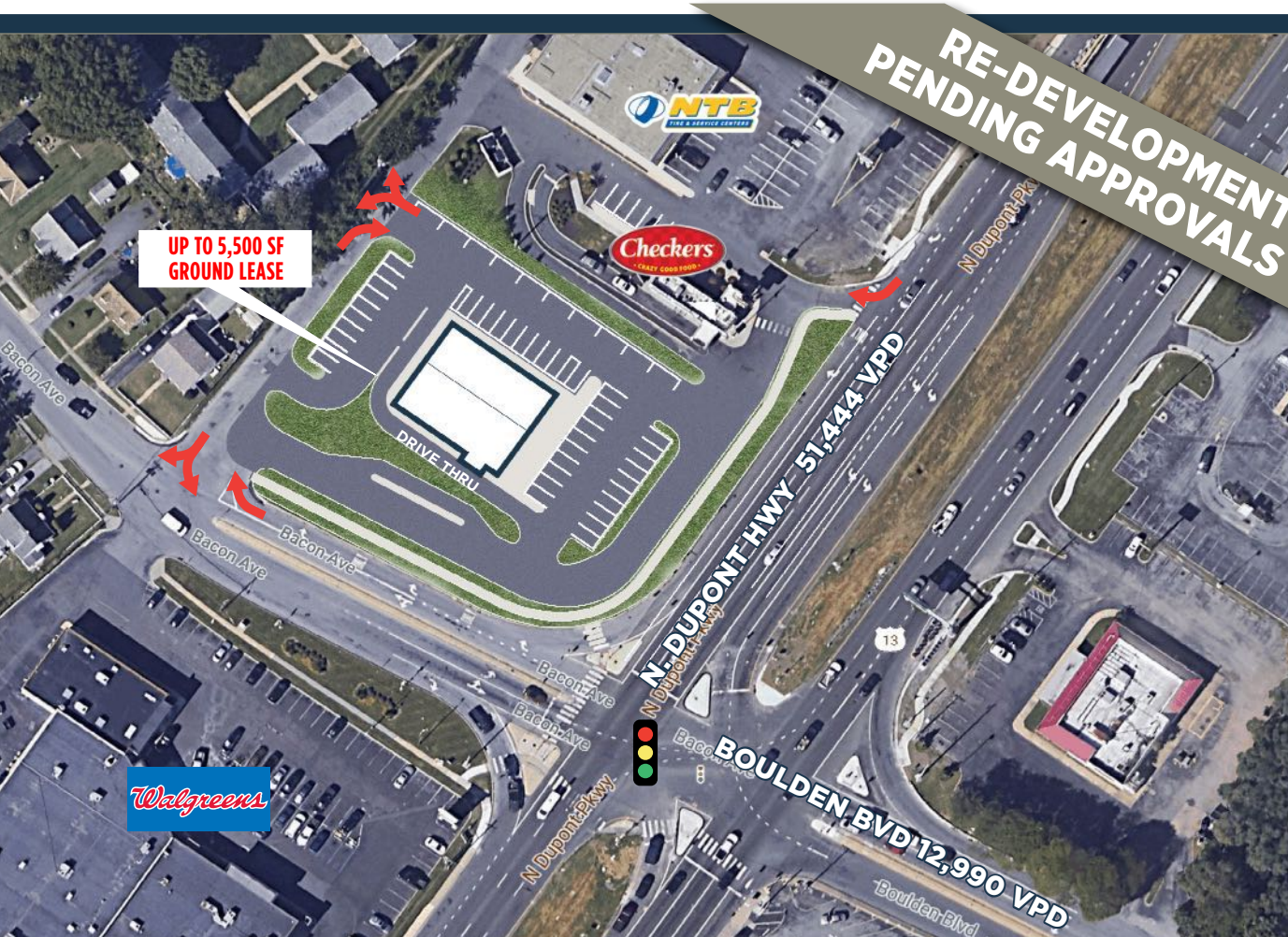


1501 NORTH DUPONT HIGHWAY

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
- 51,444 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 2025	9,715	51,820	186,698
EST. DAYTIME POP. 2025	9,087	63,115	218,807
EST. HOUSEHOLDS 2025	3,607	20,175	218,807
EST. AVG. HH INCOME 2025	\$113,638	\$105,533	\$98,352

