

IMPROVED SITE!

856-489-8887

**AVAILABLE FOR SALE**

**Prominent Dover Crossroads**

*Rt. 8 -Forrest Ave., West Side - Dover, DE*



**Land Size:**  
1+ Acre  
(182'+/- x 250'+/-)

**Adult Population (2015):**

1 Mile: 7,031  
3 Miles: 37,737  
5 Miles: 59,199

**Housing Units (2015):**

1 Mile: 3,242  
3 Miles: 16,922  
5 Miles: 24,901

**Median Household Income:**

1 Mile: \$45,051  
3 Miles: \$48,426  
5 Miles: \$51,510



**NOTES:**

**-Cross Easements:**

- \*Rt. 15 Access
- \*Stormwater Management

**- Traffic Count: 42,820 AADT**

- \*Rt. 8: 21,549 (DelDOT- 2013)
- \*Rt. 15: 21,271 (DelDOT- 2012)

- Access/Drainage Facilities Installed

- Zoning: C-2A (City of Dover)

**More Information? Contact: Marc Raiken**

**(856) 489-8887 email: [mraiken@f-mcb.com](mailto:mraiken@f-mcb.com)**

EXHIBIT "A"

3

LANDS N/F OF  
DOVEVIEW INVESTORS, INC.  
FORREST AVENUE  
D/R 6051-225  
ZONED: RG-5

2

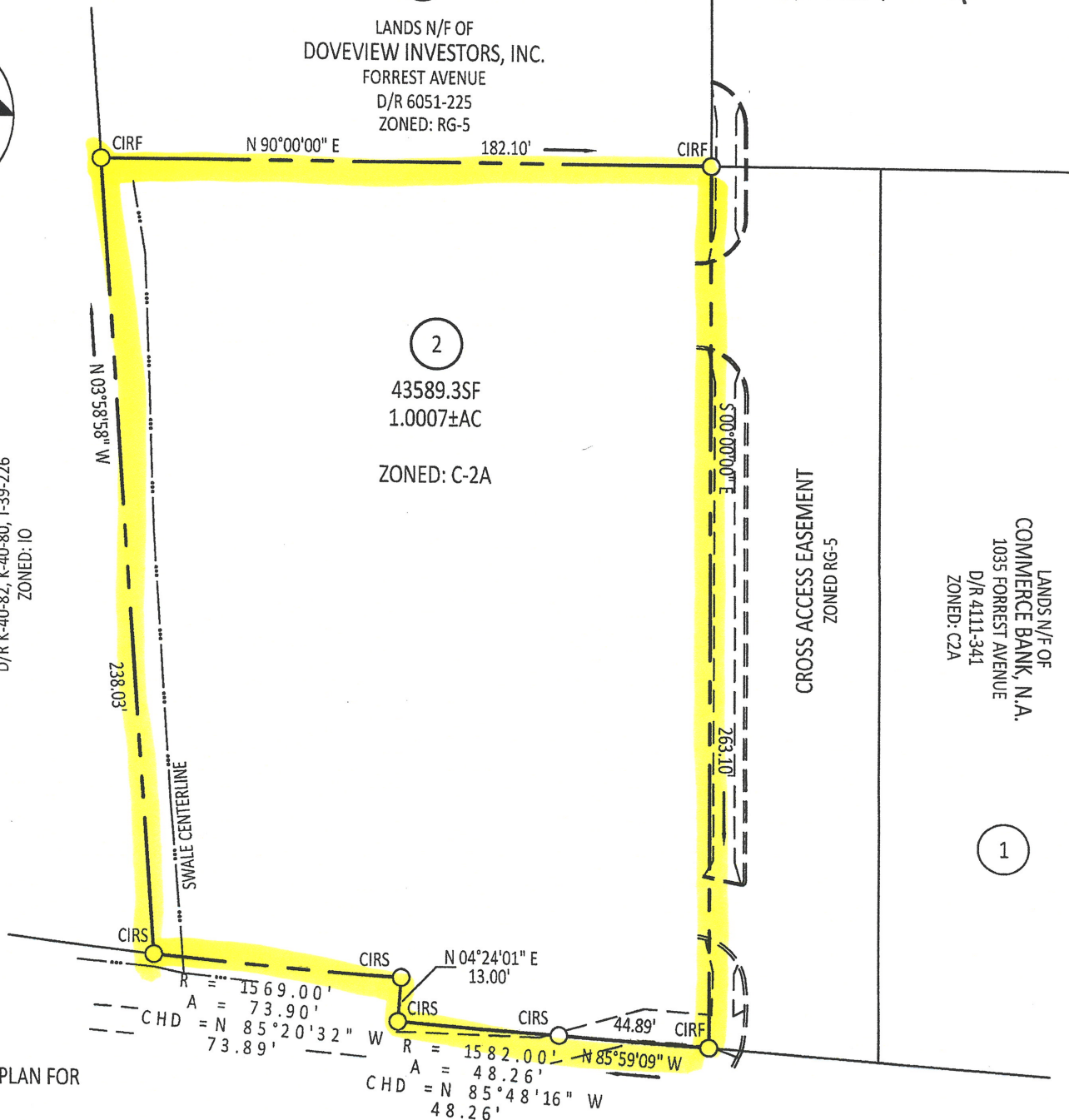
43589.3SF  
1.0007±AC  
ZONED: C-2A

1

LANDS N/F OF  
COMMERCE BANK, N.A.  
1035 FORREST AVENUE  
D/R 4111-341  
ZONED: C2A

LANDS N/F OF  
MODERN MATURITY CENTER, INC.  
1121 FORREST AVENUE  
D/R K-40-82, K-40-80, T-39-226  
ZONED: IO

CROSS ACCESS EASEMENT  
ZONED RG-5



MINOR SUBDIVISION PLAN FOR  
FOUNTAINVIEW, LLC  
PB. 71, PG. 64

CITY OF DOVER  
EAST DOVER HUNDRED  
KENT COUNTY, DELAWARE  
ED-05-076.07-01-30.02-000

OWNER: FOUNTAINVIEW, LLC.  
P.O. BOX 634  
ODESSA, DE 19730

FORREST AVENUE  
RIGHT OF WAY WIDTH VARIES

CIRS CAPPED IRON REBAR SET  
CIRF CAPPED IRON REBAR FOUND

SETBACKS:

SUBJECT TO COZ-1  
FRONT YARD: 40' MIN. - 60' MAX.  
SIDE YARD: NONE REQ'D, BUT 10' MIN. IF PROVIDED  
REAR YARD: 20' ABOVE GROUND FLOOR, 5' REQ'D AT GROUND FLOOR

DESIGNED BY:	INITIALS
DRAWN BY:	TLA
CHECKED BY:	TLA
APPROVED (DESIGN)	
APPROVED (CONSTRUCTION)	



P.O. Box 558  
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BOUNDARY SURVEY

FORREST AVENUE  
DOVER, DE 19904

SCALE 1"=50'	DATE 7-6-13	PROJECT NO. 2013043	FIGURE 1
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