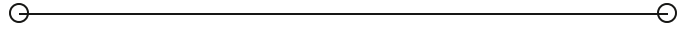


LEASE

Stone Creek Business Park

10252 STONE CREEK DRIVE

Laurel, DE 19956



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.50 - 14.00 SF/yr (NNN)
NNN:	\$1.80
BUILDING SIZE:	33,000 SF
AVAILABLE SF:	1,950 - 10,000 SF
YEAR BUILT:	2005
ZONING:	C1 General Commercial (Sussex County)
MARKET:	Eastern Shore MD
SUBMARKET:	Sussex County

PROPERTY OVERVIEW

Stone Creek Business Park is comprised of professional office/retail space in the front two buildings with warehouse flex-space in the rear buildings. There are currently two front office/retail buildings and two rear buildings with room to add 16 more buildings or complete a build-to-suit custom to a tenant's needs. The owner can quickly pull permits on a new building and can have it ready in months.

PROPERTY HIGHLIGHTS

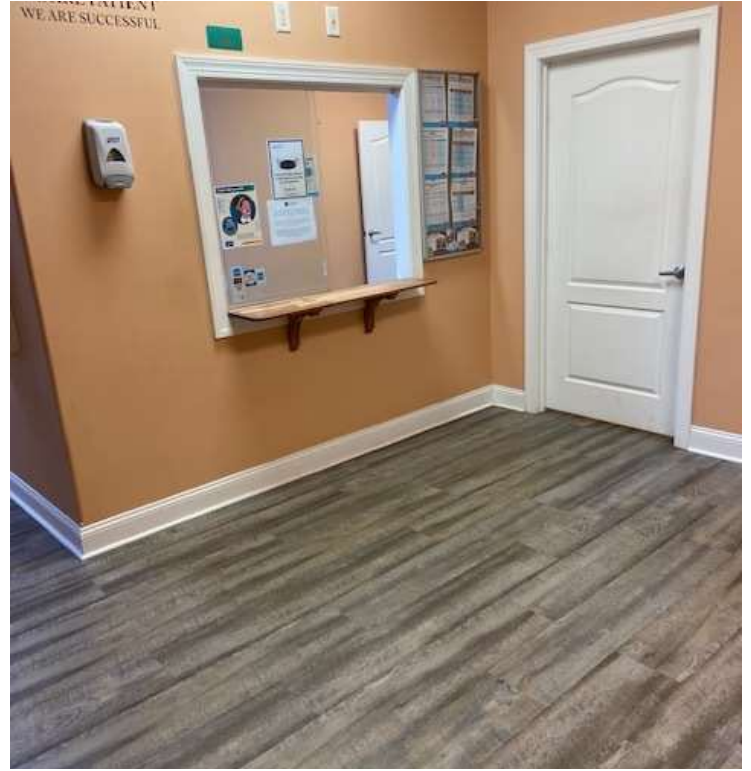
- Business Park Atmosphere
- U.S. Rt. 13 frontage
- Attractive rent
- Convenient location between Seaford, DE and Salisbury, MD
- Can Build-to-Suit a new building

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,950 - 10,000 SF	LEASE RATE:	\$8.50 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10252-1	Available	1,950 SF	NNN	\$14.00 SF/yr	1,950 +/- sqft professional office space available that is currently set up as a medical office. The space is in good condition and move-in-ready.
10252-4	Available	3,900 SF	NNN	\$13.00 SF/yr	Office space that has been occupied by Perdue Farms agri-business division for over 10-years. The space consists of a large front lobby open area, private offices, a large conference/training room, a large workroom, a kitchen, and a warehouse storage area.

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LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10256-1	Available	10,000 SF	NNN	\$8.50 SF/yr	Landlord will custom build to tenants needs. Potential for 18 total 10,000 sqft buildings can be built.

