

COMMERCIAL SPACE
FOR LEASE

LISTING #25 - 3493 BLUE BALL RD, ELKTON, MD



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (\$6 base rent + \$3 NNN) + utilities
Building Size:	20,000 SF
Available SF:	5,000 SF
Number of Units:	1
Year Built:	2022
Zoning:	BG - Business General

PROPERTY OVERVIEW

SB Real Estate is now offering this one remaining space in Blue Ball Tavern Business Center with easy access to both Cecil and New Castle counties. This space is perfect for a general contractor or equipment storage with great visibility. Nicely sized overhead doors, fully insulated bays and tons of natural light contribute to a modern and unique place to call your own.

PROPERTY HIGHLIGHTS

- Suite 1C, 5,000 SF +/-
- 16' Ceiling height at eaves
- (2) 10' X 12' OH doors on front
- (1) 10' X 14' OH door on rear
- 1 ADA Restroom
- Private well and septic
- Zoned BG - Business General
- Lease Price: \$3,750 per month

JEFF SELLERS
302.275.5566
sellers@sbrealtyco.com

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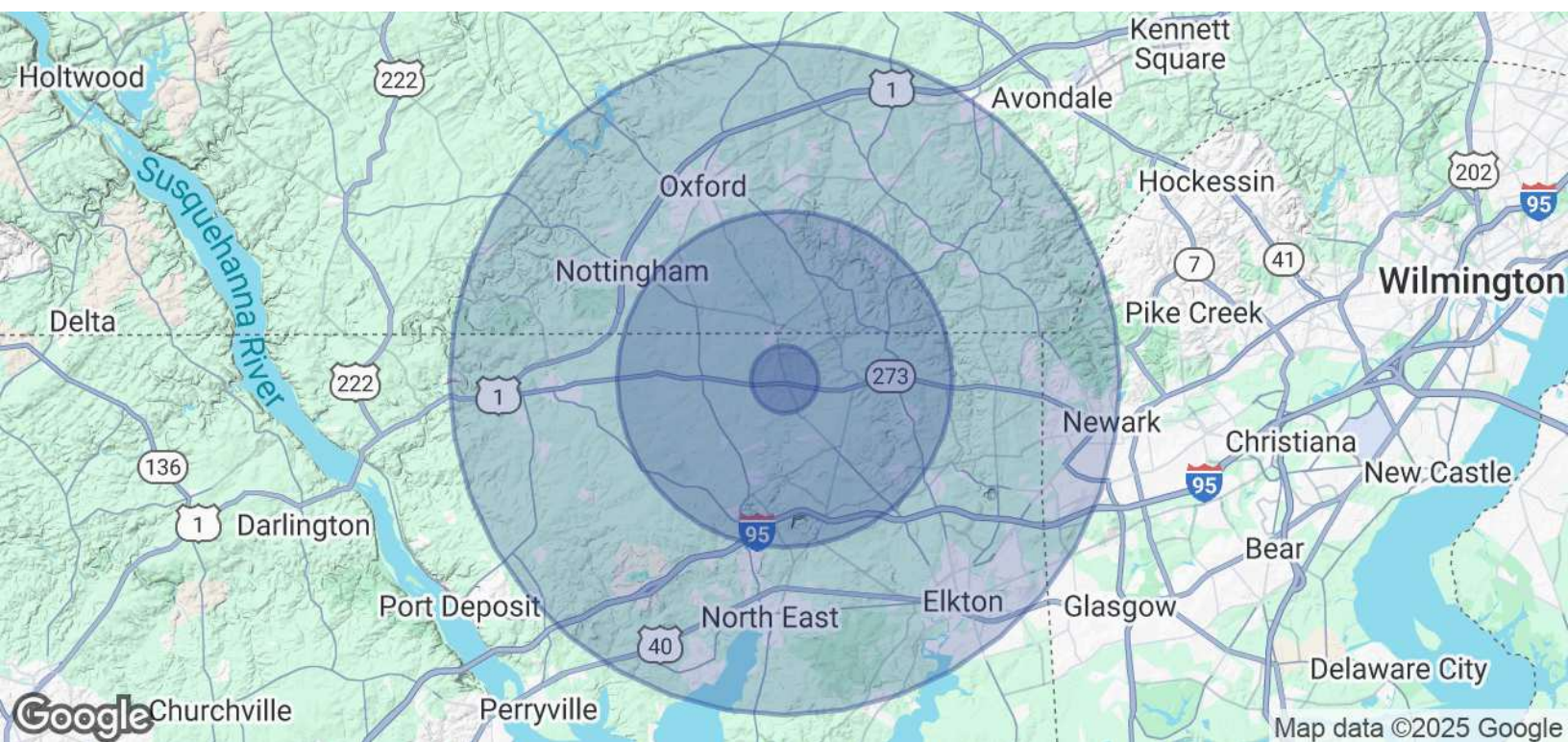


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	679	20,710	107,714
Average Age	40.9	37.9	36.0
Average Age (Male)	38.2	36.6	35.0
Average Age (Female)	43.0	39.1	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	218	6,806	36,618
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$93,692	\$92,554	\$82,753
Average House Value	\$350,447	\$335,926	\$314,120

2020 American Community Survey (ACS)

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