



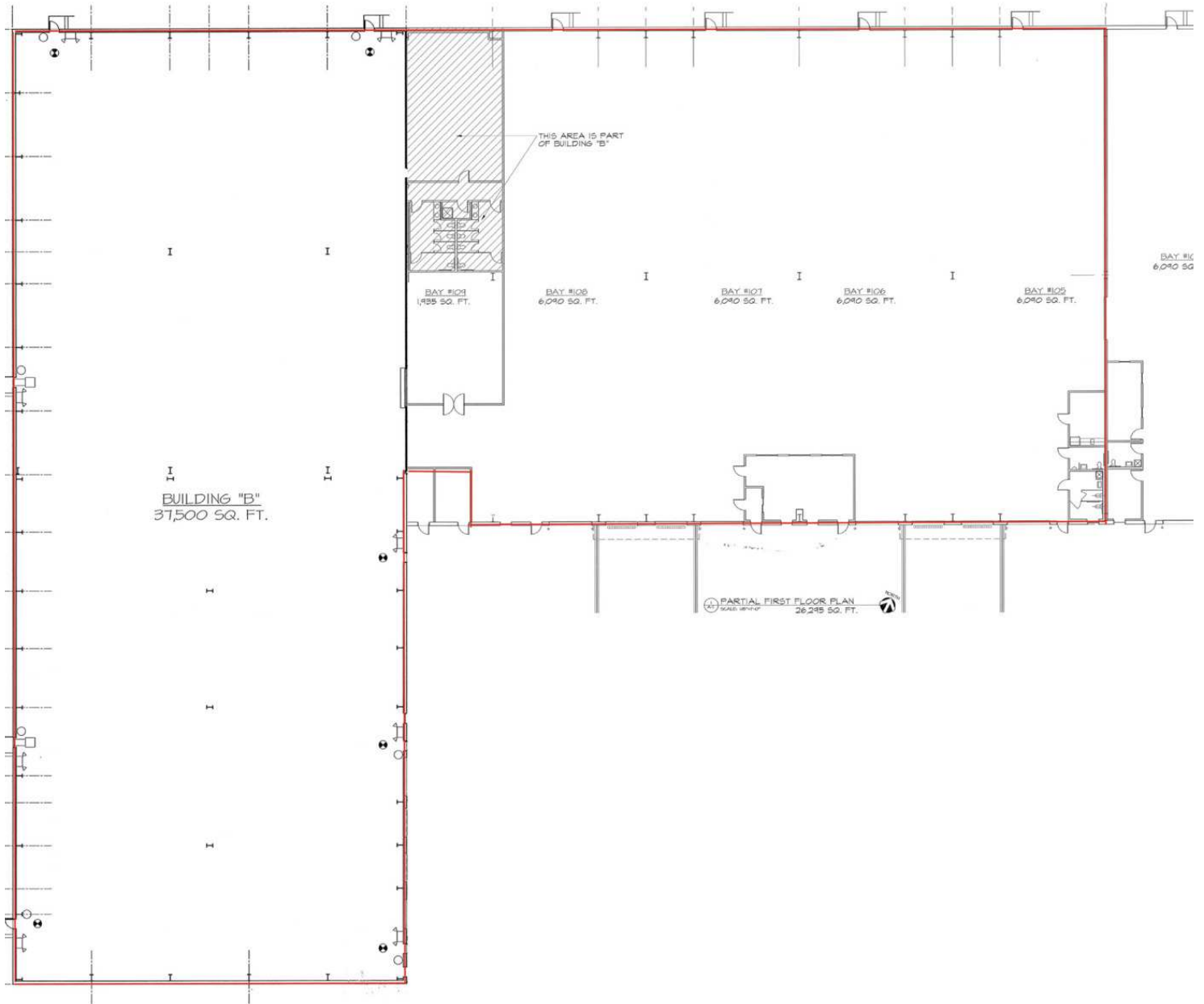
## Property Description

Discover the ideal location for your business at 20 Tyler Way, Newark, DE. This modern commercial property offers a sleek and professional environment designed to impress clients and inspire employees. With versatile open spaces, high ceilings, reinforced concrete floors, 200 Amp, 110/208, 3-phase electric this space can fit just about any business need. Conveniently located with easy access to major roadways, this property ensures excellent visibility and accessibility.

