

**DELAWARE  
DEPARTMENT OF SAFETY AND HOMELAND SECURITY**

# LANDING SQUARE

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

## Project Scope:

1. Professional office space: 62,700 sq. ft. - LEASED!
2. Padsite: 4,200 sq. ft. +/-
3. Mixed use plus office space: 20,000 sq. ft. - LEASED!

## Traffic Counts:

S. Bay Road: 27,445 AADT  
DuPont Highway at Bay Road: 45,843 AADT

## Area Destinations:

Dover International Speedway (Hotel and Casino)  
Dover Air Force Base, Wesley College, Delaware State University, Delaware Technical Community College, Dover Mall, State of Delaware Capitol City (Government Courts and Offices).

## Additional Information:

- New Mixed Use Development adjacent to BayCourt Plaza Shopping Center
- Located on South Bay Road near the Dover AFB- Across street from Blue Hen Mall
- 62,700 SF Class A Office Coming in Early 2021!
- Full Turn Intersection (Traffic Light) with additional Right-IN, Right Out access to Bay Road
- Pad Site Available Now, Future Development is planned mixed use plus office space

## 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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Pad #	Tenant	Square Footage
1	Delaware State Police	62,700
2	Padsite - AVAILABLE	4,200 +/-
3	State of Delaware	20,000 Office - LEASED!



**CAPANO**  
MANAGEMENT

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