



OFFICE/RETAIL SPACE

PROPERTY SUMMARY

This high-visibility commercial property is located in the historic waterfront town of Delaware City, DE. Best known as “Kathy’s Crab House,” the solid, attractive building was built in 2000 with additions and an accessory garage added in more recent years. Currently, the primary building is set up as 4,800 ± turnkey restaurant with covered seating for approximately 200 patrons having both ample on-site and nearby on-street parking available. The primary building also has a second floor 2000 ± SF residence available for live, work, or additional rental income. Aside from the restaurant use of today, the 1.6 ± acre property is also a strong candidate for conversion based on its C2-Commercial General zoning which allows a range of uses including bank/financial, car wash, funeral home, church, contractor office/showroom and parking, business or government office and other uses.

The property’s proximity and walkability to the Delaware City Marina, Fort DuPont, 13-mile Michael Castle Trail along the C & D Canal and the main street of the town (Clinton) work together to draw a steady mix of residents, boaters, cyclists, and visitors throughout the year, creating an ideal setting for a restaurant, hospitality, or retail use. With convenient access to Route 1 and the greater Wilmington region, this is a rare opportunity to acquire a well-known commercial property in one of Delaware’s waterfront communities.

SPECIFICATIONS

- Total SF: 4,797 ± SF (1,800 ± SF finished residence on 2nd floor)
- Lot Size: 1.6 ± AC
- Zoning: 22C-2
- Parcels: 22-009.00-131, 22-011.00-002
- Main Room 55'x19'
- Enclosed Porch 23' x 19'
- Deck 28'x23'
- Kitchen 32'x19'
- Walk-In Freezer 15' x 5'6"
- Walk-In Cooler 15' x 8'9"
- Crab Area 19' x 14'
- Garage 35' x 23' (second floor work area)
- Power: 400 AMP
- Two (2) 1,000 gallon grease traps
- 2 ADA restrooms

FOR MORE INFORMATION, PLEASE CONTACT:

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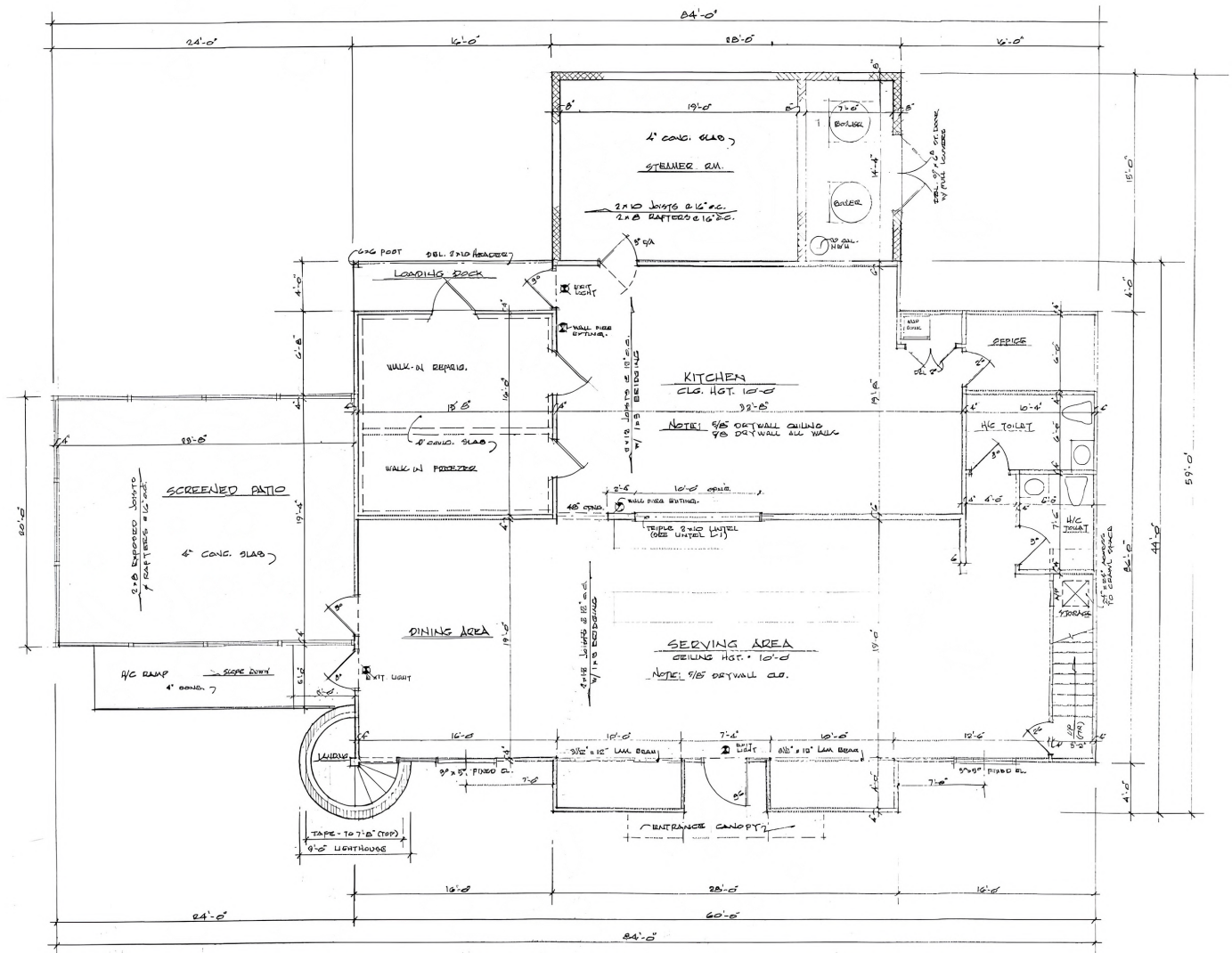
PERMITTED USES

