

OFFERING MEMORANDUM



WHITE CAP

5298 S. Dupont Highway
Dover, Delaware 19901

LOCATION
REALTY ADVISORS

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LOCATION **CLIX**.com

EXCLUSIVELY
LISTED BY:

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Broker

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RB-0020139

LOCATION
REALTY ADVISORS

621 Delaware Street | Ste 100 | New Castle, Delaware



EXECUTIVE SUMMARY

LIST PRICE	\$3,100,000
CAP RATE	6.18% (2 yr. avg)
TENANT	White Cap
LAND TOTAL	4.16 Acres
BUILDINGS	5,827 Square Feet
YEAR BUILT	1953
NOI	\$191,784.25 (2 yr. avg)

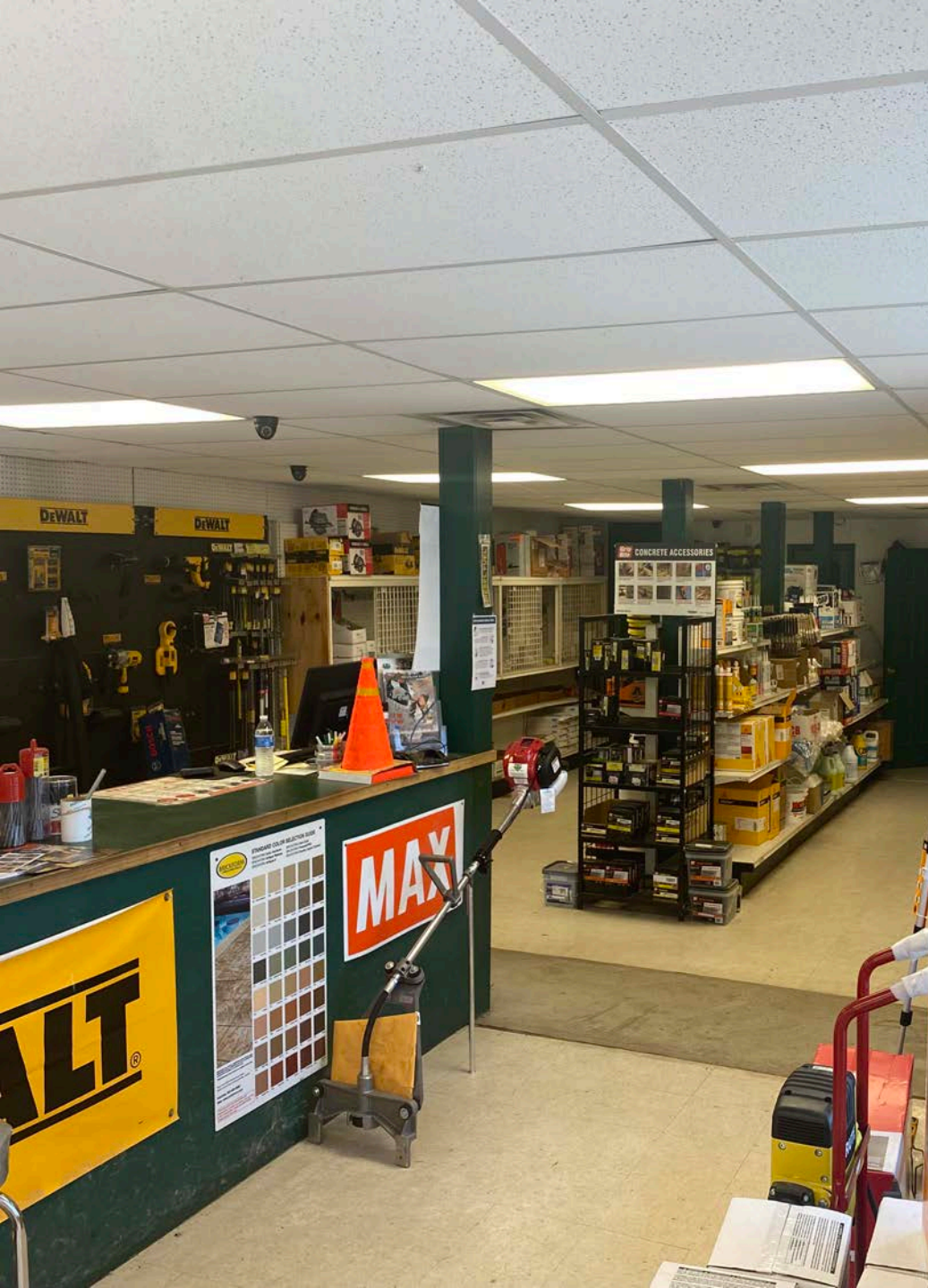


WHITE CAP

Initial Term: 5 Years

Renewal Options: 3 X 5-Year Expires August 31, 2043

LEASE PERIOD	BEGIN	END	MONTHLY RENT	ANNUAL RENT	RENT PER SF
1st Extension	9/1/26	8/31/27	\$ 15,745.83	\$188,950.00	\$32.42
1st Extension	9/1/27	8/31/28	\$ 16,218.21	\$194,618.50	\$33.40
1st Extension	9/1/28	8/31/29	\$ 16,704.76	\$200,457.06	\$34.40
1st Extension	9/1/29	8/31/30	\$ 17,205.90	\$206,470.77	\$35.43
1st Extension	9/1/30	8/31/31	\$ 17,722.07	\$212,664.89	\$36.50



PROPERTY INFORMATION

OWNER	Woodside Properties Group, LLC
TYPE OF OWNERSHIP	Fee Simple
