



AVAILABLE

BAY COURT PLAZA

REDEVELOPMENT

650 South Bay Road | Dover, DE 19901 | Kent County

Center Size:

Total: 181,511 square feet

Available Space:

Anchor Space: Up to 60,000 square feet

Inline Space: 1,950-15,000 square feet

Traffic Counts:

S. Bay Road: 27,445 AADT

DuPont Hwy at S. Dover: 45,843 AADT

Additional Information:

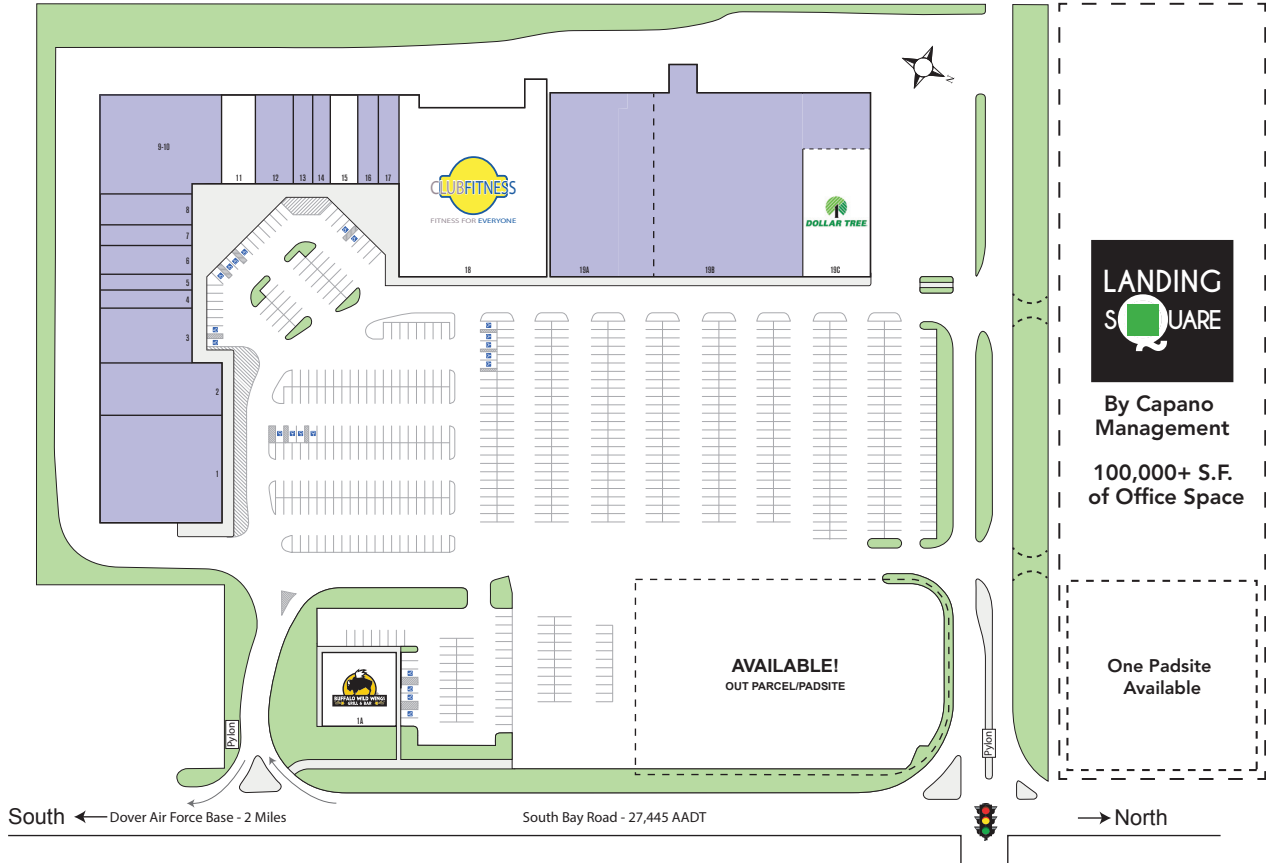
- Bay Court Plaza has a variety of tenants including Dollar Tree, Club Fitness and Buffalo Wild Wings
- Outstanding opportunities for small to mid-size to anchor users at aggressive rents
- A little over 1 mile from Dover Air Force Base:
 - 6,400 military personnel
 - 1,000 civilian personnel
 - 5,100 family members
 - 2,275 jobs supporting base

Demographics:

	1 Mile	3 Mile	5 Mile
Population	5,777	43,474	68,697
Households	2,262	16,699	25,852
Avg. HH Income	\$53,177	\$56,655	\$63,509
Daytime Population	7,269	35,105	47,572

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LANDING SQUARE

By Capano Management
100,000+ S.F. of Office Space

One Padsite Available

AVAILABLE!
OUT PARCEL/PADSITE

Unit #	Tenant	Square Footage
1A	Buffalo Wild Wings	6,400
1	AVAILABLE	16,000
2	AVAILABLE	7,800
3	AVAILABLE	6,000
4	AVAILABLE	2,000
5	PENDING	1,800
6	AVAILABLE	3,150
7	AVAILABLE	2,100
8	AVAILABLE	3,000

Unit #	Tenant	Square Footage
9-10	AVAILABLE	15,000
11	Electric Beach	3,500
12	AVAILABLE	4,000
13	AVAILABLE	2,000
14	AVAILABLE	1,950
15	People Labor Ready	2,800
16	AVAILABLE	2,000
17	AVAILABLE	2,000
18	Club Fitness	30,000
19A	AVAILABLE	26,000
19B	AVAILABLE	33,850
19C	Dollar Tree	10,500

CAPANO
MANAGEMENT

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