## Offering Summary

<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>Number of Units:</b>	10
<b>Available SF:</b>	25,940 - 64,821 SF
<b>Lot Size:</b>	344,609 SF
<b>Building Size:</b>	89,181 SF

Spaces	Lease Rate	Space Size
105-111	\$13.00 SF/yr	25,940 - 64,821 SF

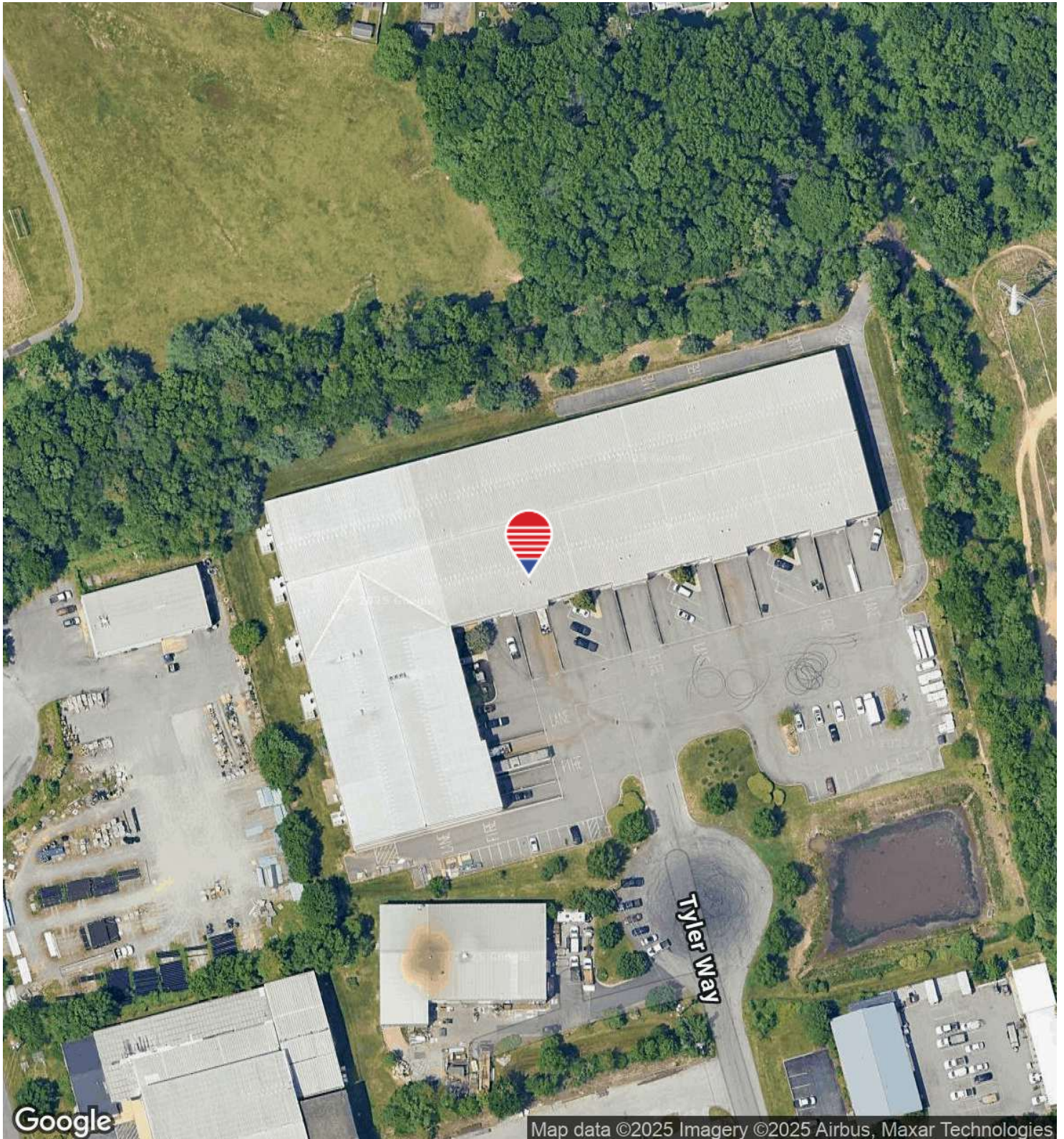




# 20 Tyler Way

Newark, DE 19713