ZONING	BG – General Business (1 Acre) AR – Agri/Residential
BUILDINGS	5,827 SF
ACRES	4.16
TENANT	White Cap
LEASE TYPE-CORPORATE	NN
1st LEASE EXTENSION	9/1/2026
LEASE EXTENSION TERM	5 Years
TERM EXTENSION REMAINING	5 Years
INCREASES	3% Annual
OPTIONS REMAINING	2 X 5 Years
RE TAXES	Tenant
INSURANCE	Tenant
MAINTENANCE	Tenant
ROOF, STRUCTURE & PRKG LOT	Landlord

PROPERTY INFORMATION

Buildings Summary

Buildings	Square Feet
Office/Retail Building	2,240
Office/Dwelling	1,674
Warehouse Building	1,913
TOTAL	5,827 SF

Land Summary

Parcel Summary	5298 S. Dupont Hwy. Dover, DE
Associated APN(s)	MN-00-111.00-01-23.00-000
Land Area (Acres)	4.16 AC

Primary Street Frontage	Dupont Hwy
Traffic Control at Entry	None
Traffic Flow	33,000 average vehicles daily
Accessibility Rating	Average
Visibility Rating	Above Average
Shape	Square
Corner	No
Rail Access	No
Lot	Fenced

Property has level topography with 65% cleared and the remainder, woodlands. Some wetlands in woodlands.

Utilities

Utility Service Providers

Water - Well

Sewer - On-site septic system

Electricity – Delaware Electric Co-op

Gas - Propane

Flood Zone Information

Flood Area Panel Number 10001C0233H.

This site does not lie within the 100 year flood plain.



