

OFFICE BUILDING
FOR LEASE

101 A LUKENS DR, NEW CASTLE, DE



OFFERING SUMMARY

Lease Rate:	\$18.55 SF/yr (+ Janitorial, Utilities and Trash)
Building Size:	45,158 SF
Available SF:	20,000 SF
Lot Size:	3.17 Acres
Zoning:	Industrial Office Park

PROPERTY OVERVIEW

20,000 SF office space with open floor plan and glass partitioned offices in the heart of Riveredge Park, located at the base of the Delaware Memorial Bridge and entrances to I-95, 495, 295, SR1 and SR13. This location is just five minutes to the city of Wilmington, 30 min to Philadelphia, one hour to Baltimore/DC, and two hours to NYC. 101 A Lukens Drive sits within the municipal city limits of the City of New Castle.

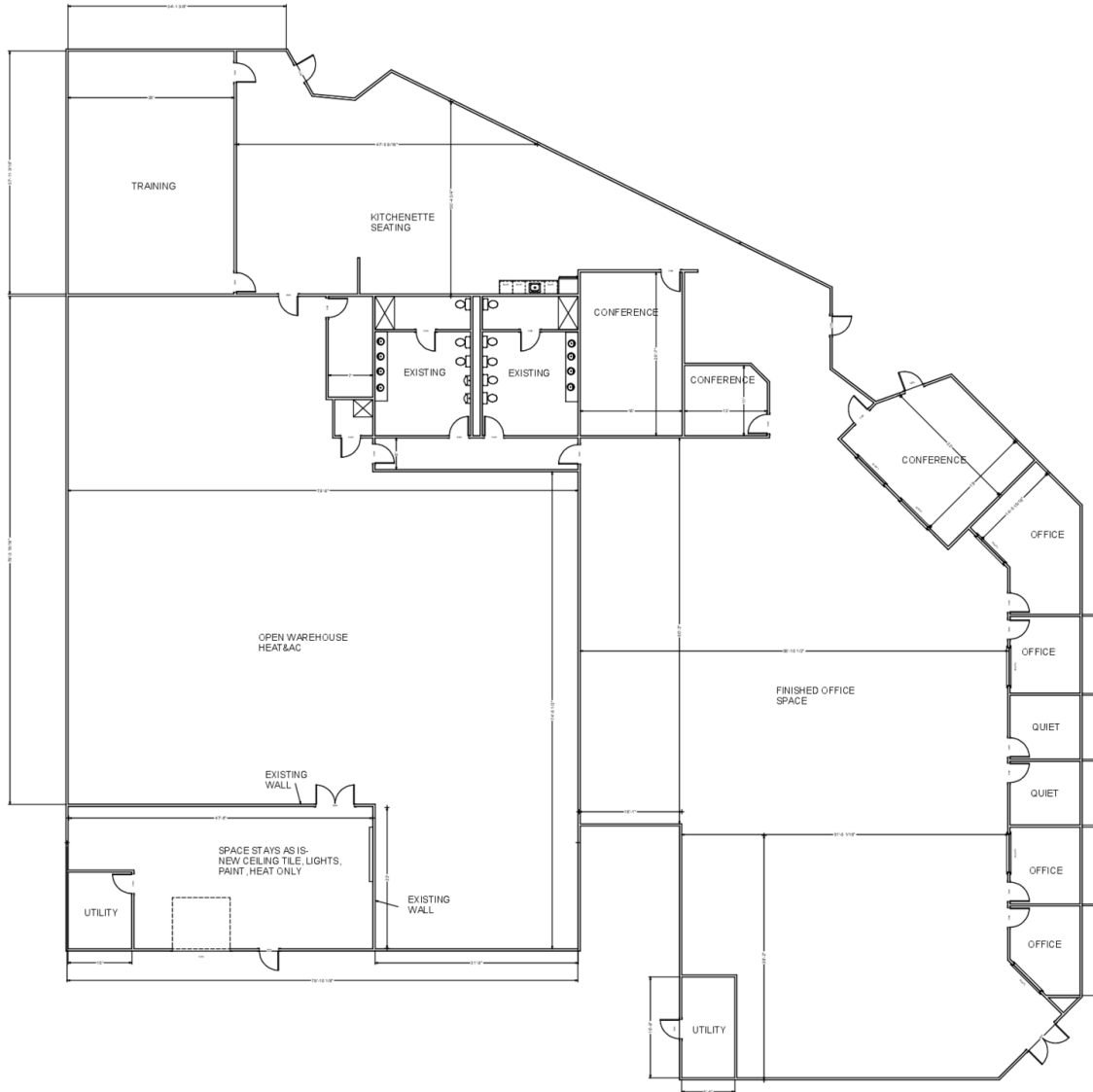
PROPERTY HIGHLIGHTS

- Open floor plan
- 6 Glass partitioned offices
- 1 Glass partitioned conference room
- 1 Training room
- Large open break/lunch room
- 2 multi-stall restrooms with dedicated handicap accessible restroom and roll-in showers.
- 80' x120' Warehouse space with 25' clearance to ceiling, 16' clearance to bottom of heaters
- Available immediately