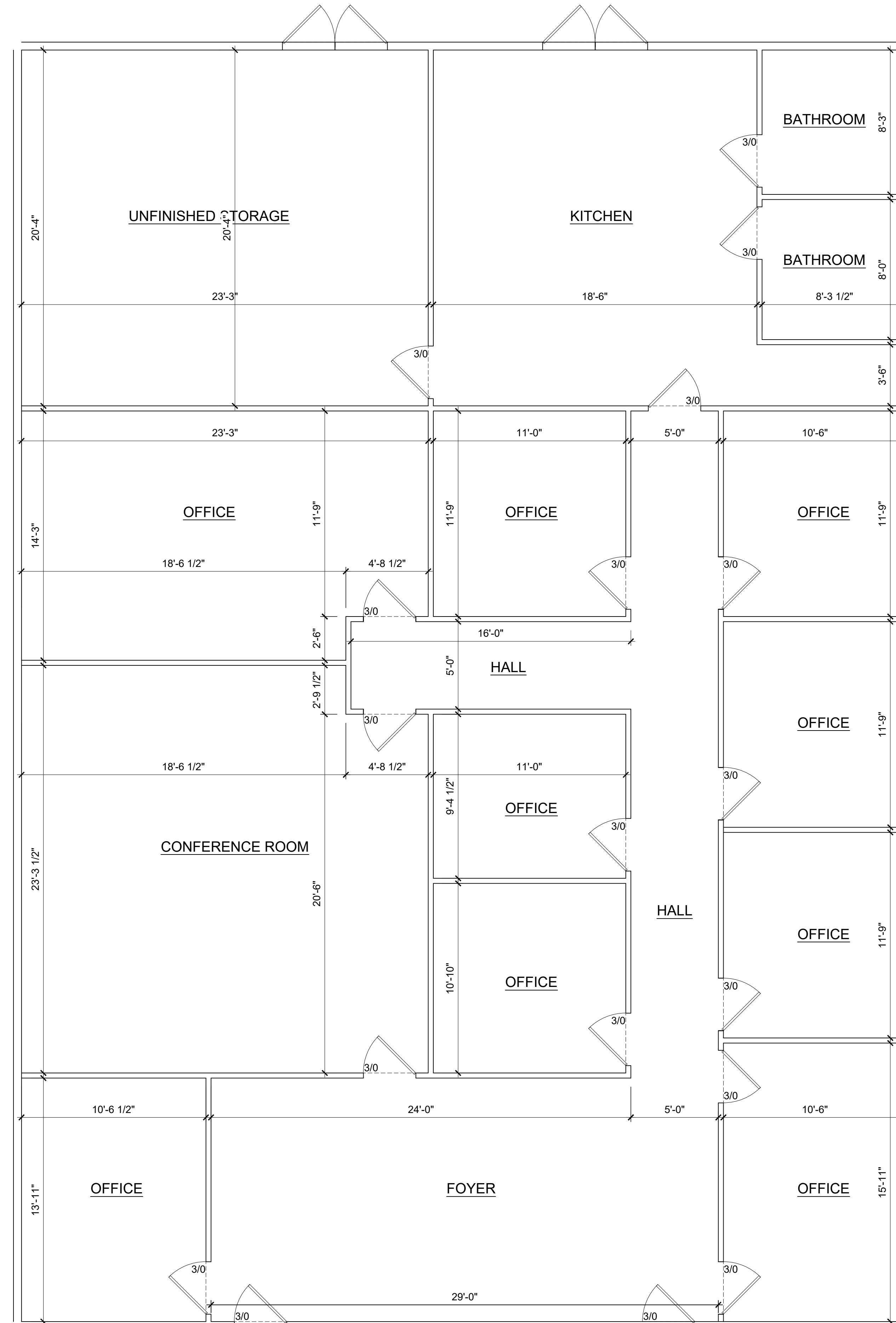
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STONE CREEK FIT OUT EXISTING LAYOUT

SCALE: $\frac{1}{4}$ " = 1'-0"



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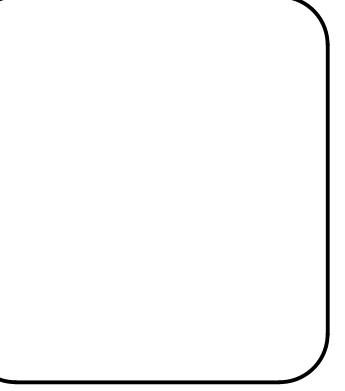
REV.	DATE

