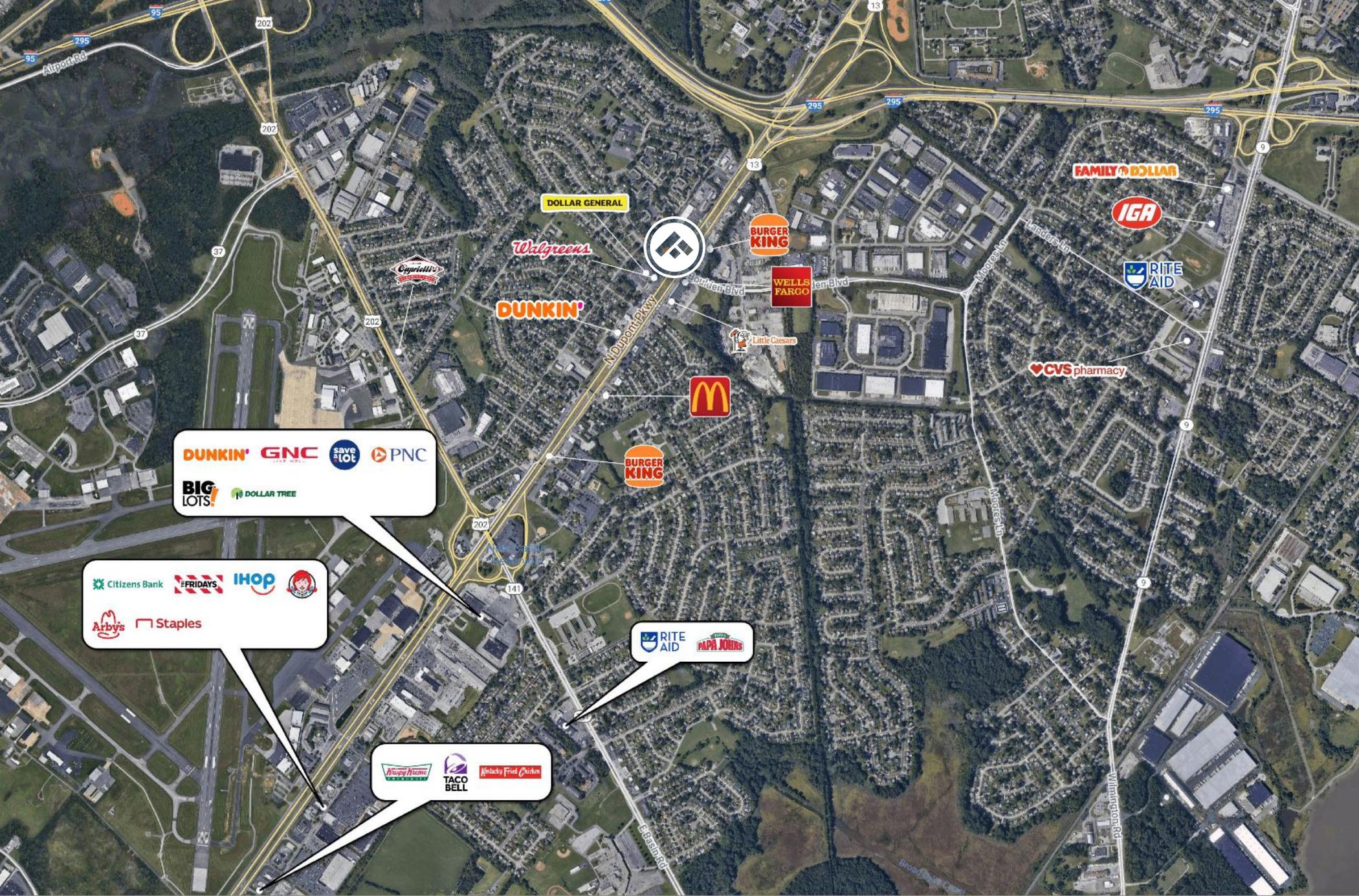




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