

**CAPANO**  
MANAGEMENT

**PAD SITES  
AVAILABLE**



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: 19B - 29,861 square feet

Pad Sites: 1A - BWW  
1B - .75 acres  
1C - 2.0 acres

## Traffic Counts:

S. Bay Road: 27,445 AADT  
Dupont Hwy at S. Dover: 45,843 AADT

## Additional Information:

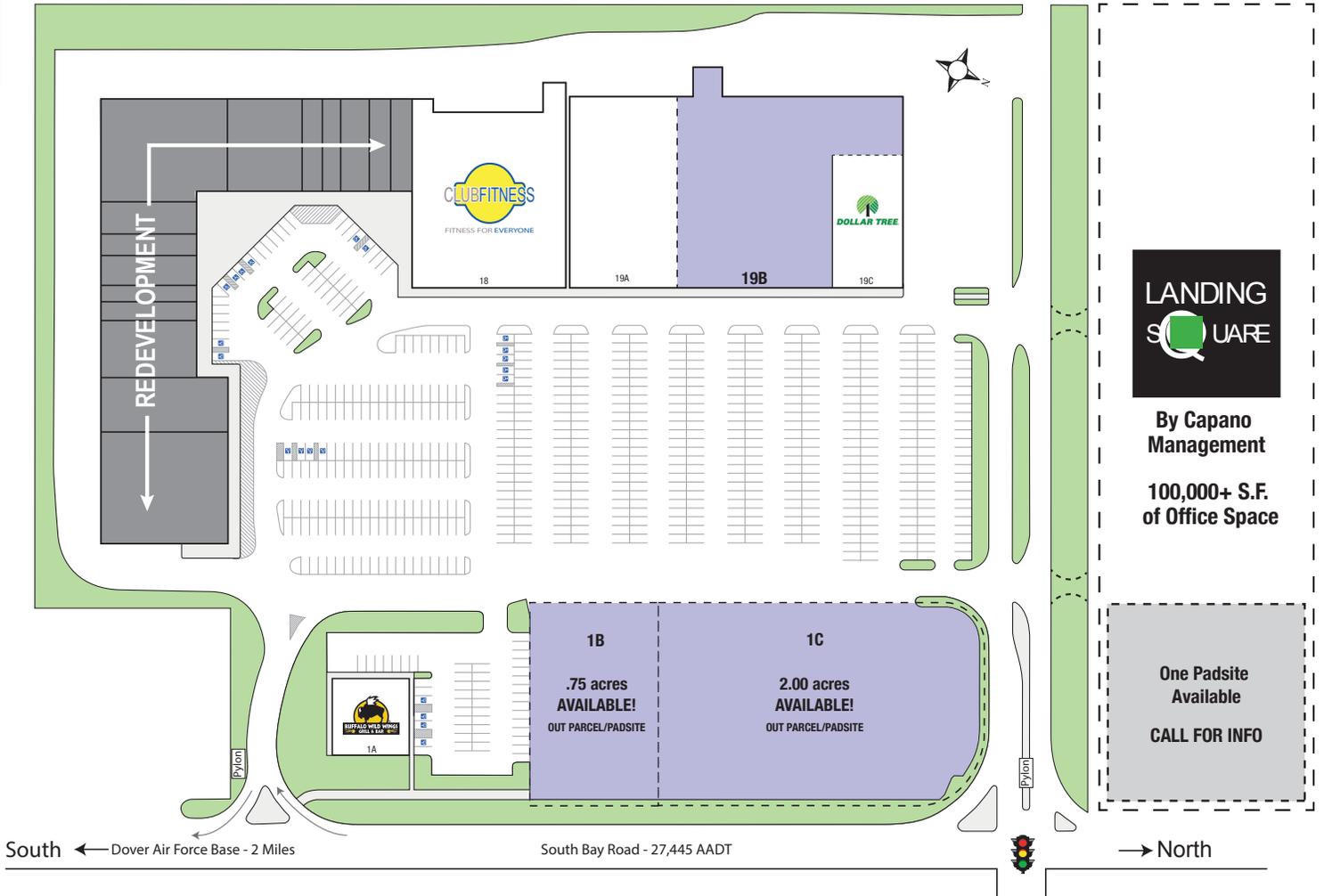
- Bay Court Plaza has a variety of tenants including Dollar Tree, Club Fitness and Buffalo Wild Wings
- Outstanding opportunities for junior anchor users on busy S. Bay Road
- A little over 1 mile from Dover Air Force Base:
  - 6,400 military personnel
  - 1,000 civilian personnel
  - 5,100 family members
  - 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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| Unit # | Tenant             | Square Footage |
|--------|--------------------|----------------|
| 1A     | Buffalo Wild Wings | 6,400          |

## PAD SITES

| Unit # | Tenant             | Square Footage |
|--------|--------------------|----------------|
| 1B     | Pad Site Available | 0.75 acres     |
| 1C     | Pad Site           | 2.0 acres      |

| Unit # | Tenant              | Square Footage |
|--------|---------------------|----------------|
| 11     | Electric Beach      | 3,500          |
| 15     | People Labor Ready  | 2,800          |
| 18     | Club Fitness        | 30,000         |
| 19A    | Department of Labor | 30,000         |
| 19B    | AVAILABLE           | 29,861         |
| 19C    | Dollar Tree         | 10,150         |

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