



Available

FORMER WALGREENS

SPACE FOR LEASE

9561 BRIDGEVILLE CENTER RD, BRIDGEVILLE DE 19933

THE SPACE

Location	9561 Bridgeville Center Rd Bridgeville, DE 19933
Square Feet	12,000
Annual Rent PSF	\$10.00
Lease Type	NNN

HIGHLIGHTS

- ❖ 12,000 SF Retail Building - \$10/sf
- ❖ Former Walgreens & Happy Harry's location with a drive-thru window and 1 Roll up loading door
- ❖ Residential growth, over 9,000 new residential units planned and approved within a two mile radius
- ❖ High Traffic with over 25,000+/- VPD along Route 13/Sussex Hwy
- ❖ National tenants in Bridgeville Park Center include, Food Lion, Family Dollar and Subway
- ❖ Nearby tenants include, Wawa, Royal Farms, DG Market, McDonald's and Sonic
- ❖ Heritage Shores 55+ residential community across the street has 1,816 homes



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,024	8,659	18,028

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,282	\$84,057	\$85,178

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
562	3,354	7,003



Cynthia Bates
Associate Broker
(302) 222-2250
rrmanagement46@gmail.com

R&R Commercial Realty
46 S. State Street, Dover, DE 19901

**Heritage Shores
55+ Community
1,816+/- Homes**



Sussex Hwy
25,548 VPD



Delaware State Police

9,549 VPD



**Bridgeville Park
Center**



**For Lease
12,000 sf \$10/sf**

Former Walgreens

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R&R Commercial Realty and it should not be made available to any other person or entity without the written consent of R&R Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R&R Commercial Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R&R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R&R Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has R&R Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Loading
Door

Exclusively Marketed by:

Cynthia Bates
R&R Commercial Realty
Associate Broker
(302) 222-2250
rrmanagement46@gmail.com



<http://www.randrcommercialrealty.com>

46 S. State Street, Dover, DE 19901

powered by CREOP