PROPERTY INFORMATION

SITE DATA

1. PURPOSE OF THIS PLAN TO DOCUMENT THE EXISTING CONDITIONS OF THE SITE.

2. OWNER ADDRESS
WOODSIDE PROPERTIES LLC
1000 RIVER ROAD
NEW CASTLE, DE 19700

3. PROPERTY ADDRESS
5208 DUPONT HIGHWAY
DOVER, DE 19901

4. TAX PARCEL NUMBERS
7-00-11100-01-2200-0000

5. AREA OF PARCEL
4.161 ACRES

6. ZONING
RS-1A

7. ADJACENT PARCELS

8. NOTES

9. DEDICATED RIGHTS-OF-WAY

10. DATE OF SURVEY

11. LOTS

12. WATER SUPPLY

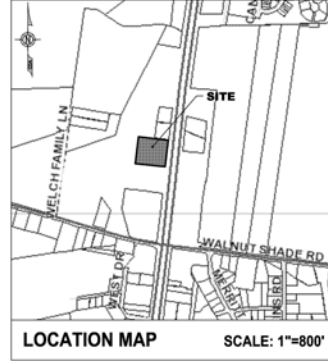
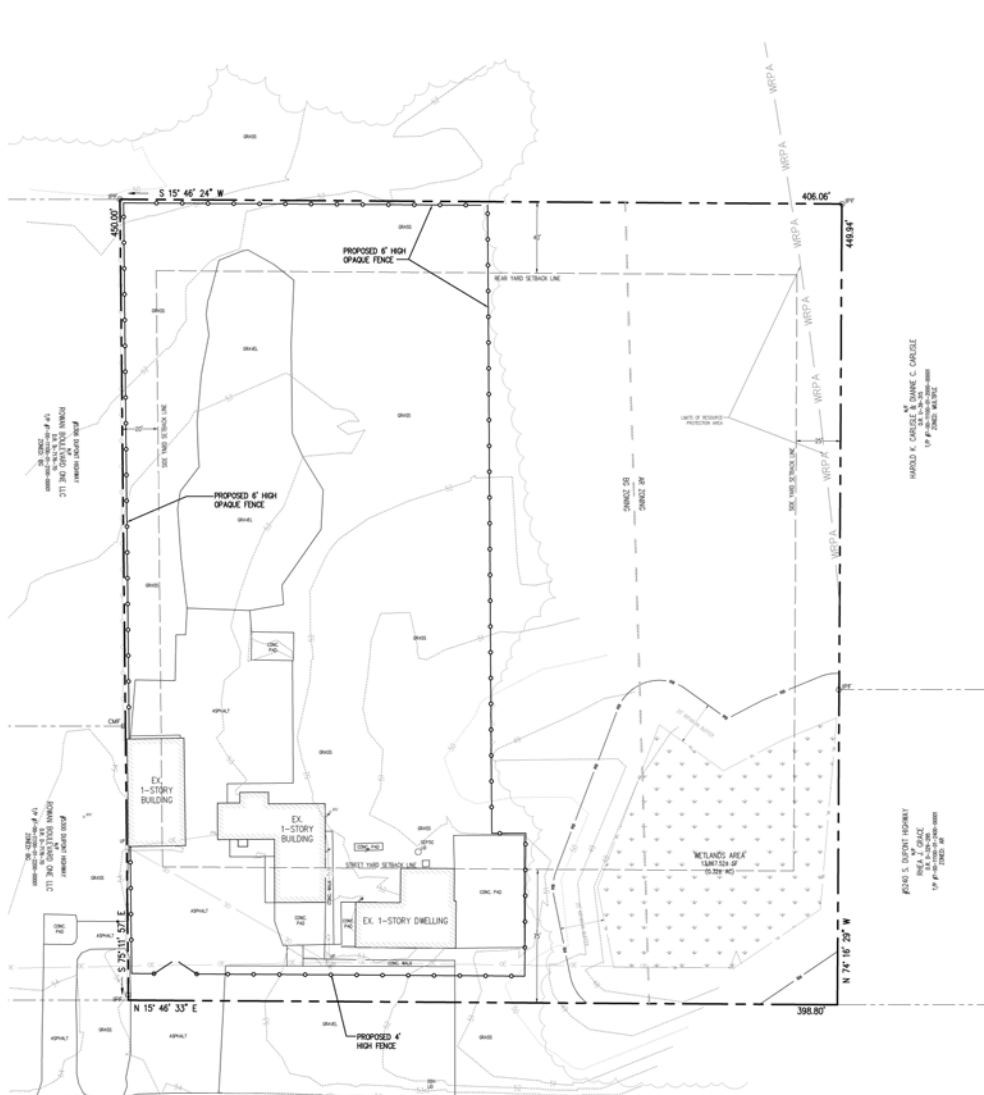
13. SEWER

14. FLOODPLAIN

15. GROWTH ZONE

16. WATER RESOURCES

17. WETLANDS



S. DUPONT HIGHWAY (U.S. 13)

VARYING WIDTH R/W - MAINTENANCE ROAD NO. 5
PRINCIPAL ARTERIAL COLLECTOR - DEDICATED TO PUBLIC USE

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SCALE: _____
 DATE: _____
 CADD FILE: _____

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE
 SUITE 401
 WILMINGTON, DE 19804
 Tel: 302 998 9202
 Fax: 302 891 1314
 cdengineering.com

DRAWN BY: ZK
 CHECKED BY: CD
 PROJECT NO.: 15.160.00
 SCALE: 1" = 30'
 DATE: 10.21.15
 CADD FILE: ...DVGW1516000 BASE.DWG



