



# SALE OR LEASE

Built to Suit

1.20 AC

Zoning: ON

AADT

Rt. 72: 22,482

Rt. 4: 31,502

Quick access to I-95  
Signalized Intersection  
Close to UD Campus  
Approved for 9,200 SF

## 906 S. CHAPEL STREET NEWARK, DE 19702

### 3 Mile Demographics

Population: 83,491

Households: 29,220

Median HH Income: 57,744

Daytime Employees: 32,906

**DSM** COMMERCIAL  
REAL ESTATE SERVICES

**GORDON WINEGAR**

302-283-1800  
gwinegar@dsmre.com  
dsmre.com



N31°44'14"E  
29.28'

KENMAN DRIVE  
ZONED: S-5

LOTS 1 AND 2 SEE RECORD PLAT SUBDIVISION  
PLAN OF CHAPEL ASSOCIATES (MICROFILM #5789)

Rt. 72 (South Chapel St.)

Proposed  
Two-Story  
Office  
Building  
9,200 S/F



LOADING

30' LANDSCAPE BUFFER  
(SHEET PROVIDED)  
BUFFERED OPENLY 0.3 +  
0.1 FOR PARKING = 0.4  
TOTAL - 30 FT WIDTH

15' BUILDING RESTRICTION LINE  
15' LANDSCAPE BUFFER (SEE DECLINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS CONTACT 604-01-016 - SHEETS 3 AND 4)

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30' LANDSCAPE BUFFER  
(SHEET PROVIDED)  
BUFFERED OPENLY 0.3 + 0.1 FOR PARKING  
= 0.4 TOTAL - 30 FT WIDTH

CLASS 2' WAREHEAD  
CLASS 2' WAREHEAD

LANDS OF  
ROAL WIT 2 LLC  
T.P.# 11-006.10-143  
ZONED: ON

10' WIDE  
SANITARY  
BASEMENT