CONSTRUCTION DRAWING FOR THE NEW:
STONE CREEK FIT OUT
 1000 STONE CREEK DRIVE
 LAUREL, SUSSEX COUNTY, DELAWARE

PROJECT #
18119

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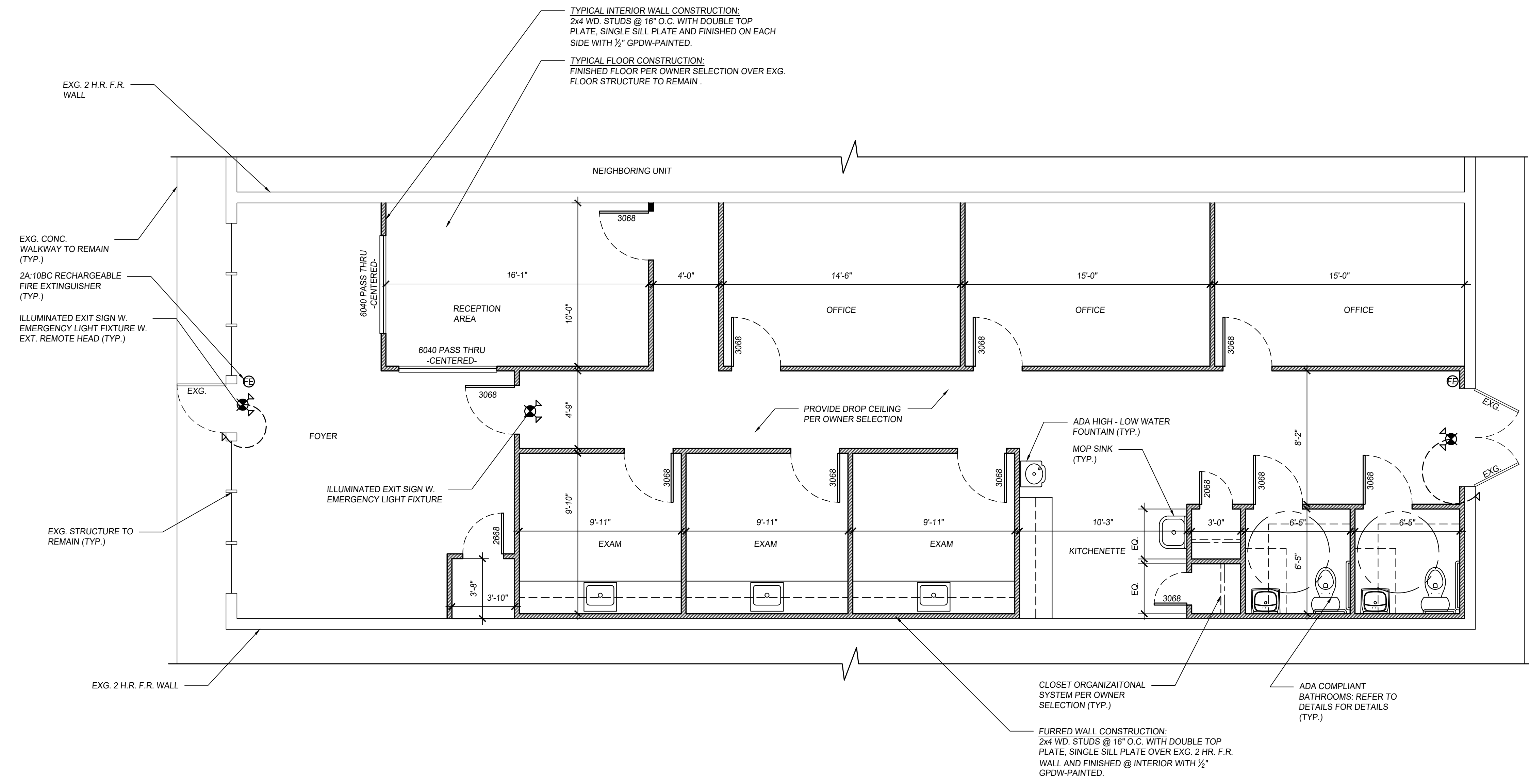
FLOOR PLAN



