

FOR LEASE  
OFFERING MEMORANDUM

**ATI**  
PHYSICAL THERAPY

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→

**College Park**

College Park Ln  
Georgetown DE 19947



# THE SPACE

|                      |  |
|----------------------|--|
| Location             | College Park Ln, Georgetown, DE, 19947 |
| COUNTY               | Sussex                                 |
| Square Feet          | 1,821                                  |
| Rent Per SF (Annual) | \$21.00                                |

## HIGHLIGHTS

- College Park Center is located at the Northwest corner of the major intersection of Route 113 & Route 404 with direct access to both. During the summer tourist season traffic counts swell over 100,000 ADT. Available acreage abuts an existing Wal-Mart Super Center, which services the towns of Georgetown, Millsboro, Ellendale, Bridgeville and others.



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,502     | 10,014    | 16,618    |



### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$63,265  | \$70,828  | \$83,448  |



### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 817       | 3,059     | 4,980     |



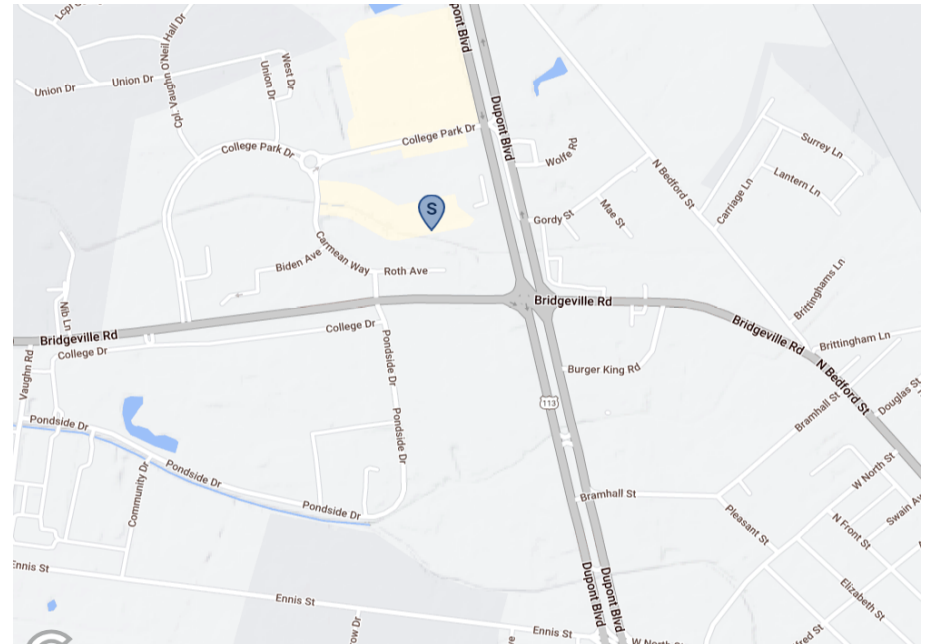
Charles Rodriguez  
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R and R Commercial Realty  
46 S. State Street, Dover, DE 19901