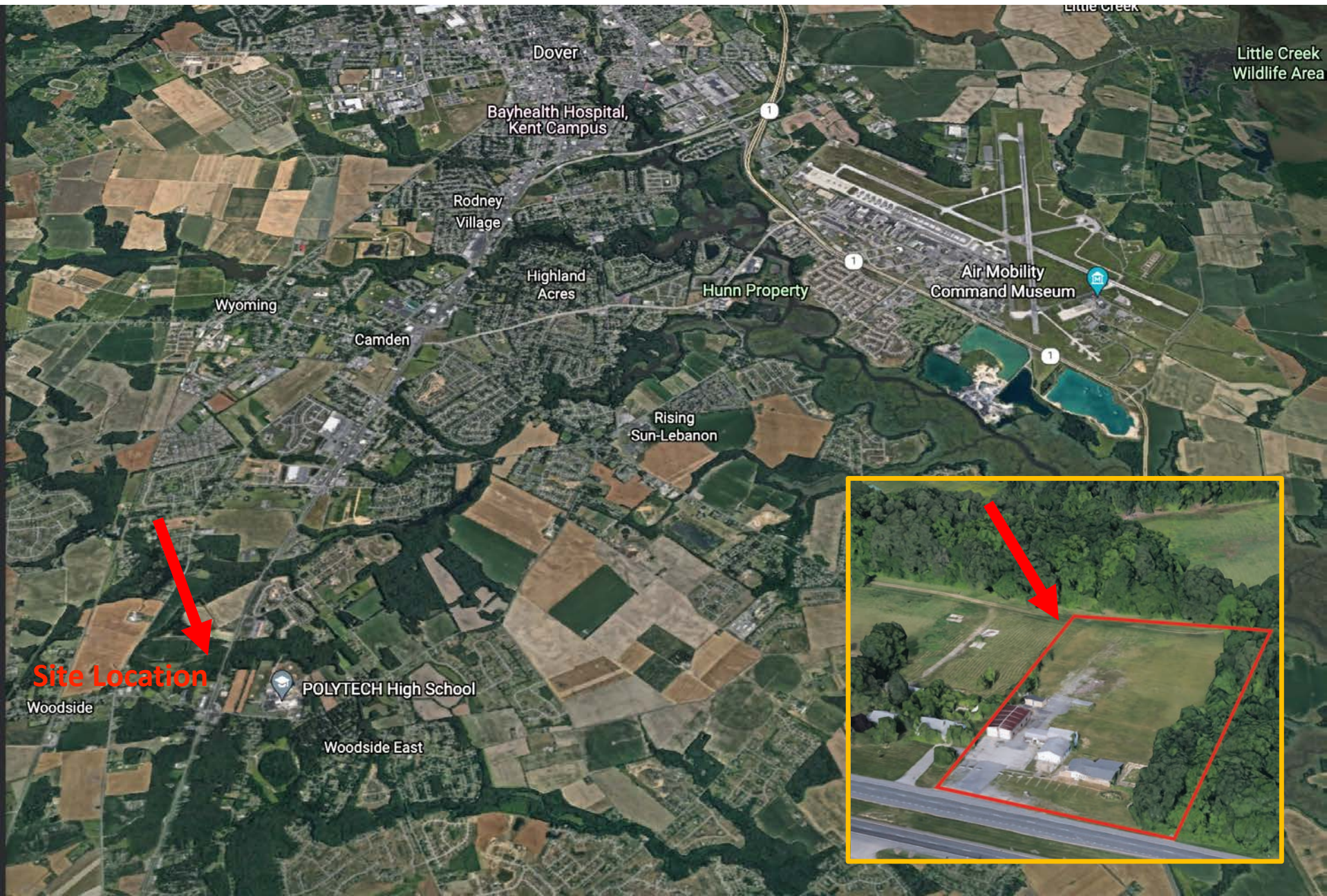
SITE PLAN

PREPARED FOR
 5298 DUPONT HIGHWAY
 DOVER, DE 19901

NORTH: MARDENHILL HANDED VENT COUNTY DELAWARE

SITE PLAN

PROPERTY INFORMATION



Site Location

Woodside

POLYTECH High School

Woodside East

Dover

Bayhealth Hospital,
Kent Campus

Rodney
Village

Highland
Acres

Hunn Property

Air Mobility
Command Museum

Rising
Sun-Lebanon

Camden

Wyoming

Little Creek
Wildlife Area

INVESTMENT HIGHLIGHTS

FULLY LEASED - 1ST EXTENSION

CORPORATE TENANT

CENTRAL DELAWARE LOCATION
(Between New Castle and Salisbury)

STRONG LOCAL ECONOMY

SR 13 HIGHWAY FRONTAGE - 400'

KENT COUNTY POPULATION GROWTH

RISING INDUSTRIAL RENTS

Stabilized Income Estimate	Year 1 + 2 Avg.
Gross Income - White Cap	\$191,784.25
Stabilized & Collection Loss	\$0.0
Effective Gross Income	\$191,784.25
Operating Expenses (Pass-Through)	\$0.0
Net Operating Income (NOI)	\$191,784.25

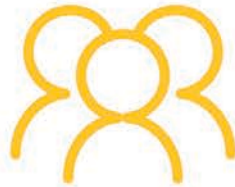




WHITE CAP®



\$4+ Billion
Annual Revenue



7,000+/-
Associates



400+/-
Branches



46 US States
& 8 Canadian Provinces

White Cap Supply Holdings, LLC. ("White Cap") serves as a one-stop shop providing concrete accessories and chemicals, tools and equipment, building materials and fasteners, erosion and waterproofing and safety products to professional contractors by meeting their distinct and customized supply needs in non-residential, residential and infrastructure end markets. White Cap includes Brafasco in Canada and multiple brands that fall under Construction Supply Group. White Cap operates nearly 400 branches across the U.S. and Canada with approximately 7,000 employees, and offers nearly 450,000 SKUs to approximately 150,000 customers.

