## REDNER'S

**TOP PERFORMING REDNER'S LOCATION IN THE COUNTRY**2500 S. DUPONT HIGHWAY, CAMDEN, DE (DOVER MSA)



**#1 REDNER'S IN THE STATE** 

**GROWTH SUBMARKET** 

**NEXT TO CAESAR RODNEY HIGH SCHOOL** 





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# RREDNER'S

### Redner's



**\$6,589,900** 



SQUARE FEET: 49,403 SF



LEASE TYPE:



PRICE/SF: \$135.71



LOT SIZE: 4.95 ACRES



YEAR BUILT: **2013** 



PARKING: 210 SPACES

## R REDNER'S

#### **REDNER'S - TENANT INTRODUCTION**

- Based in Reading, PA | Founded in 1970
- Privately held company | 44 Warehouse markets and 20 quick shoppes (PA, MD, DE)
- 100% Employee owned and no public stock offerings are available unless employed by Redner's

#### **TOP PERFORMING REDNER'S LOCATION**

- Sales Averaged over \$25M the last 3 Years (Excluding Pharmacy & Gas Station Sales)
- Percentage Rent "In Play" (1% over \$25M hit in 2022 & 2023)
- PLACER AI #1 Location in Delaware | Top 18% Nationally

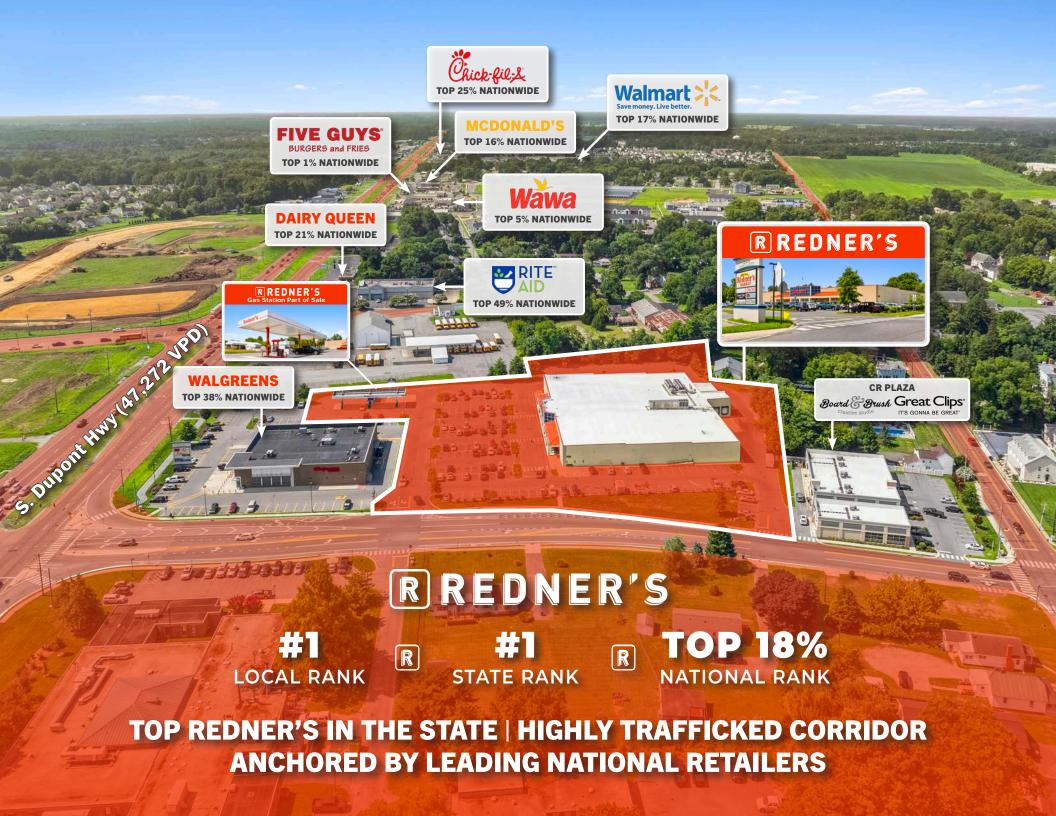
#### **MAJOR RETAIL CORRIDOR - US 13**

- Improved transportation between northern and southern Delaware
- Traffic Counts 50,000+ Vehicles Per Day on this section of Route 13
- Surrounding Retailers Walmart, Lowe's, Chick-fil-A, Walgreens

#### **STRONG REAL ESTATE FUNDAMENTALS**

- Large 4.95 Acre Parcel consisting of a 48,557 SF Redner's Market and a Gas Station with 6 gas pumps
- Excellent signage & visibility along Route 13
- Plenty of on-site parking 210 spaces (4-1 Parking ratio)











### **INVESTMENT SALES ADVISORS**



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