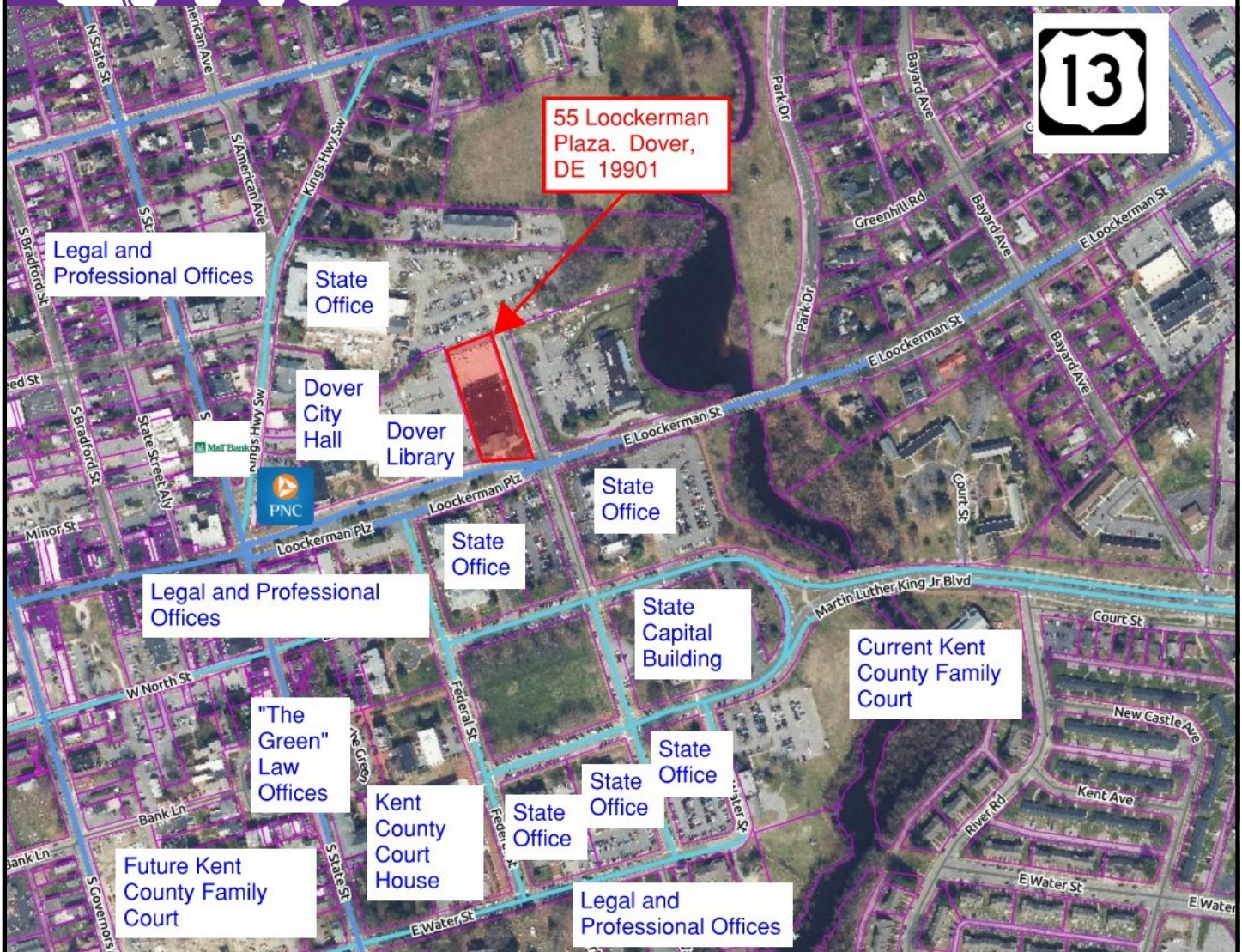


The Old Post

Commercial Suites for Lease



- \$23/Sqft NNN. 4,560 +/- COMMERCIAL SUITE-
- MIXED USE PROJECT. 42 APARTMENT UNITS-
- ZONED INSTITUTIONAL/OFFICE-
- ON SITE PARKING-
- ETA Q2 2027-
- RESTAURANT, CAFÉ, OR OFFICE-
- EASY ACCESS TO RT13 AND RT1-
- 55 Lookerman Plaza. Dover, DE 19901-