## Property Information

- 1,821+/- SF Suite available  
Lease price \$21.00 NNN
- Great location

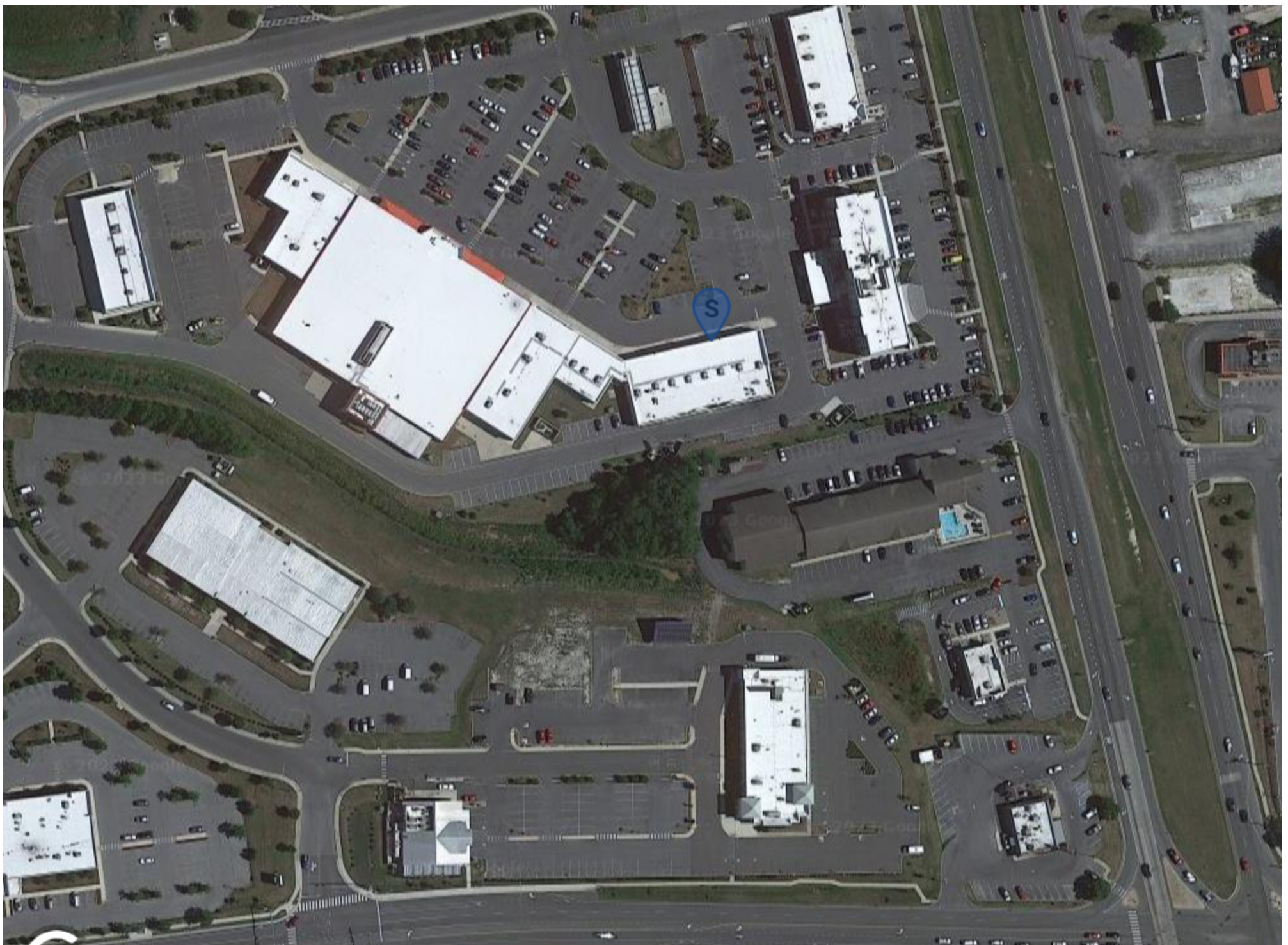
Locator Map



