

Brittany Danahy, CCIM

302.227.0768

bdanahy@dsmre.com

WESTON WILLOWS BUSINESS PARK

31013 BESCHE AVENUE, GEORGETOWN, DE 19947

LIMITED AVAILABILITY – JUST 3 UNITS REMAIN! | FLEX BUILDING UNDER CONSTRUCTION



18949 COASTAL HWY SUITE 304 \\\ REHOBOTH BEACH, DE 19971 \\\ \\\ DSMRE.COM



PROPERTY DESCRIPTION

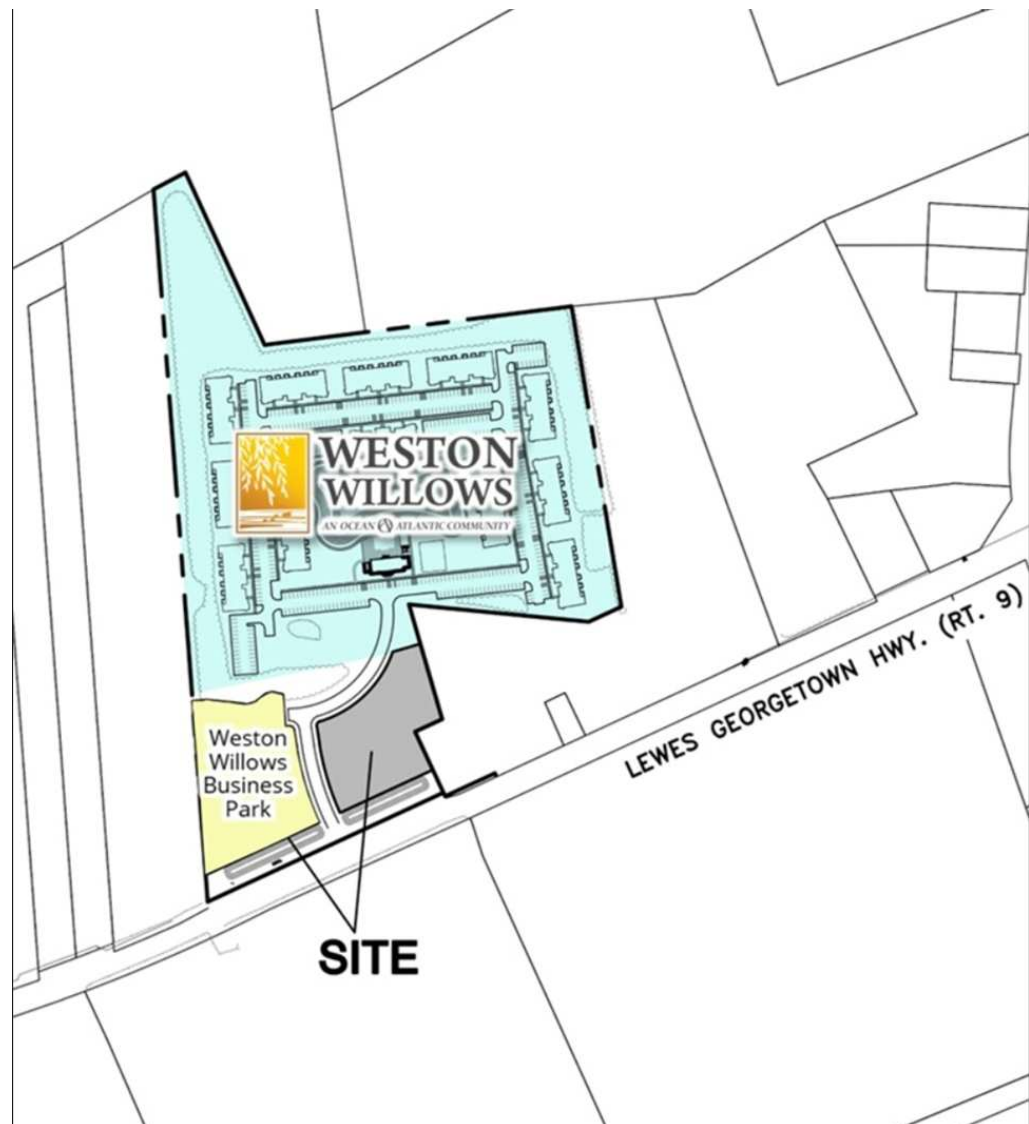
Prime leasing opportunity in a major growth area within the Weston Willows Business Park. This new construction flex building fronting Route 9 is slated for delivery October, 2025. The 9-unit building is located directly in front of Weston Willows, a 287 unit apartment complex in an excellent location with frontage along the well-traveled east-west corridor. Situated between Lewes and the county seat of Georgetown, this location is seen by over 16,000 vehicles daily making it ideal for retail, office and warehouse tenants. Units available at 1,670sf (\$21/SF) and 1,800sf, with the option to combine for up to 5,270sf. Spaces will be delivered as vanilla shell with rear roll-up doors. Weston Willows Business Park is set to become the premier commercial development in this growing region, strategically located midway between Coastal Highway (8mi east) and Route 113 (5mi west). With easy of entry, plenty of parking (88 spaces), Weston Willows is a prime spot to open your business to an underserved population of residents, commuters and local state/government employees. Act now and secure your unit prior to final buildout!