N DUPONT HIGHWAY TRAFFIC COUNT: 71,628 *INRIX 2024

BOULDN BVD. TRAFFIC COUNT: 12,990 *INRIX 2024

FUSCOREALESTATE.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

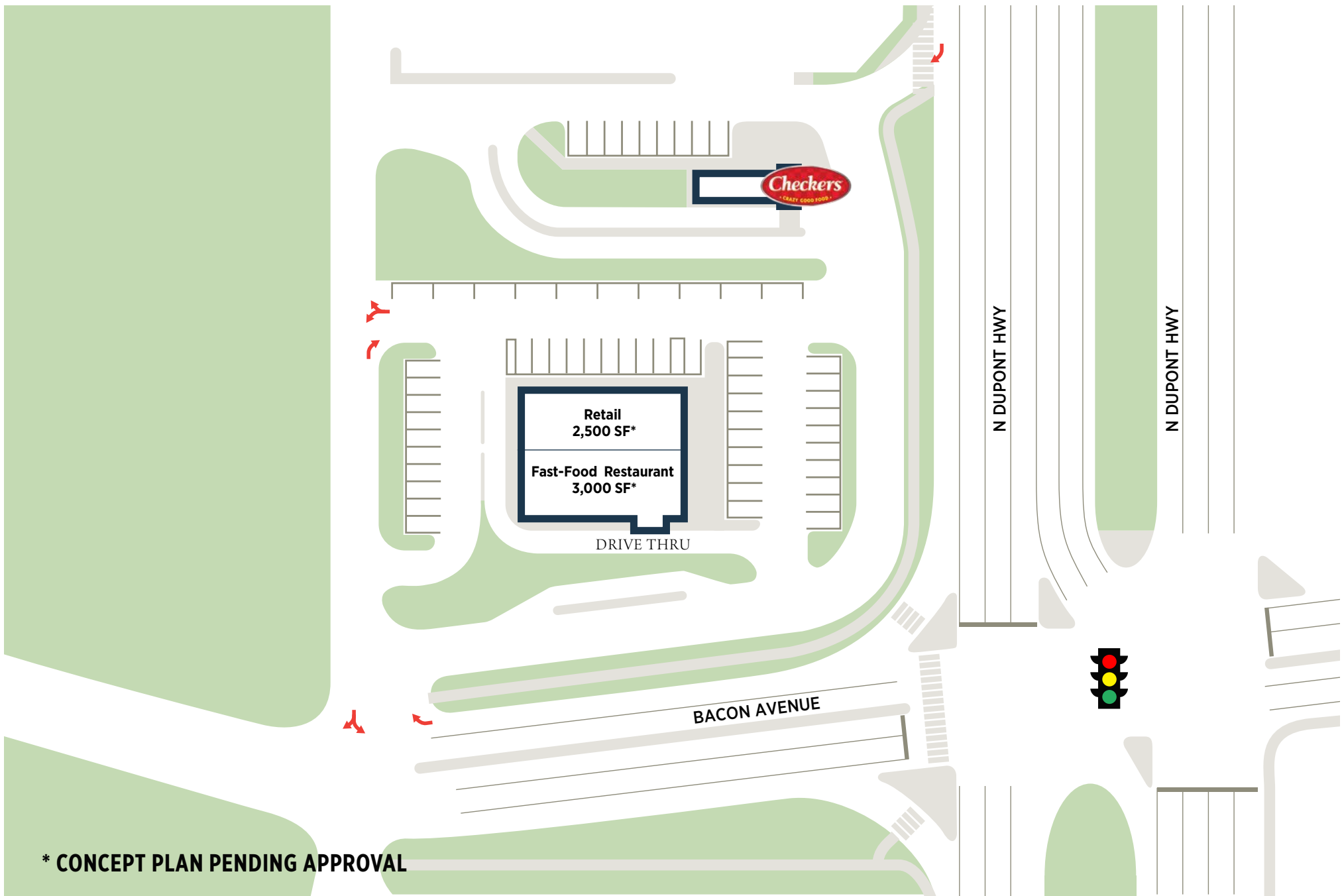
