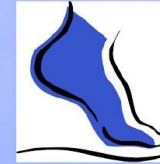


Join



Brandywine Podiatry

R&R Commercial Realty, Inc.



21725 Roth Ave
Georgetown, DE 19947

2,625 sf SPACE FOR LEASE

EXCELLENT LOCATION FOR OFFICE / MEDICAL / RETAIL



THE SPACE

Location

21725 Roth Ave
Georgetown, DE 19947

County

Sussex

HIGHLIGHTS

- ❖ 2,625 sf For Lease - \$23 NNN
- ❖ Brand new shell space ready for tenant build out
- ❖ Excellent location for Medical / Office or Retail
- ❖ Neighboring tenants include; Brandywine Podiatry, the VA Health Clinic, Beebe Healthcare, La Red Healthcare and Sun Behavioral
- ❖ The 168-acre, mixed-use site is situated in a high-visibility location with excellent access to major routes, including U.S. Route 113, and Delaware Routes 404, 18, and 9.
- ❖ The College Park complex in Georgetown, Delaware, offers a mix of healthcare, retail, and residential opportunities.
- ❖ The Georgetown real estate market is expanding, with a rising median sales price for homes and a growing number of sales year-over-year
- ❖ Newly built nearby residential units include the College Park Apartments and The Village of College Park



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,625	10,707	17,884

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,359	\$70,798	\$84,538

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,128	3,295	5,451



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THE VILLAGE OF COLLEGE PARK

College Park APARTMENTS

Walmart

Walgreens

verizon MATTRESS Warehouse



REDNER'S Great Clips DOLLAR TREE ATI PHYSICAL THERAPY

SUN Behavioral

Beebe Healthcare

La Red Healthcare

VA Outpatient Clinic

DUNKIN'

FINS

Space for Lease 2,625 sf