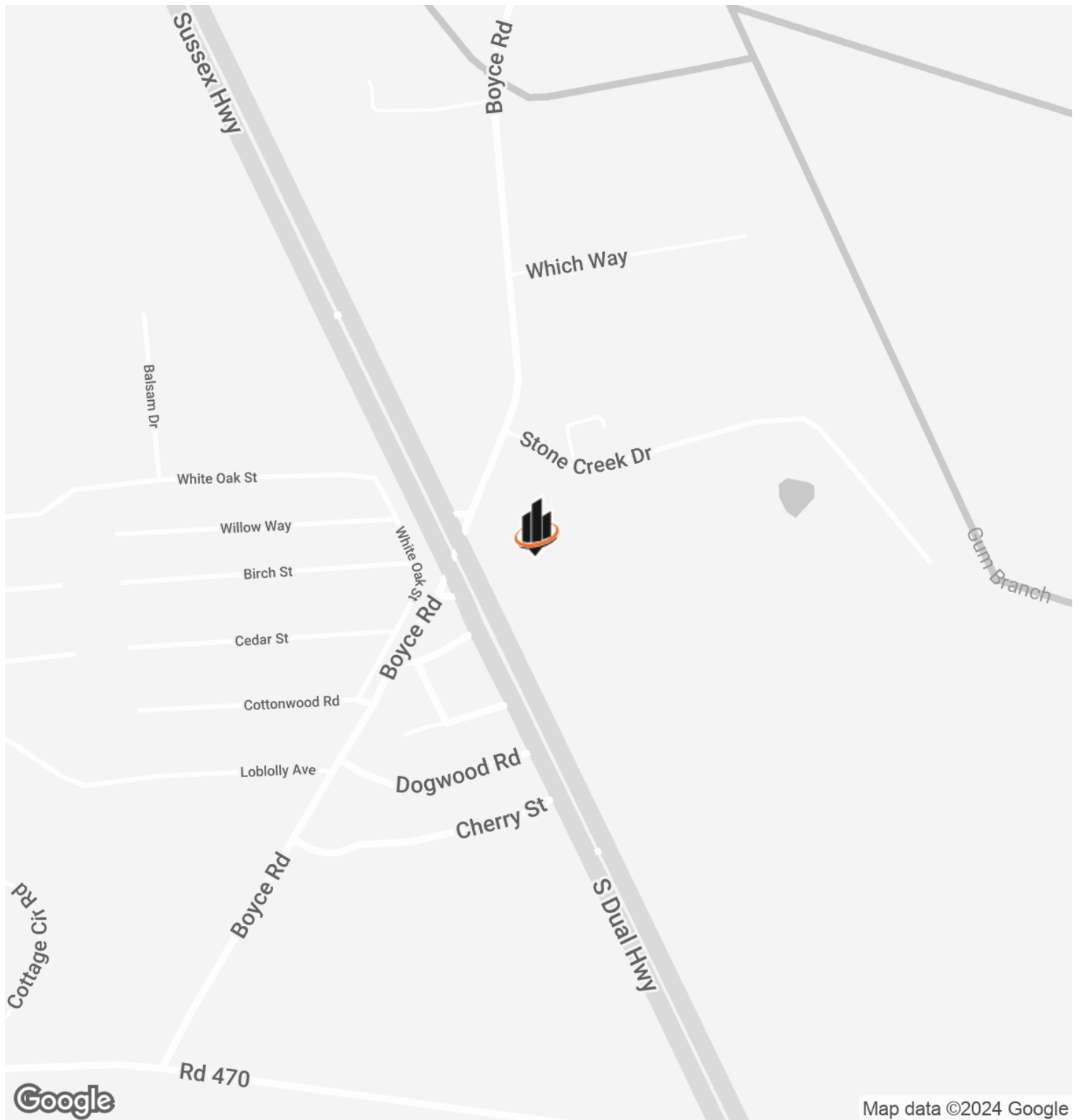
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 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE. LICENSE NUMBER: SS-0007352. EXPIRATION DATE: 01/31/2020.