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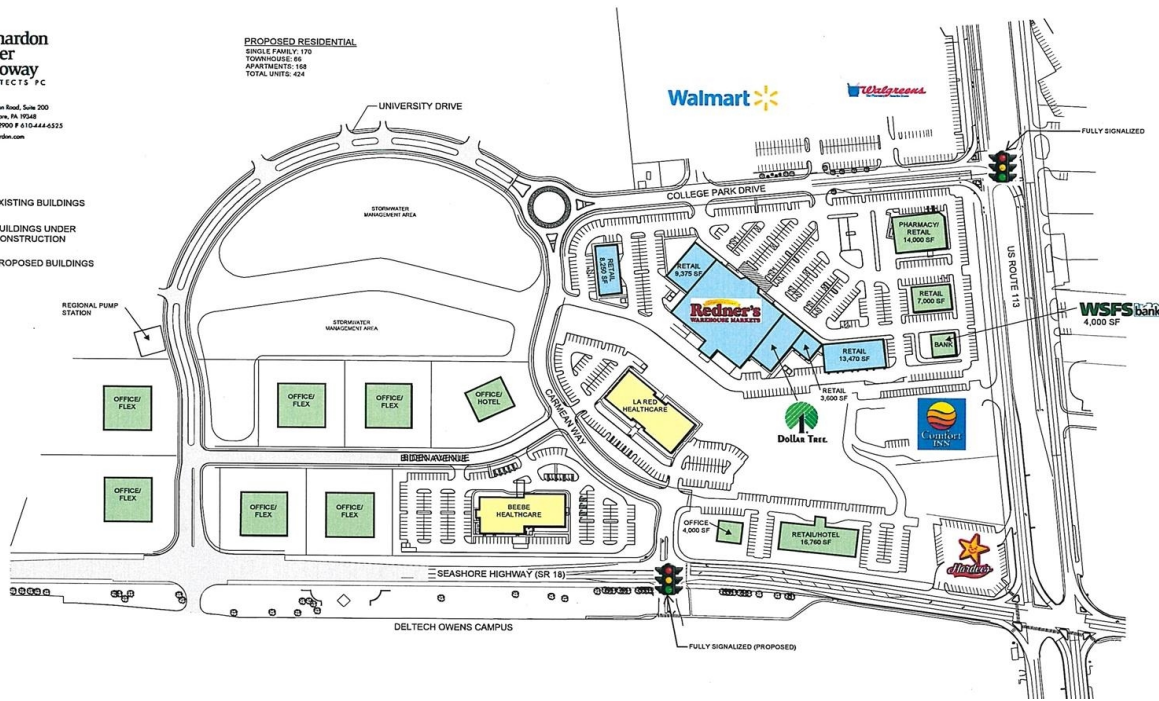
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Aerial Map | College Park