— SITS IN HISTORIC DOWNTOWN AND STATE CAPITAL AREA —

— 23,800+ EMPLOYEES WITHIN 1 MILE —

— PERFECT FOR RESTAURANT, CAFÉ, OR OFFICE —

— ZONED I/O THROUGH CITY OF DOVER —

— CITY OF DOVER ELECTRIC, SEWER, AND WATER —

— ON-SITE PARKING —

— CHESAPEAKE UTILITIES NATURAL GAS —



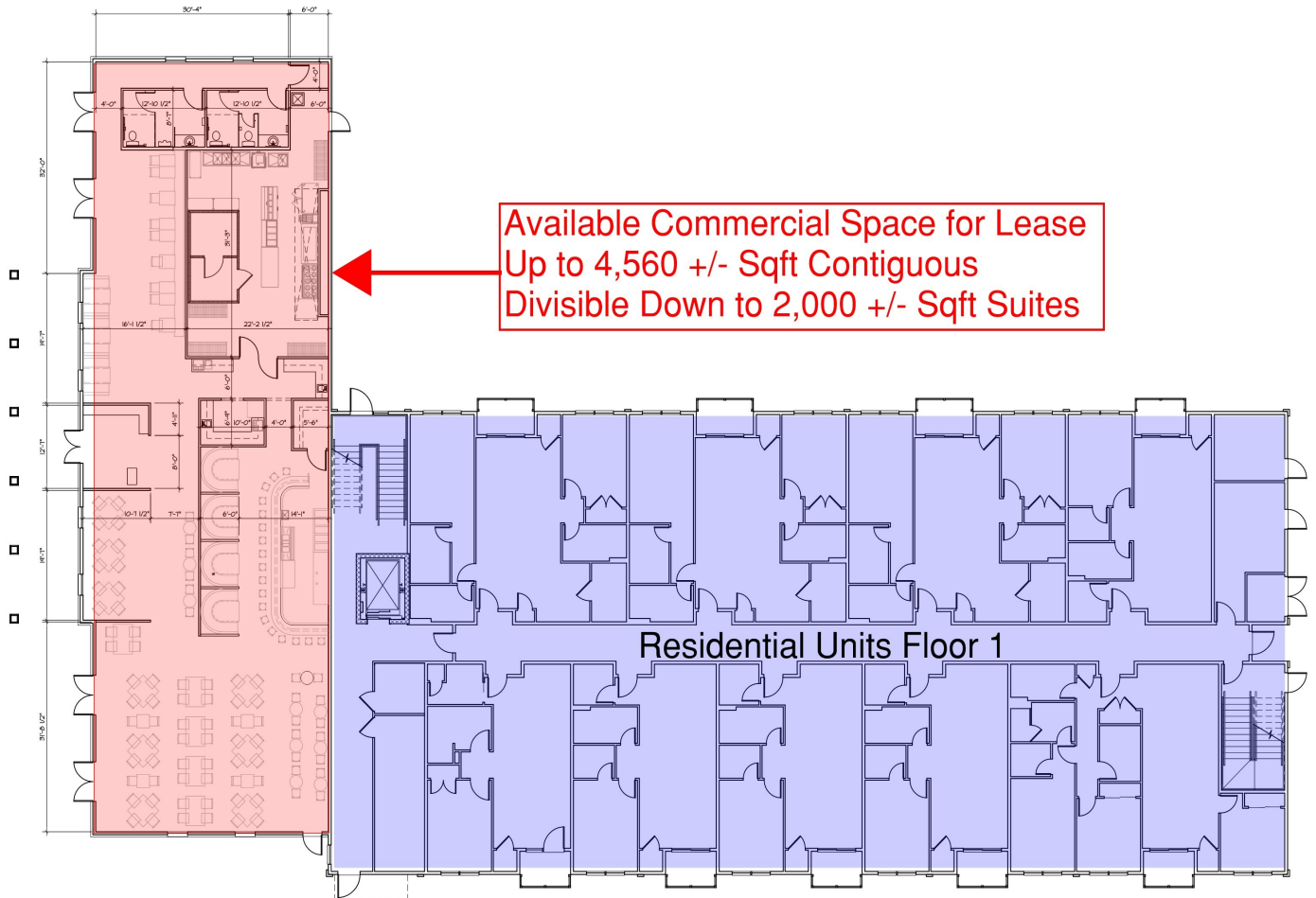
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MOVING EXPERIENCE
REAL ESTATE

JEFF SPIEGELMAN- Sales Agent

27 W Lookerman St. Dover, DE 19904

M: 302-399-7728 O: 302-241-0859

Jeff@themovingexperienceDE.com



FLEXIBLE LAYOUT. UP TO 4,560 +/- SQFT CONTIGUOUS
DIVISIBLE DOWN TO 2,000 +/- SQFT SUITES
CUSTOM FIT-OUT AVAILABLE
42 APARTMENT UNITS ON SITE
ZONING ALLOWS FOR WIDE RANGE OF USES