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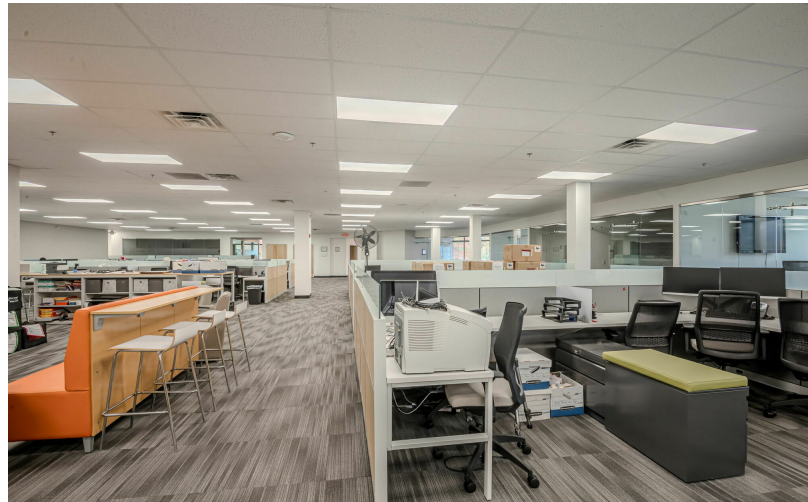
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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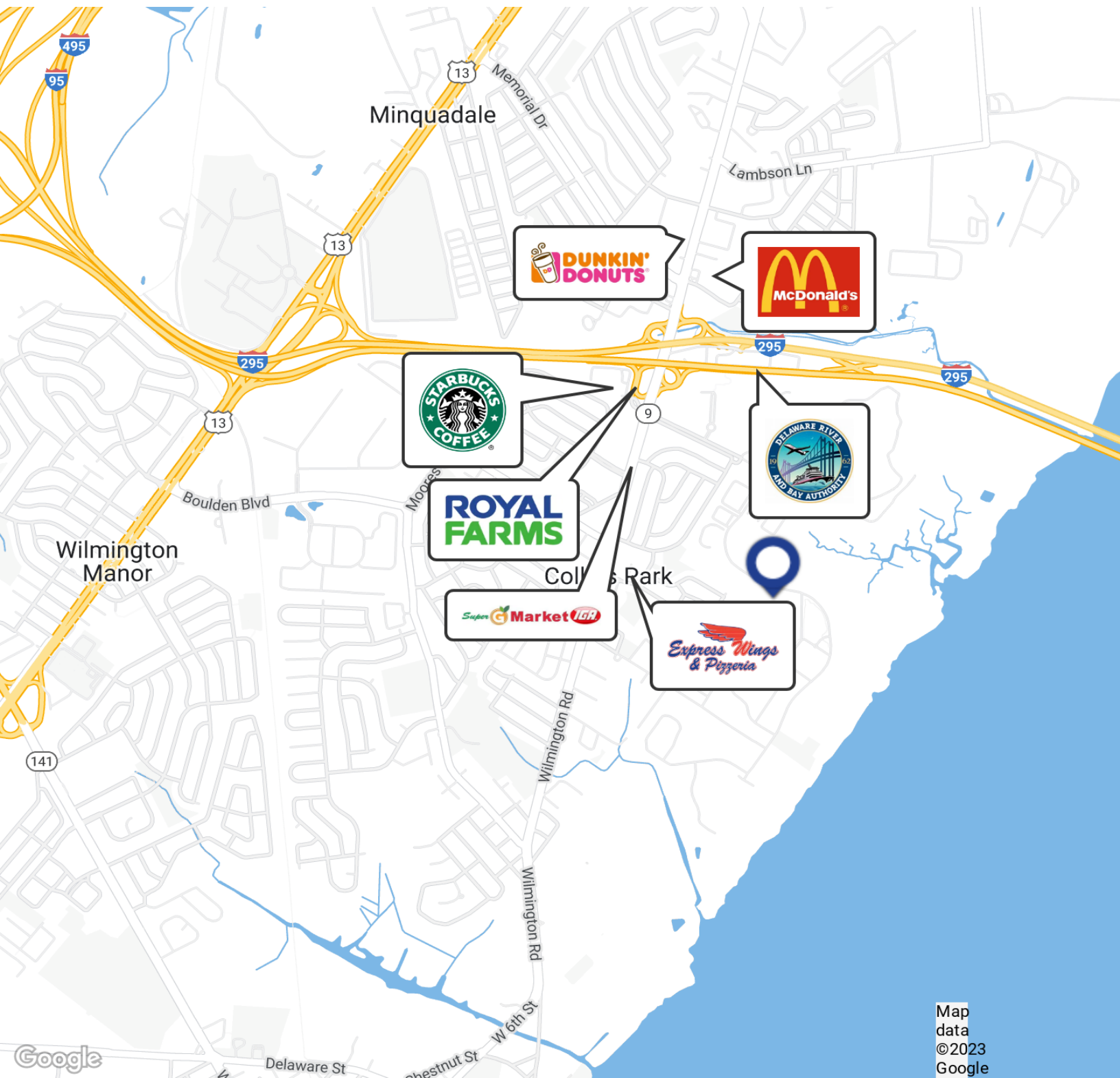
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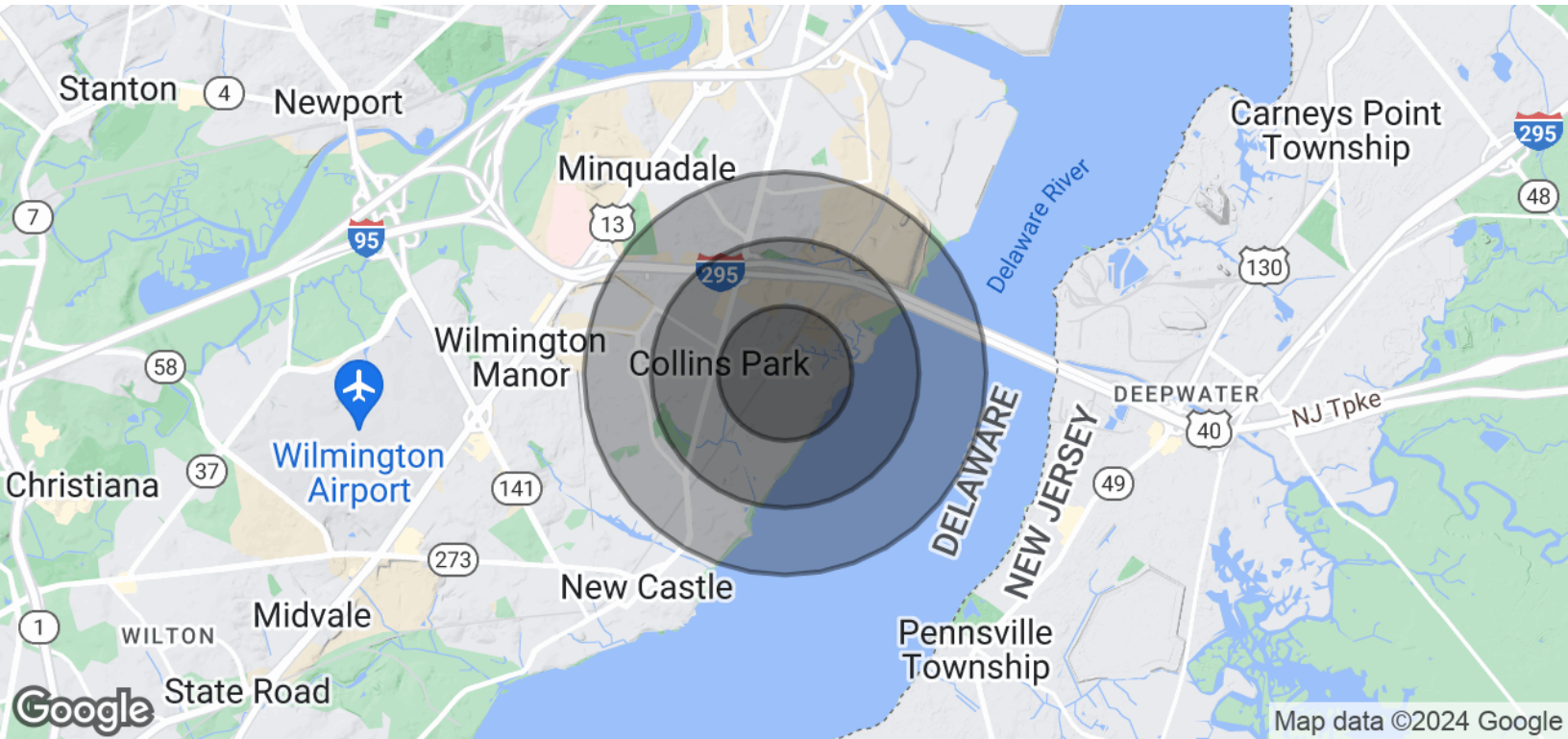
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,301	5,628	11,980
Average Age	34.0	36.5	37.3
Average Age (Male)	32.0	35.3	35.1
Average Age (Female)	35.6	36.6	36.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	436	1,966	4,263
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$53,385	\$62,784	\$67,393
Average House Value	\$141,579	\$164,578	\$172,833

2020 American Community Survey (ACS)

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