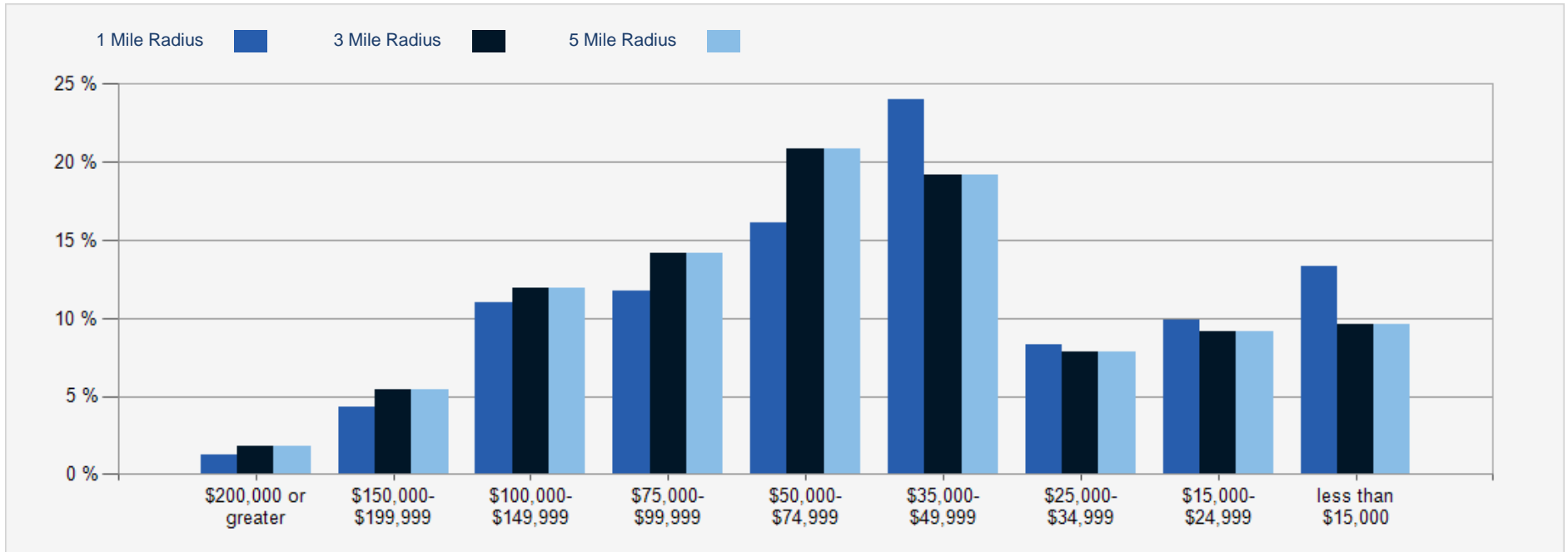


PROPOSED RESIDENTIAL  
SINGLE FAMILY: 170  
TOWNHOUSE: 84  
APARTMENTS: 168  
TOTAL UNITS: 424

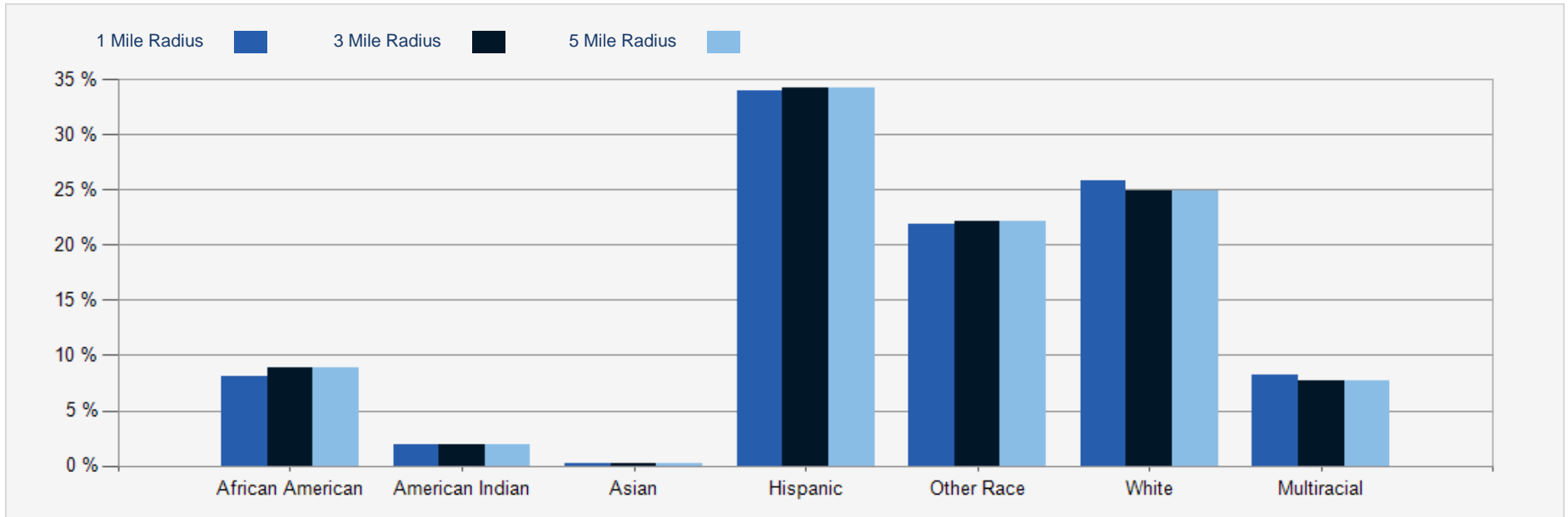
- LEGEND**
- EXISTING BUILDINGS
  - BUILDINGS UNDER CONSTRUCTION
  - PROPOSED BUILDINGS