DATE:
04/20/2018

SHEET #
A-1.01



LOCATION MAP

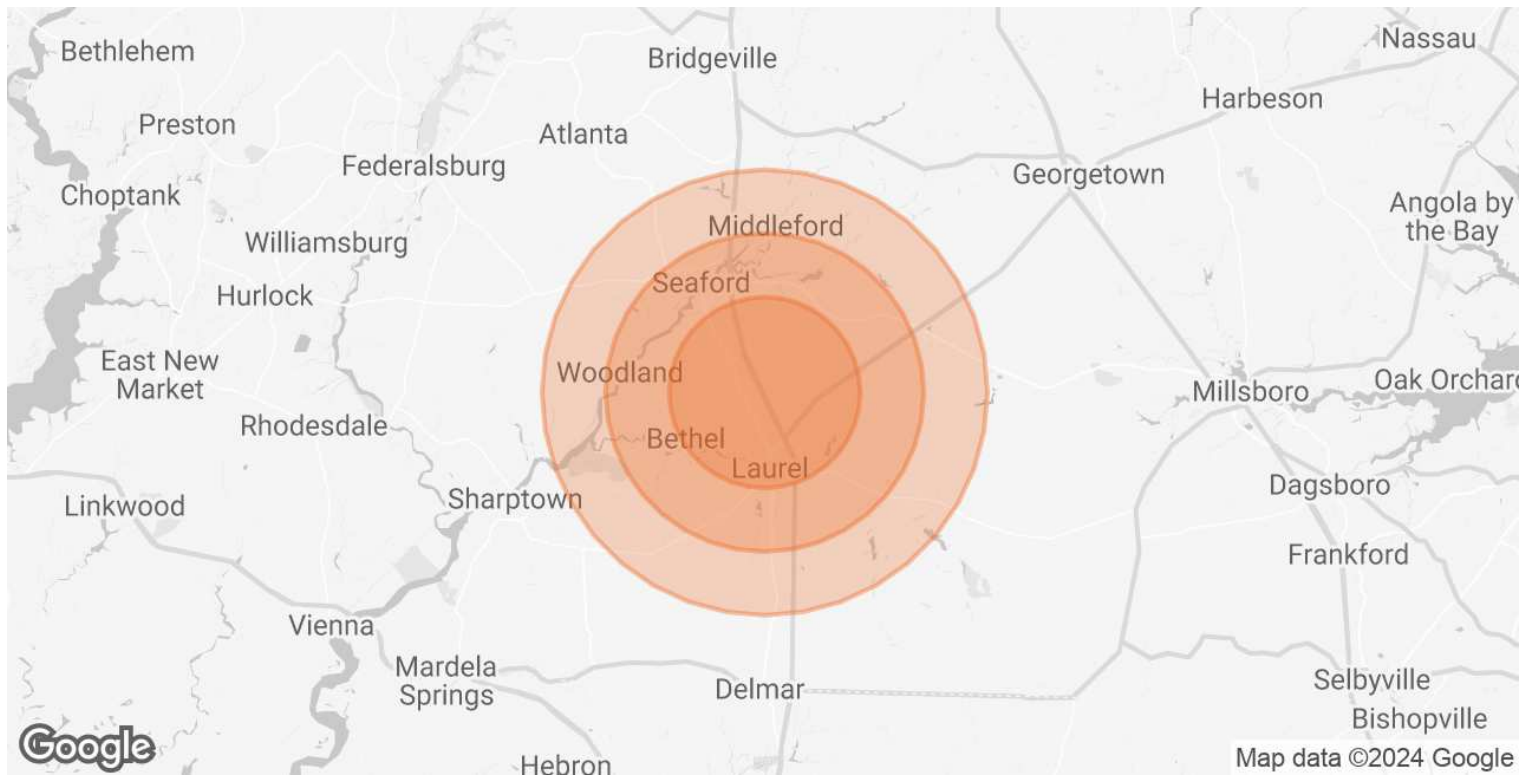


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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	5,980	18,427	33,116
AVERAGE AGE	38.6	38.4	38.9
AVERAGE AGE (MALE)	38.5	37.5	37.5
AVERAGE AGE (FEMALE)	39.1	39.3	40.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	2,317	7,121	12,703
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$59,857	\$57,627	\$56,029
AVERAGE HOUSE VALUE	\$238,297	\$255,907	\$262,625

* Demographic data derived from 2020 ACS - US Census

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