

MIXED-USE OFFICE/RETAIL  
BUILDING WITH YARD SPACE  
FOR LEASE

# 4704 DUPONT PARKWAY

Townsend, DE 19734

CHRIS MOORE, CCIM

Managing Principal, Broker of Record  
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## PROPERTY DESCRIPTION

Located along DuPont Parkway (Route 13), this 3.03 +/- acre property offers a versatile office/retail building with ample yard space available for lease. The site provides excellent visibility and convenient access along one of the area's primary north-south corridors, making it well suited for contractors, equipment rental, service businesses, equipment storage, or retail users seeking a combination of indoor workspace and outdoor yard area. With generous acreage and flexible use potential, this property presents a unique opportunity for businesses requiring both building space and secure outdoor storage.

## PROPERTY HIGHLIGHTS

- Office/Retail building with outdoor yard space available for lease
- 3.03 +/- Acre Site providing ample space for storage, equipment, or contractor use
- Located on DuPont Parkway (Route 13) with strong visibility and easy regional access
- Ideal for contractors, service companies, retail users, or businesses requiring yard space
- Outdoor area suitable for vehicle parking, materials storage, or equipment staging
- Zoning: CR (Commercial Regional) NCC

## OFFERING SUMMARY

Lease Rate:	\$3,000 per month (NNN)
Available SF:	2,268 +/- SF
Lot Size:	3.03 +/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	78	1,161	6,641
Total Population	322	4,342	20,891
Average HH Income	\$100,673	\$137,533	\$119,929