CONTACT | **Jim O'Hara Jr.**

phone **302.322.9500**

direct **302.221.7249**

email jimohara@emoryhill.com

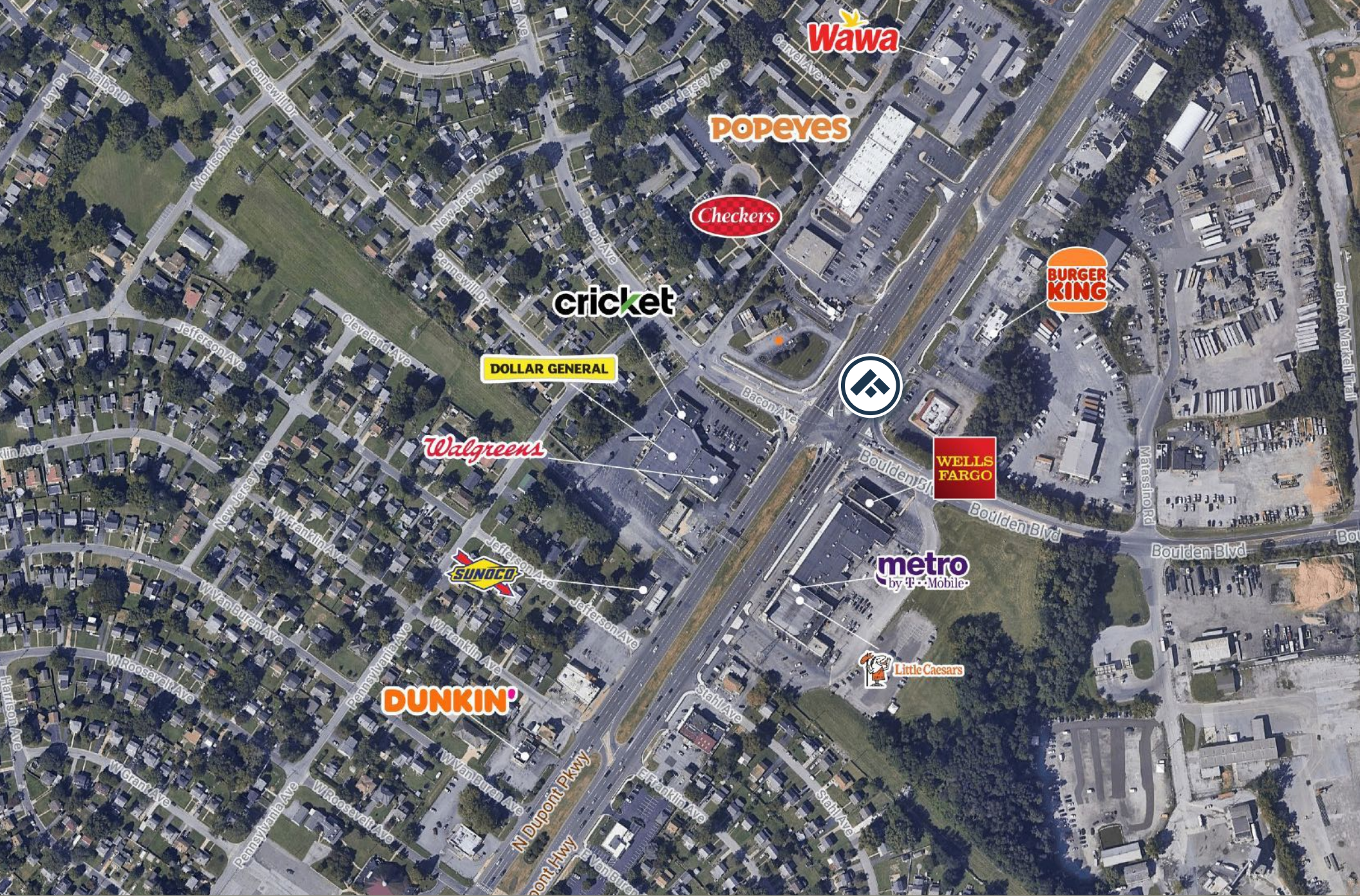
NAI EMORY HILL REAL ESTATE SERVICES INC.