PROPERTY DETAILS AND HIGHLIGHTS

- **Available:** 1,800 - 5,270sf (units can be combined)
- **Lease Rate:** From \$18.00/sf, NNN
- **CAM:** Estimated at \$3.00/sf
- Prime visibility and access on Route 9 (Lewes-Georgetown Highway)
- Business park setting in underserved market
- New construction
- Add Ideal for: Restaurant, Coffee Shop, Medical/Professional Office, Salon, Showroom, etc

DEMOGRAPHICS AT A GLANCE

	3 MILES	5 MILES	10 MILES
Total Population	5,687	25,535	91,684
Total Households	2,090	9,116	37,955
Average HH Income	\$95,223	\$90,713	\$100,721
Average Age	43	43	48



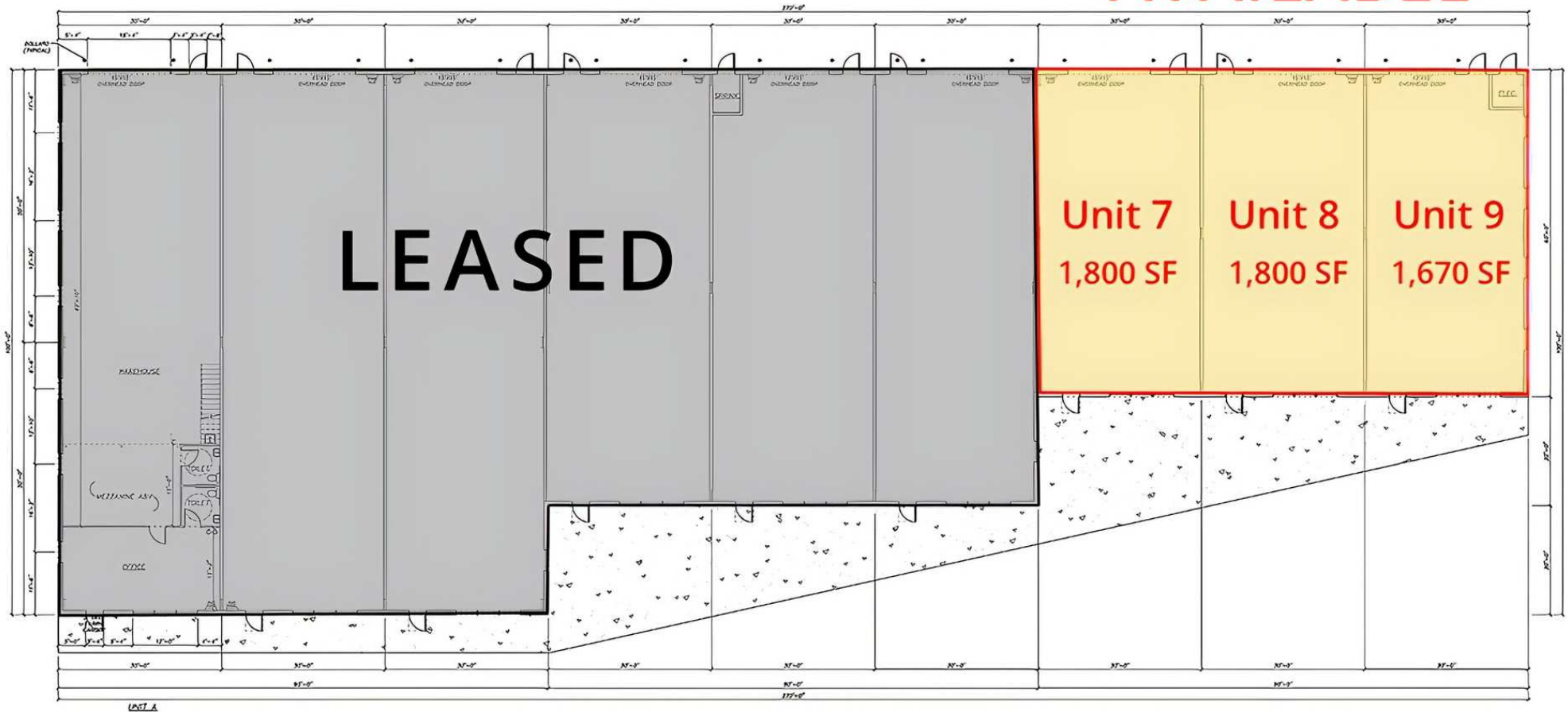
For More Information, Contact:

Brittany Danahy, CCIM
bdanahy@dsmre.com
302.227.0768 Office
302.858.8843 Cell

DSM Commercial
Real Estate Services
18949 Coastal Hwy Suite 304
Rehoboth Beach, DE 19971
dsmre.com



AVAILABLE



For More Information, Contact:

Brittany Danahy, CCIM
bdanahy@dsmre.com
302.227.0768 Office
302.858.8843 Cell

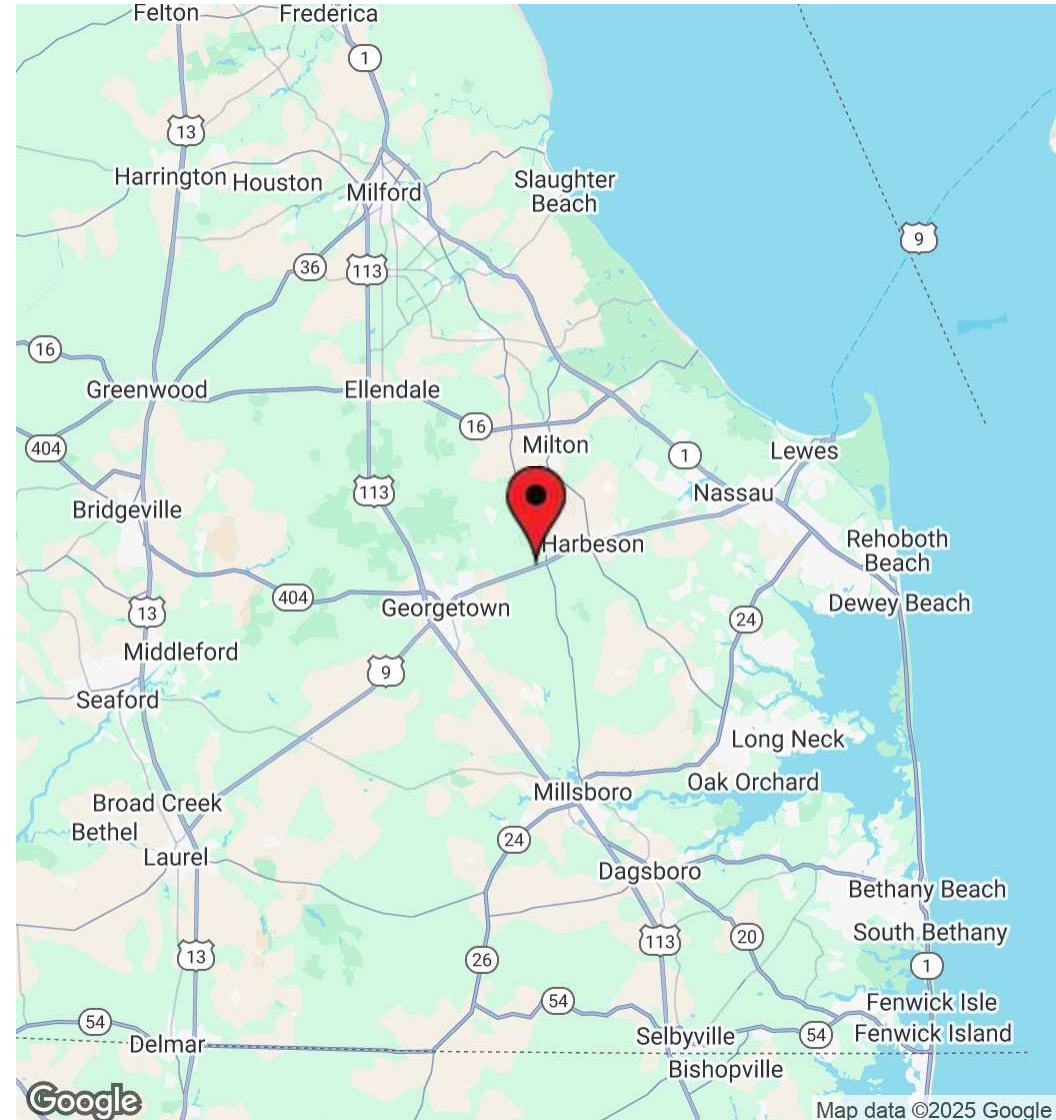
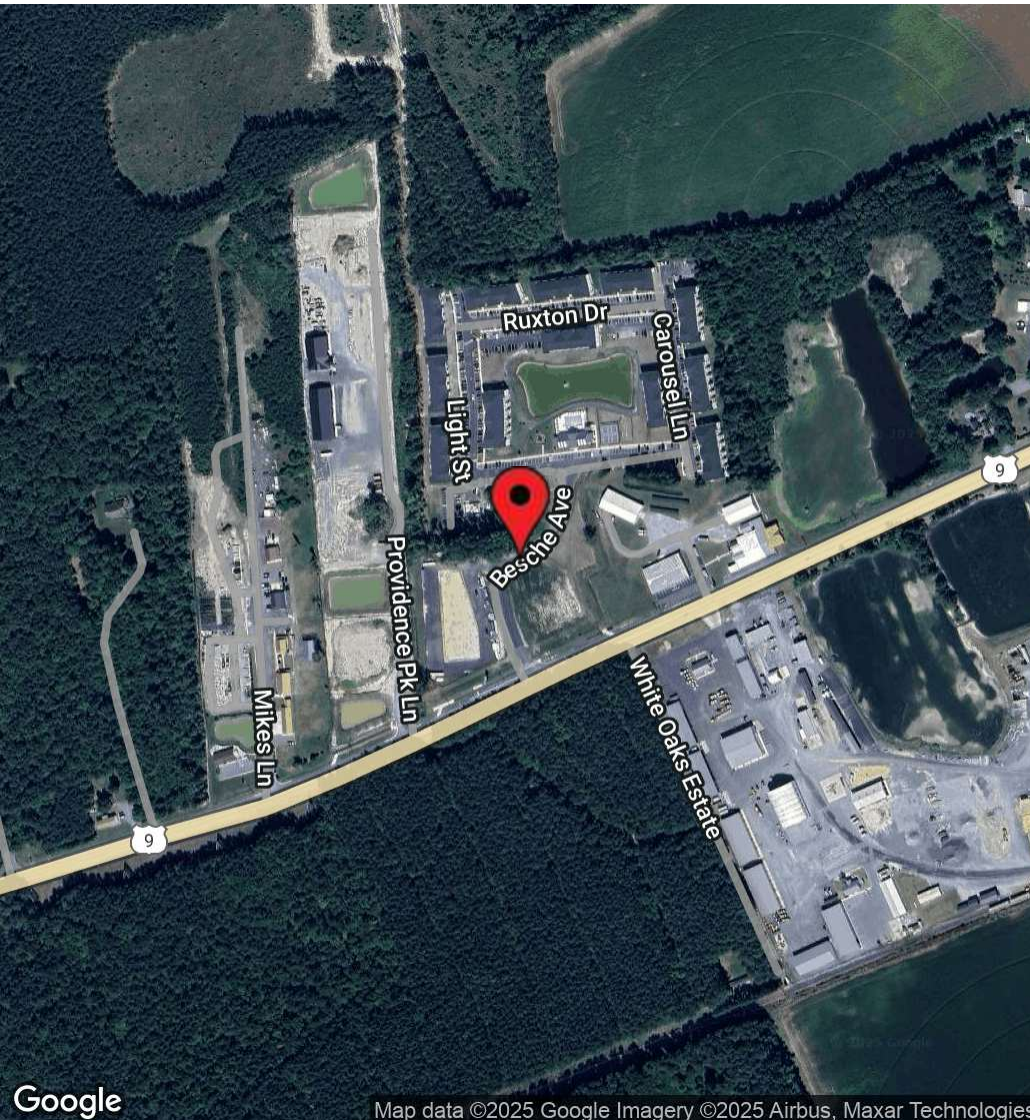
DSM Commercial
Real Estate Services
18949 Coastal Hwy Suite 304
Rehoboth Beach, DE 19971
dsmre.com



WESTON WILLOWS BUSINESS PARK

31013 Besche Avenue
Georgetown, DE 19947

BRAND NEW FLEX SPACE FOR LEASE



For More Information, Contact:

Brittany Danahy, CCIM
bdanahy@dsmre.com
302.227.0768 Office
302.858.8843 Cell

DSM Commercial
Real Estate Services
18949 Coastal Hwy Suite 304
Rehoboth Beach, DE 19971
dsmre.com

