



## PROPERTY DETAILS

**Sale Price:** \$695,000  
**Price Reduced! Now \$625,000**

**Lease Rate:** \$4,000/MO NNN  
**Now Available for Lease**

**Building Size:** 1,200 SF

**Lot Size:** 0.25 AC

**Zoning:** CR

**Parcel:** 1102600044

## PROPERTY DESCRIPTION

Situated at a highly visible and accessible intersection on Pulaski Highway, this property offers tremendous exposure for your business. Located on major thoroughfares, it provides easy access to Route 40, Route 896 and I-95, connecting you to key markets in Delaware and Maryland. The surrounding fast-growing area boasts a diverse mix of residential and commercial developments.

## PROPERTY HIGHLIGHTS

- Single-story building
- Located at the busy corner of US Route 40 and old Route 896
- Zoned CR
- High traffic counts
- Near Peoples Plaza Shopping Center
- Currently occupied by a rental car agency - **vacating 1/31/25**

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