PROPERTY PHOTOS



Population

Metric	2-Mile Radius	5-Mile Radius	10-Mile Radius
Population	9,500 – 11,000	38,000 – 45,000	115,000 – 135,000
Households	3,800 – 4,400	14,500 – 17,500	43,000 – 50,000
Median HH Income	\$55,000 – \$62,000	\$60,000 – \$72,000	\$70,000 – \$85,000
Average HH Income	\$68,000 – \$75,000	\$78,000 – \$92,000	\$90,000 – \$105,000
Median Age	32 – 36	33 – 38	36 – 41
Daytime Population	11,000+	50,000+	140,000+
Population Growth (5 yr)	+1% – 3%	+2% – 4%	+3% – 6%

Population & Density

- Core Dover population ~40K
- Regional draw pushes 10-mile population near ~190K MSA scale
- Dense workforce + government/military employment base

Income Characteristics

- Dover median HH income ~\$60K
- Income increases outward toward suburban Camden / Smyrna / Magnolia
- Strong mix of: Government employees and Military households

MARKET OVERVIEW

The property is located on the west side of DuPont Highway aka Route 13 outside the incorporated city limits of Dover, Delaware. Route 13 is the main north to south corridor from Wilmington, DE to Norfolk, VA. The property is located next to Dollar General, near Walgreens, Woodside Goose Creek Market, Woodside Plaza, Uncle Willie's Deli, Diamond State Pole Building sales, Piazza Mia Italian Bar and Grill and Longacre Village. The redevelopment trends of the neighborhood are the removal or renovation of older business or homes and replacing them with new commercial structures. The surrounding area is characterized primarily as commercial properties typically found on a major highway with surrounding residential and agricultural uses.

Dover's South Dupont Highway corridor offers a classic net lease story: steady, necessity-driven retail supported by a remarkably stable economic engine. The presence of Dover Air Force Base, state government, and county offices creates a dependable employment base that feeds consistent consumer demand, giving investors the kind of predictable cash flow that makes NNN properties feel less like a gamble and more like a metronome.

U.S. Route 13 acts as the city's commercial backbone, carrying a constant stream of commuters and shoppers between northern Delaware and the beaches. Properties along this strip benefit from high visibility, entrenched national and regional tenants, and limited opportunities for new competing development, which helps preserve long-term value and tenant demand.

Leasing trends in the area lean heavily toward uses that don't get swallowed by the internet, such as quick-service dining, healthcare, automotive services, and discount retail. These tenants are drawn by lower operating costs and a reliable year-round population, with an added seasonal lift from coastal tourism. The result is longer tenancies and less turnover, a welcome calm in an otherwise choppy retail landscape.

Population growth in the Dover area is modest but steady, fueled in part by migration from more expensive Northeast markets. Combined with a base of government and military households, the region maintains a dependable consumer profile that supports everyday retail needs.

Geographically, Dover sits in a quiet sweet spot, within easy reach of Wilmington, Philadelphia, and Delaware's beach towns. That positioning reinforces its dual role as both a local hub and a regional waypoint, giving properties along Route 13 an enduring relevance that tends to outlast retail trends.

DISCLAIMERS AND AGREEMENT

Location Realty Advisors LLC (“LOCATION”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein (the “Property”).

IN THE EVENT THAT THE BUYER OF THIS PROPERTY IS REPRESENTED BY ANOTHER PARTY OR BROKER, LOCATION, WITH THE OWNER/SELLER, BOTH EXPRESSLY DECLARE THAT SUCH REPRESENTATIVE/BROKER, IF REMUNERATED, SHALL BE PAID BY THE BUYER AND NOT THE OWNER/SELLER.

Purpose and Intent. This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by LOCATION, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. LOCATION assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by LOCATION or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither LOCATION nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you. By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided LOCATION or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge LOCATION is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals. This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation.

ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of LOCATION and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

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LOCATION **CLIX**.com

OFFERING MEMORANDUM

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Dover, Delaware 19901



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**EXCLUSIVELY
LISTED BY:**

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