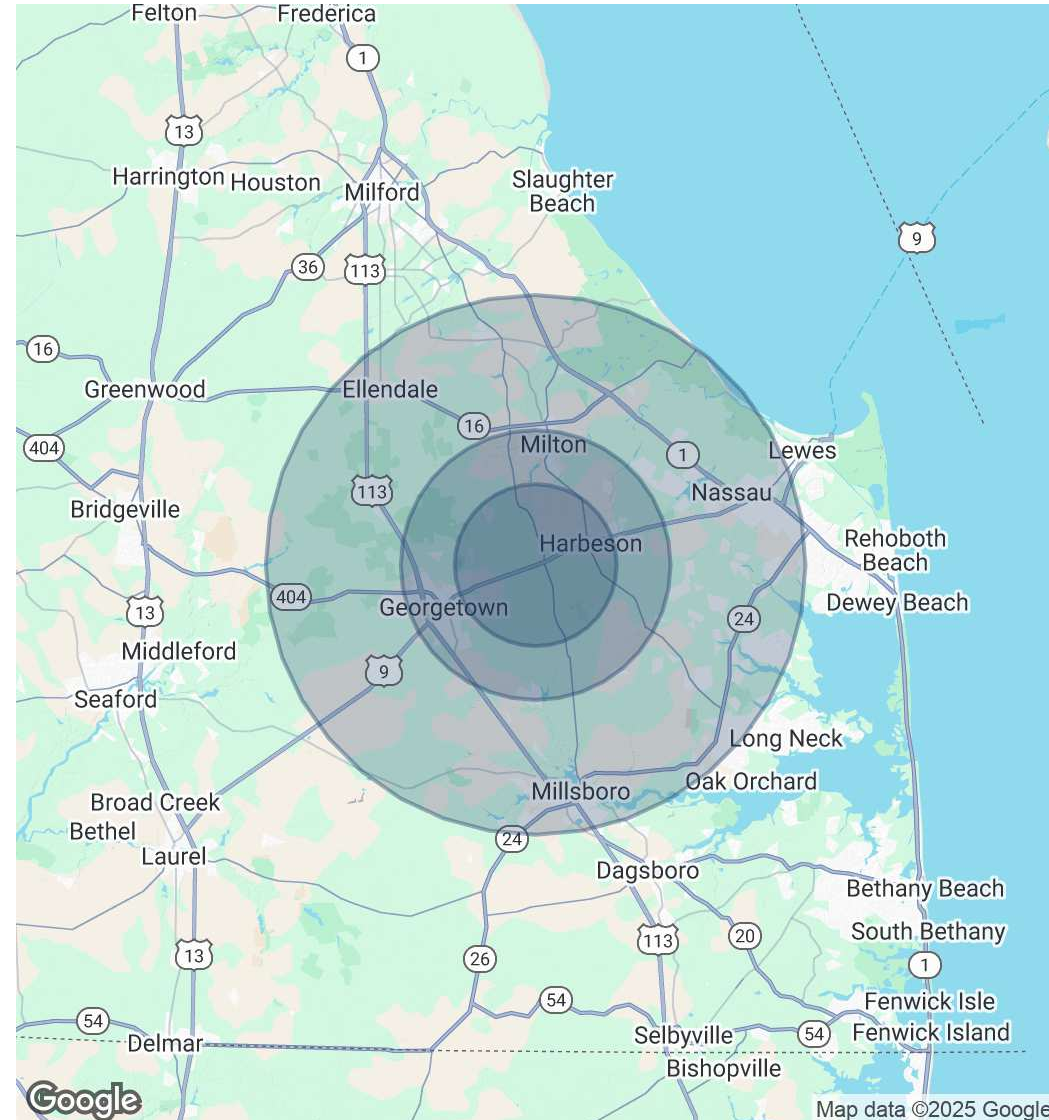


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,687	25,535	91,684
Average Age	43	43	48
Average Age (Male)	42	41	47
Average Age (Female)	44	44	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,090	9,116	37,955
# of Persons per HH	2.7	2.8	2.4
Average HH Income	\$95,223	\$90,713	\$100,721
Average House Value	\$410,313	\$389,991	\$423,328

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	3,829	16,013	67,639
Total Population - Black	398	2,411	7,798
Total Population - Asian	36	200	1,292
Total Population - Hawaiian	2	26	53
Total Population - American Indian	83	397	896
Total Population - Other	855	4,224	7,245

Demographics data derived from AlphaMap



For More Information, Contact:

Brittany Danahy, CCIM
bdanahy@dsmre.com
302.227.0768 Office
302.858.8843 Cell

DSM Commercial
Real Estate Services
18949 Coastal Hwy Suite 304
Rehoboth Beach, DE 19971
dsmre.com