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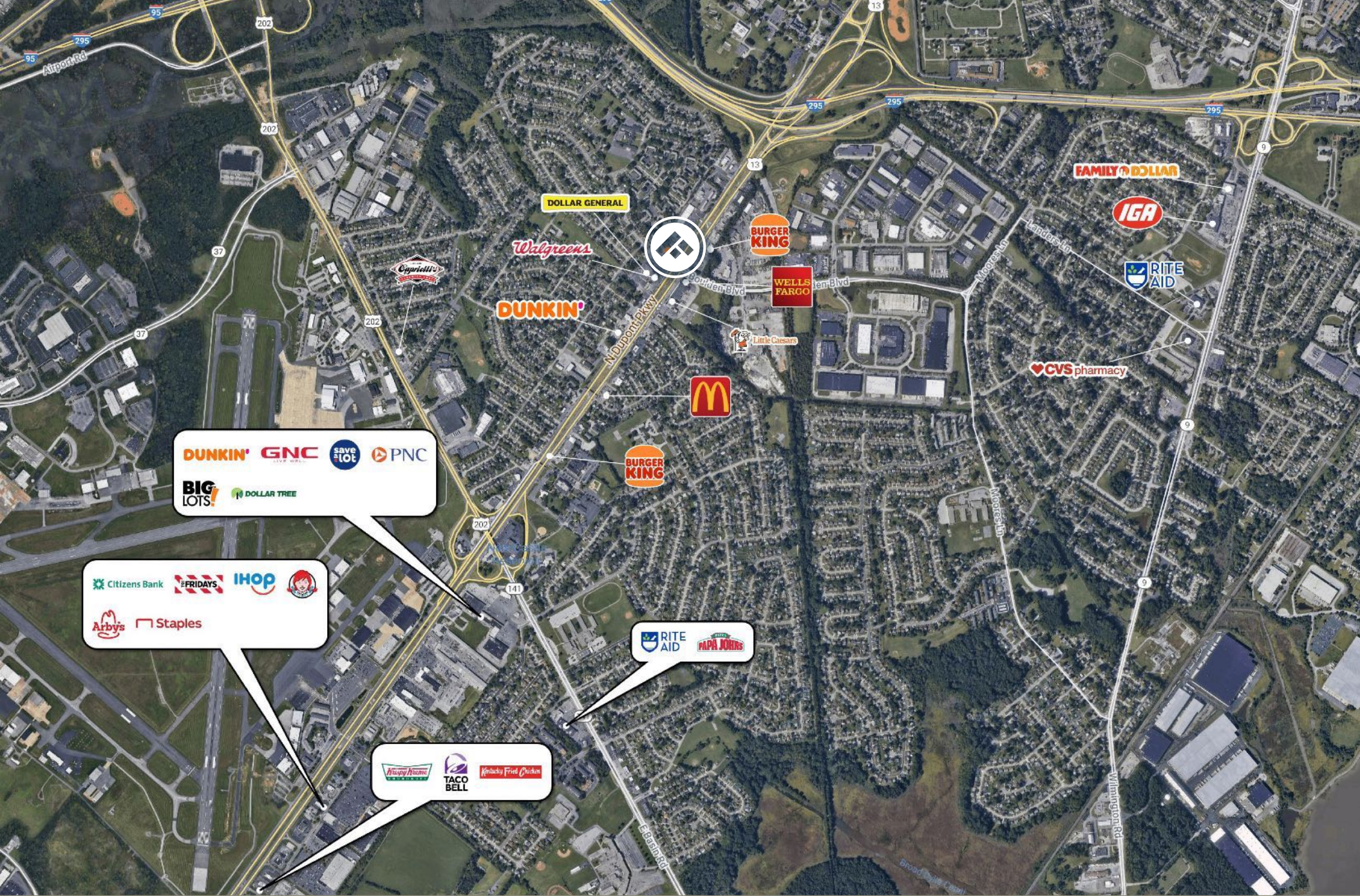