- Banking
- Veterinary Hospital & Kennel
- Laboratory, Dental, and Medical
- Automatic and Self Service Car Wash
- Recreation Center
- Restaurant with Drive-In Service
- School
- Theatre
- Business Place for Trades/Service Provider
- Dry Cleaning
- Automobile Service
- Office
- Studio
- Bakery
- Funeral Homes
- Post Office
- Retail Store General
- Church
- Condominiums-Office/Professional
- Auto Sales and Service

INTERIOR PHOTOS



FLOOR PLAN



DEMOGRAPHIC SUMMARY

- The property is located within a stable waterfront community supported by more than 16,600 residents and 5,800 households within five miles. The area boasts over \$232 million in annual consumer spending, strong homeownership, and a mature demographic with a median age of 44.4 years. Combined with steady local traffic and seasonal tourism from the Delaware City waterfront, the location offers an attractive customer base for a variety of commercial uses.

	1 Mile	3 Miles	5 Miles
Population	2,071	2,646	15,991
Avg HH Income	\$95,918	\$108,483	\$138,517
Food & Alcohol (Total Spending)	\$3,593,203	\$4,652,812	\$29,564,595
Food & Alcohol (Average Household Spending)	\$3,433	\$3,639	\$4,204

PARCEL MAP



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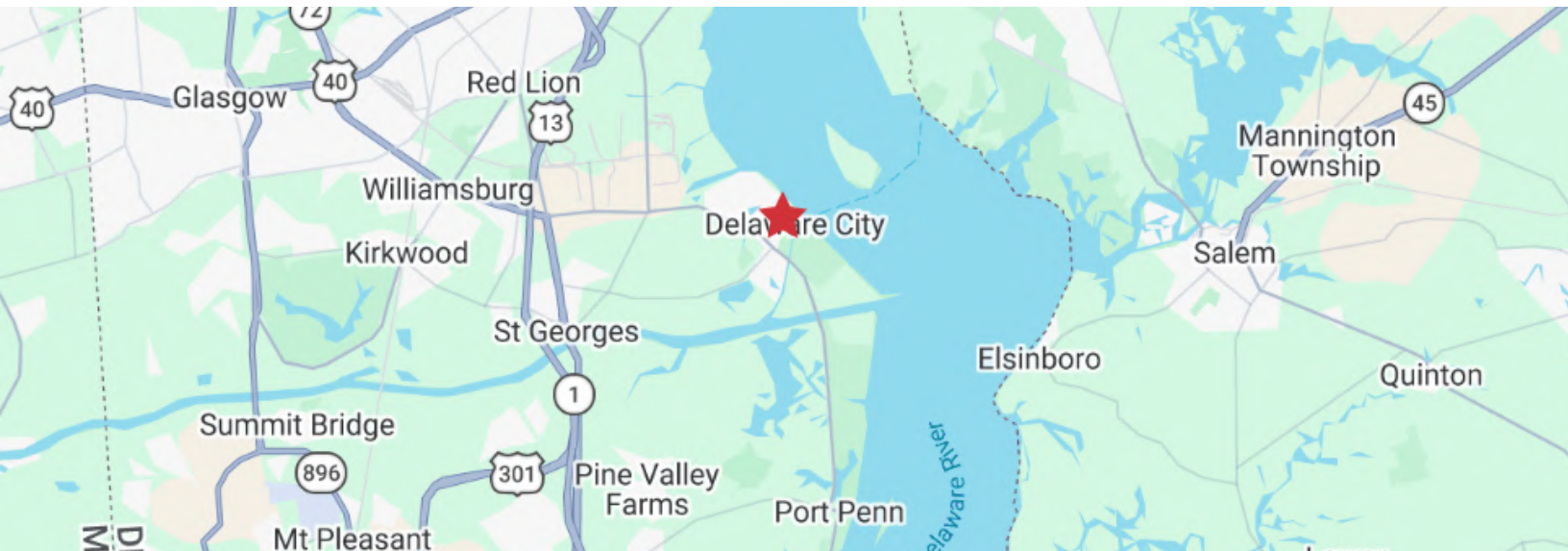
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Continued investment in residential development, adaptive reuse, infrastructure, healthcare, waterfront amenities, and regional logistics is reinforcing Delaware City's position as an emerging destination for commercial investment and redevelopment.

DELAWARE CITY

Major capital improvements include the completion of the Branch Canal stabilization project, continued planning for the waterfront promenade, trail connections, stormwater improvements, and other infrastructure enhancements.

Delaware City is advancing the Point Improvement Project, a major gateway enhancement designed to improve traffic circulation, pedestrian access, and the overall arrival experience into the historic downtown and waterfront district.

One of the region's largest employment centers, the Delaware City Refinery, continues to support the local economy through ongoing operations and capital investment, providing a stable employment base for surrounding businesses.

Delaware City's designation as a Downtown Development District (DDD) continues to encourage redevelopment through tax abatements, facade improvement loans, reduced permit fees, transfer tax incentives, and expedited permitting for qualified projects.



FORT DUPONT DEVELOPMENT

The 325-acre master-planned redevelopment continues to transform the former military campus through new residential construction, historic rehabilitation, mixed-use development, commercial opportunities, and expanded public amenities.

The historic Tilton Building at Fort DuPont was recently acquired for redevelopment into a memory care facility, a significant private investment and adaptive reuse project within the community.

The Redevelopment Corporation has launched the developer selection process for the 15.8-acre South Field, the largest remaining development parcel within the campus planned for future mixed-use residential.