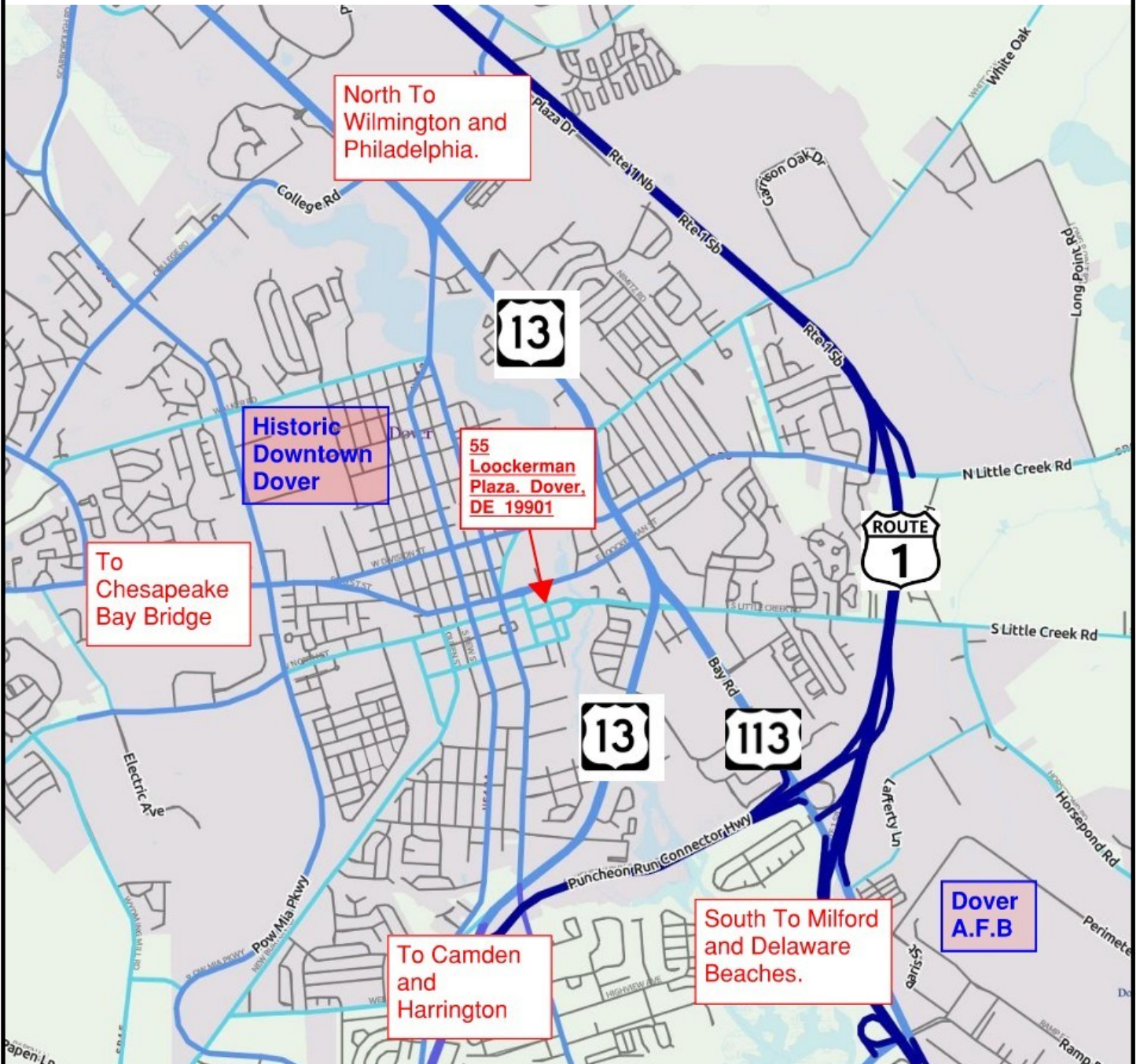
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-LESS THAN 1 MILE TO TWO RT 1 INTERCHANGE, RT 13, AND DOVER A.F.B.-

