



PIKE CREEK FITNESS CENTER

- INCOME OR DEVELOPMENT PROPERTY-**
- FOR SALE. \$5.2m. ZONED C.N.-**
- UP TO 7.7 CAP ON LEASEBACK WITH UPSIDE-**
- 4905 MERMAID BLVD. WILMINGTON, DE 19808**

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER



- 2.6 ACRES. 43,400 +/- SQFT FACILITY -

- LOCATED INSIDE THRIVING RESIDENTIAL NEIGHBORHOOD -

- BORDERING TWO COUNTY PARKS AND A GOLF COURSE -

- 2023 TOTAL COUNTY TAX \$49,526.69 -



JEFF SPIEGELMAN- Sales Agent

27 W Lookerman St. Dover, DE 19904

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— MULTIPLE FITNESS AREAS —
— TURN-KEY BUSINESS —





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— ACTIVITY ROOMS —
— LOCKER ROOMS —
— OFFICES AND CONFERENCE AREAS —





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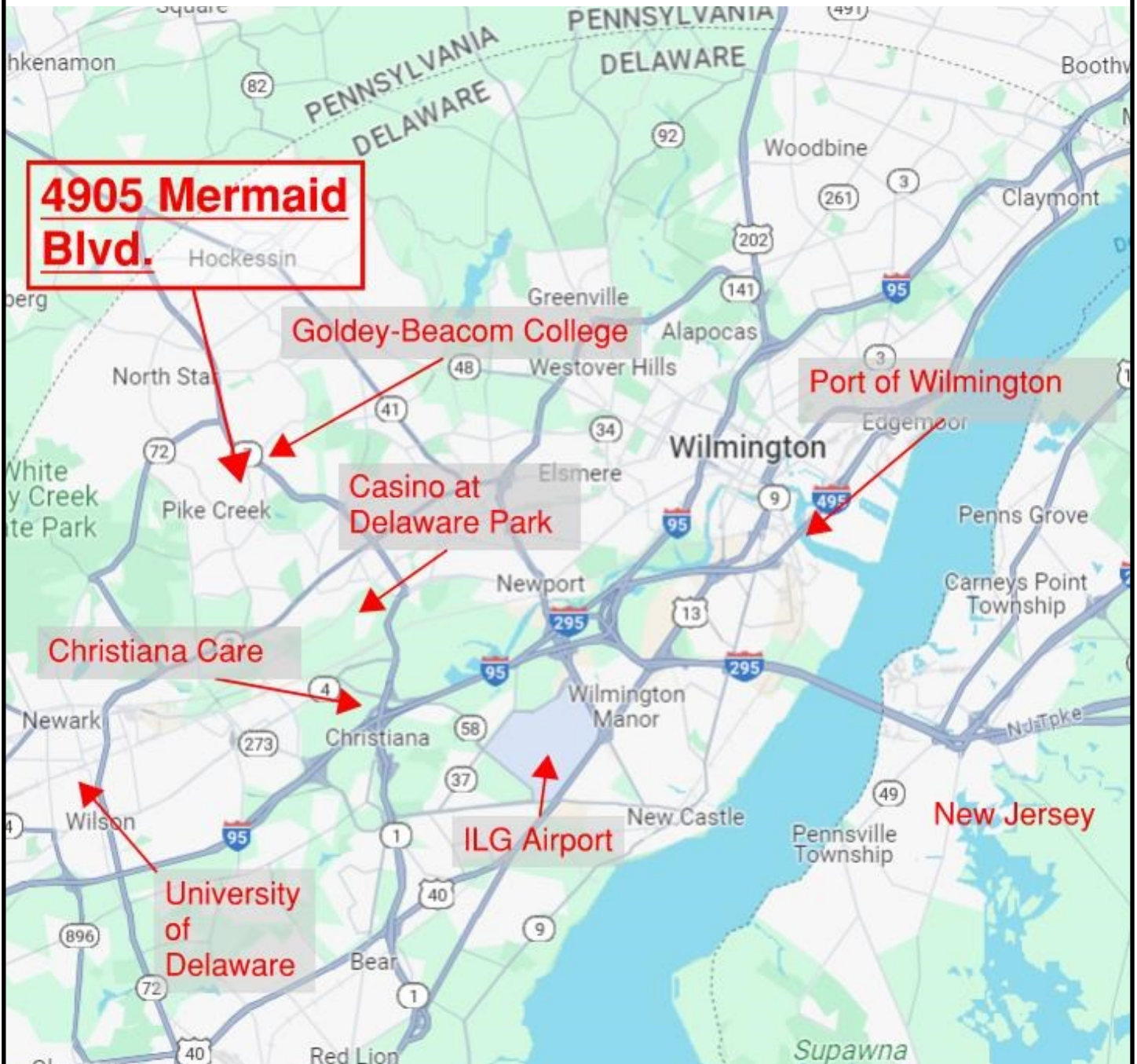
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- RECENT RENOVATIONS -

- FITNESS AND SWIM BUSINESSES CAN BE SEPARATED -





-LESS THAN 1 MILE TO GOLDEY-BEACOM COLLEGE-

-4 MILES TO DELAWARE PARK CASINO AND CHRISTIANA CARE-

-4.5 MILES TO UNIVERSITY OF DELAWARE AND WILMINGTON-

-5 MILES TO ILG AIRPORT. 25 MILES TO PHILADELPHIA-

-CLOSE TO MAJOR NORTHEAST METROPOLITAN AREAS-

-EASY ACCESS TO DE MEMORIAL BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-



PERMITTED AND LIMITED USES

Permitted Uses and Structures ▼	Zone Permit ▼
Agricultural	Permitted
Clearing	Limited
Farmstead	Prohibited
Farm Market	Limited
Commercial Stables	Prohibited
Residential (any)	Prohibited
Commercial Apartments	Limited
Daycare	Prohibited
Home Occupation	Limited
Religious Facility	Limited
Schools	Limited
Colleges	Limited
Hospital	Prohibited
Institution	Prohibited
Public Service	Permitted
Adaptive Reuse	Limited
Agricultural Support	Permitted
Bed and Breakfast	Limited
Commercial Lodging	Permitted
Commercial Retail	Permitted

PERMITTED AND LIMITED USES (cont.)

Commercial Use	Permitted
Corporate Guest House	Prohibited
Craft Alcohol Production	Limited
Drive In Facility	Limited
Heavy Retail	Prohibited
Light Automobile Service	Permitted
Mixed Use	Limited
Permitted Uses and Structures	Permitted
Office	Permitted
Shopping Center	Permitted
Automobile Sales	Prohibited
Industry (Any)	Prohibited
Utilities	Limited
Airport	Prohibited
Communications	Limited
Community Recycling	Limited
Parking Facility	Limited



COMMERCIAL
MOVING EXPERIENCE
REAL ESTATE



The Commercial Moving Experience provides the commercial real estate user, owner and developer with real solutions to their business and operational space requirements. We have earned a reputation for a service-first approach and superior market knowledge. Chuck Spiegleman has Over 20 Years in selling and leasing of industrial, office, flex, retail, land, medical and research & development properties.

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.

We are your commercial property strategist providing value and custom solutions, enabling our clients to make profitable decisions. Our comprehensive commercial real estate services are provided to sellers, buyers, owners, tenants, investors, corporations and developers.

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