## 2022 Household Income



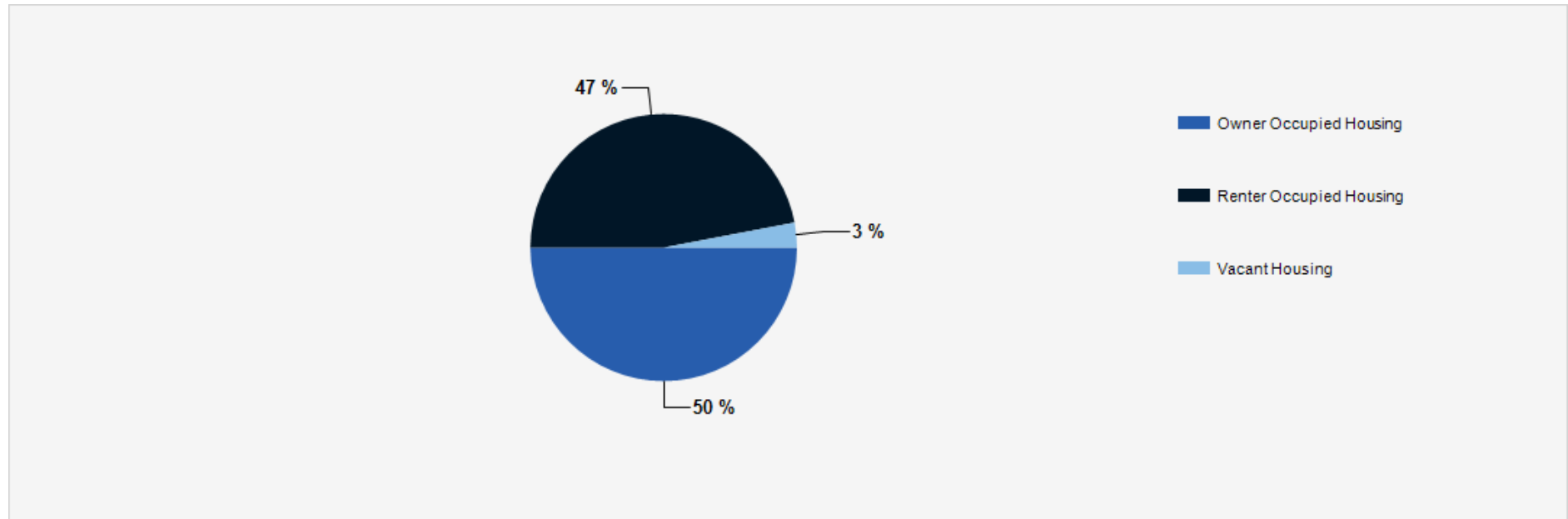
## 2022 Population by Race



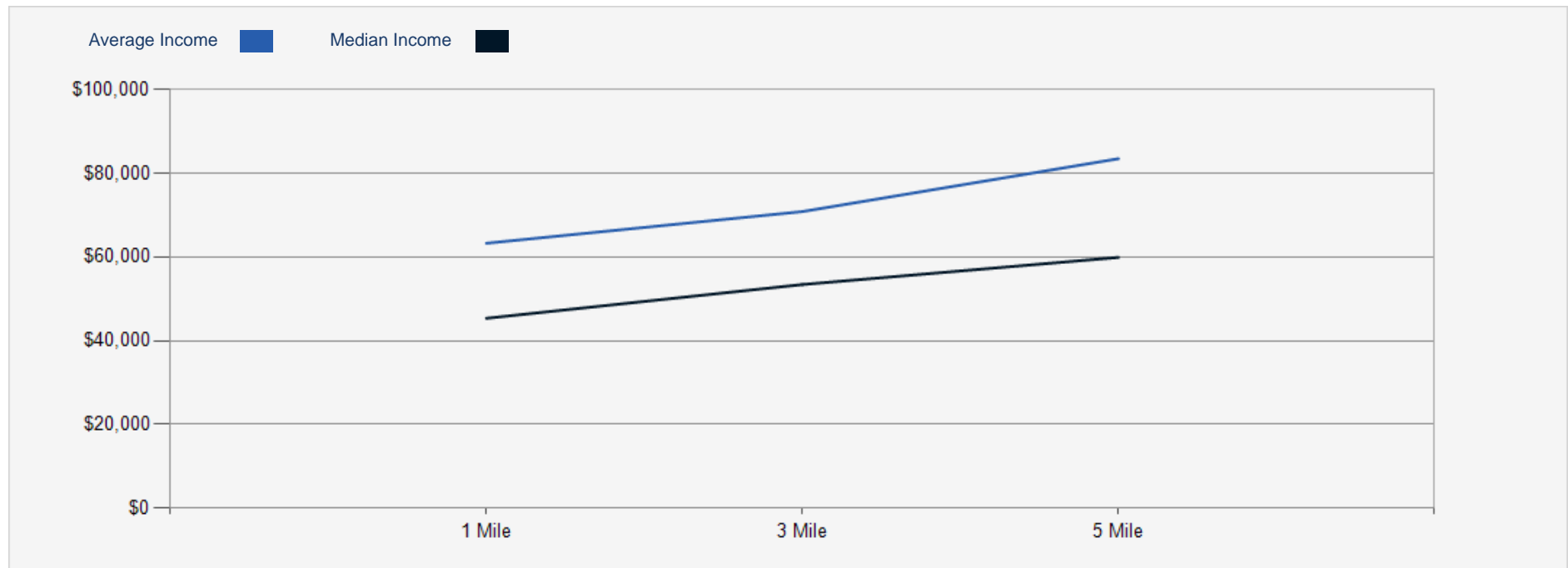
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## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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*Exclusively Marketed by:*

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