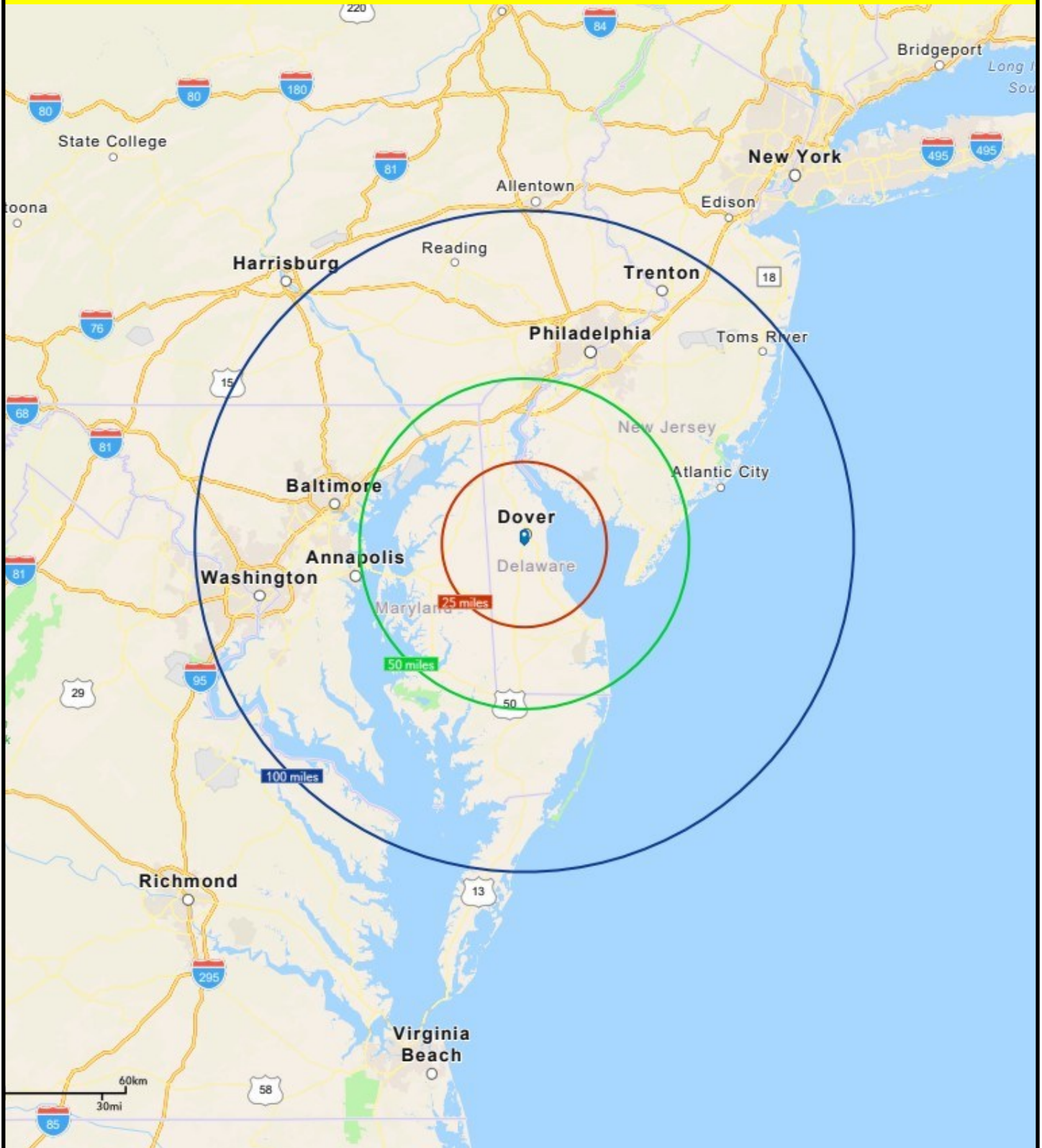
-LESS THAN 1 MILE TO DOVER HIGHWAY RETAIL AREA-

-LOCATED IN DOWNTOWN DOVER AND STATE CAPITAL AREA-

-35 MILES NORTH TO WILMINGTON AND SOUTH TO DELAWARE BEACHES-

-CLOSE TO MAJOR NORTHEAST METROPLITAN AREAS-

-EASY ACCESS TO CHESAPEAKE BAY BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-



Section 10. - Institutional and Office Zone (IO).

10.1 *Uses permitted.* In an institutional and office zone (IO), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:

- (a) Business, professional, or governmental offices.
- (b) Banks.
- (c) Research, design, and development laboratories.
- (d) Public and institutional uses including hospitals, medical clinics, libraries, police stations, courthouses, transit centers, schools, colleges, universities, places of public assembly, philanthropic and charitable institutions, parks, playgrounds, public indoor recreation centers, athletic fields.
- (e) Public utility rights-of-way and structures necessary to serve areas within the city.
- (f) Child day care centers, provided they are established in accordance with all applicable state regulations pertaining to child care and provided that they are established and maintained in accordance with [article 5](#), section 14 of this ordinance.
- (g) Emergency shelters and transitional housing.
- (h) Adult day care facilities provided they are established in accordance with all applicable state regulations pertaining to adult care and provided that they are established and maintained in accordance with [article 5](#), section 22 of this ordinance.

10.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in [article 10](#), section 1:

- (a) Firearm ranges, prisons, and correctional facilities.
- (b) Public incinerators.
- (c) Hotels and restaurants.



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Our reach is national, but our expertise is LOCAL market implementation. This allows us to provide seamless, consistent execution and value driven market-to-market commercial real estate services.

Our team understands real estate and accountability. They provide an expert approach to leasing, selling, buying, operational efficiencies, property management, valuation, development, research and consulting.

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