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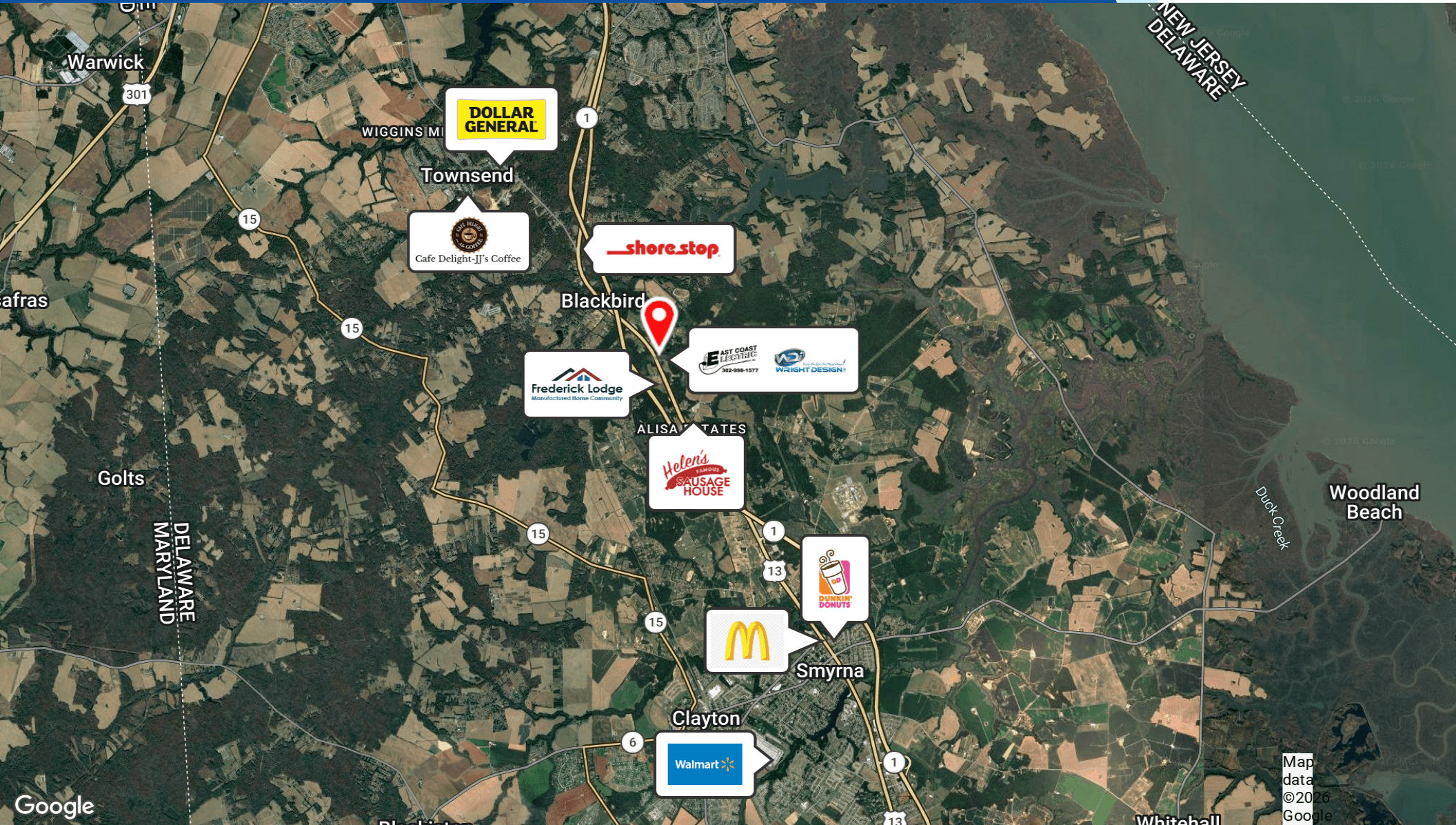
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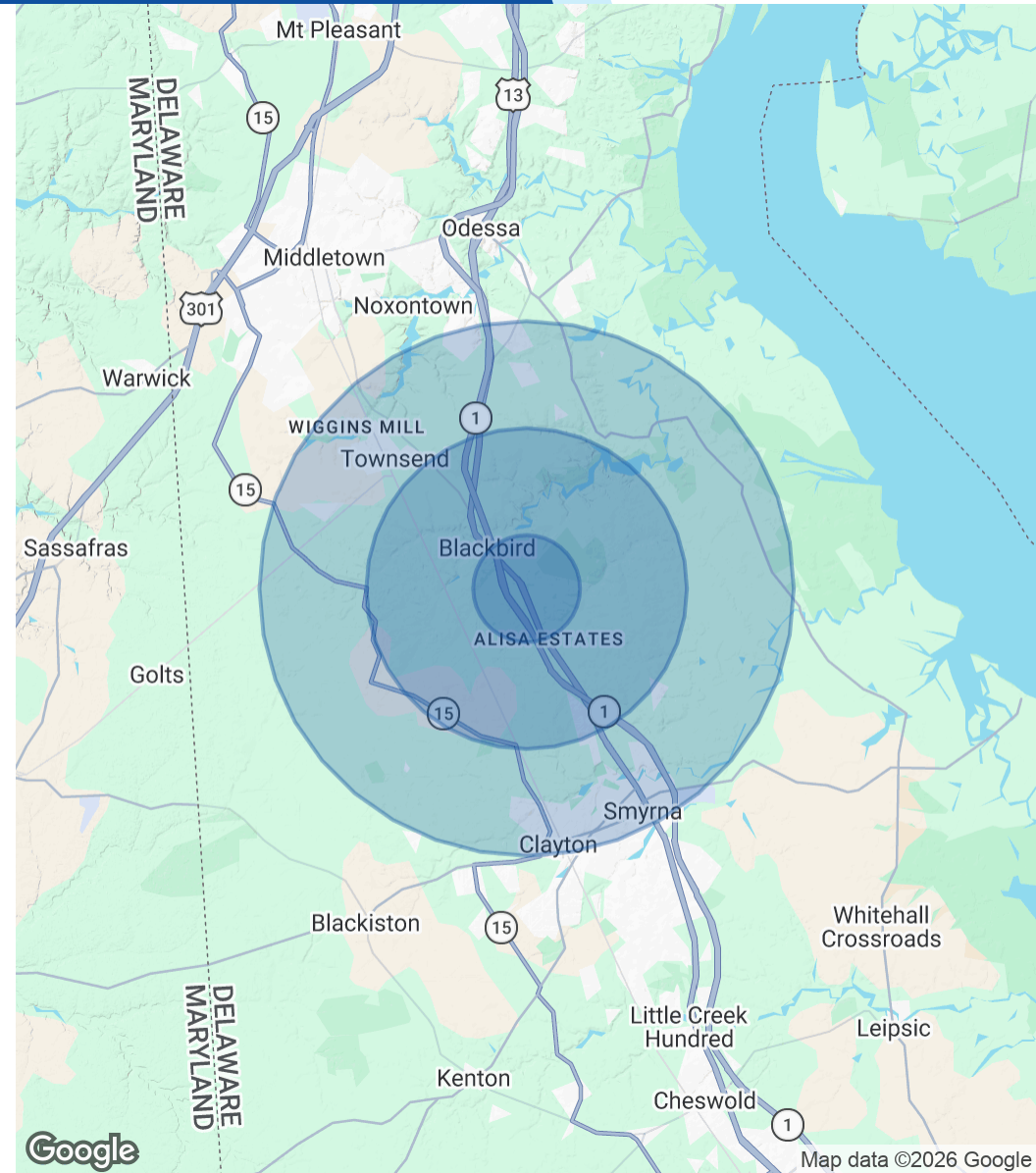


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	322	4,342	20,891
Average Age	43.4	40.7	38.7
Average Age (Male)	42.9	40.4	38.5
Average Age (Female)	43.9	40.1	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	1,161	6,641
# of Persons per HH	4.1	3.7	3.1
Average HH Income	\$100,673	\$137,533	\$119,929
Average House Value	\$382,413	\$428,710	\$414,261

2023 American Community Survey (ACS)



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