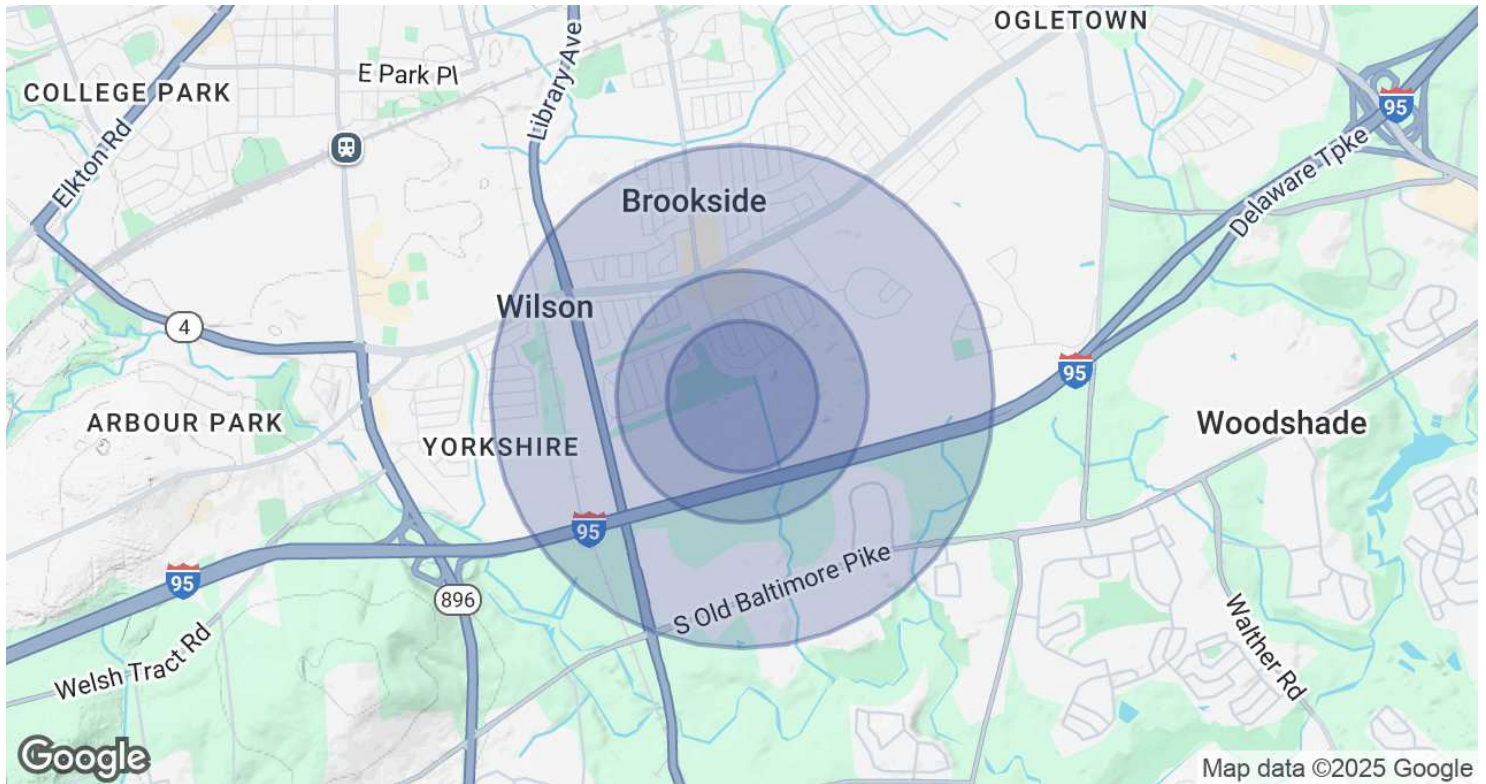
FOR LEASE



**JENNIFER CORBETT**  
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	352	1,588	8,347
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	120	556	3,190
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$109,398	\$99,962	\$93,549
Average House Value	\$310,030	\$296,639	\$303,358

Demographics data derived from AlphaMap