



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

Marcus & Millichap
THE DOUGHERTY TEAM

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REDNER'S // CAMDEN, DE

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REDNER'S



TOTAL LIST PRICE
\$6,589,900



SQUARE FEET:
49,403 SF



PRICE/SF:
\$135.71



YEAR BUILT:
2013



LEASE TYPE:
NN



LOT SIZE:
4.95 ACRES



PARKING:
210 SPACES



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)



Chick-fil-A
TOP 25% NATIONWIDE

Walmart
Save money. Live better.
TOP 17% NATIONWIDE

FIVE GUYS
BURGERS and FRIES
TOP 1% NATIONWIDE

MCDONALD'S
TOP 16% NATIONWIDE

Wawa
TOP 5% NATIONWIDE

DAIRY QUEEN
TOP 21% NATIONWIDE

RITE AID
TOP 49% NATIONWIDE

REDNER'S



REDNER'S
Gas Station Part of Sale



WALGREENS
TOP 38% NATIONWIDE

CR PLAZA
Board & Brush creative studio
Great Clips IT'S GONNA BE GREAT

S. Dupont Hwy (47,272 VPD)

REDNER'S

#1
LOCAL RANK

#1
STATE RANK

TOP 18%
NATIONAL RANK

**TOP REDNER'S IN THE STATE | HIGHLY TRAFFICKED CORRIDOR
ANCHORED BY LEADING NATIONAL RETAILERS**

W. REILY BROWN ELEMENTARY
5400+ Students Enrolled

RODNEY VILLAGE
OLLIE'S FAMILY DOLLAR **HARBOR FREIGHT**
DOLLAR TREE

CAESAR RODNEY HIGH SCHOOL
2,250+ Students Enrolled

REDNER'S



CR PLAZA
Board & Brush *Great Clips*
Creative studio IT'S GONNA BE GREAT

WALGREENS
TOP 38% NATIONWIDE

REDNER'S
Gas Station Part of Sale



RITE AID
TOP 49% NATIONWIDE

S. Dupont Hwy (47,272 VPD)





EXCLUSIVE OFFERING

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