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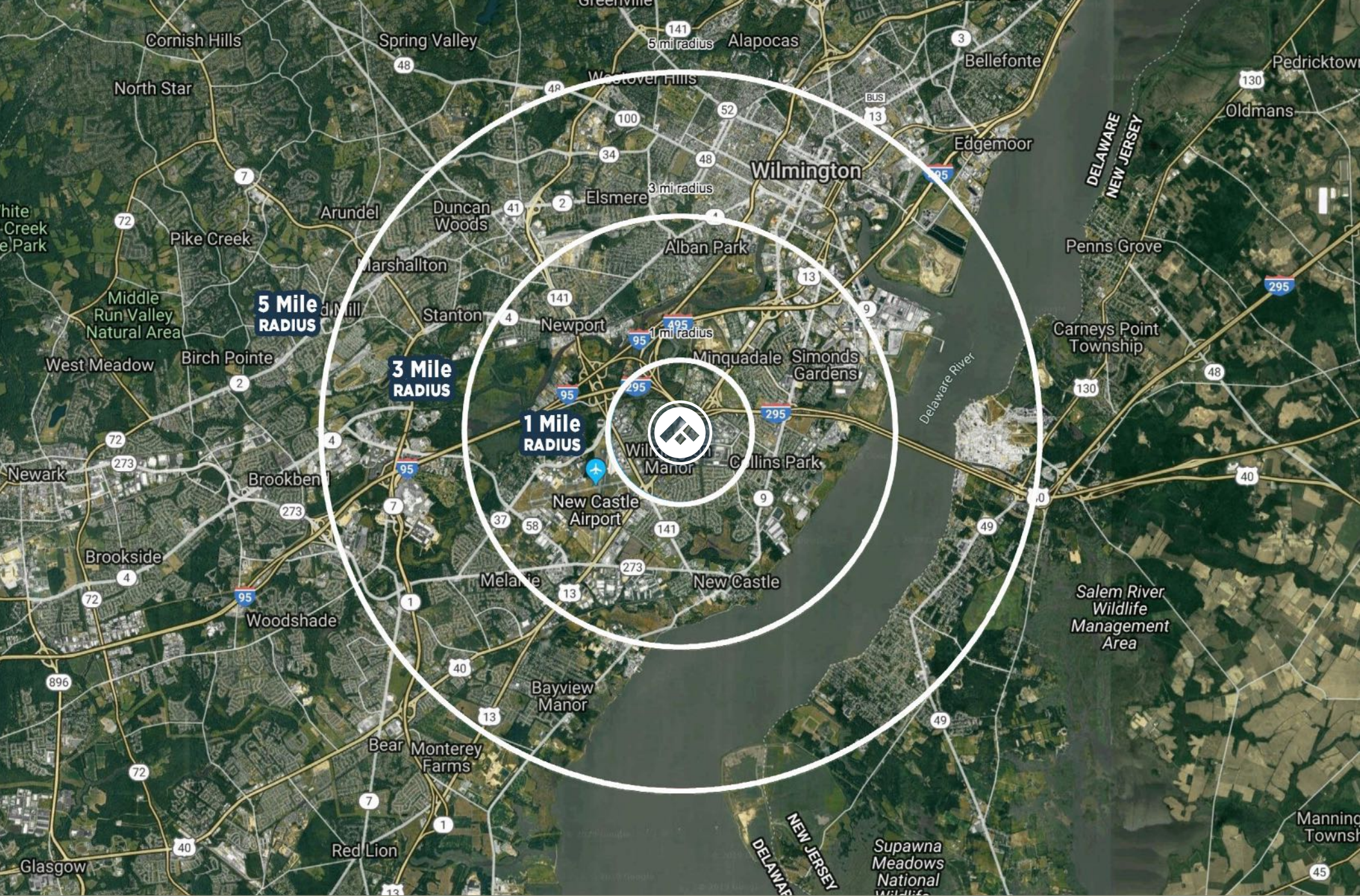




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