

FLEX SPACE
FOR LEASE

LISTING #34 - 3497 BLUE BALL RD, UNIT 2D, ELKTON, MD



OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (\$8 base rent + \$3 NNN) + utilities
Building Size:	20,000 SF
Available SF:	2,500 SF
Year Built:	2022
Zoning:	BG - Business General

PROPERTY OVERVIEW

SB Real Estate is now leasing flex space in the 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 2D, 2,500 SF +/-
- 16' Ceiling height at eaves
- (1) 10' X 14' OH door
- 1 ADA Restroom
- Private well and septic
- Zoned BG - Business General
- Lease Price: \$2,291.67 per month + Utilities

JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

jon@sbrealtyco.com

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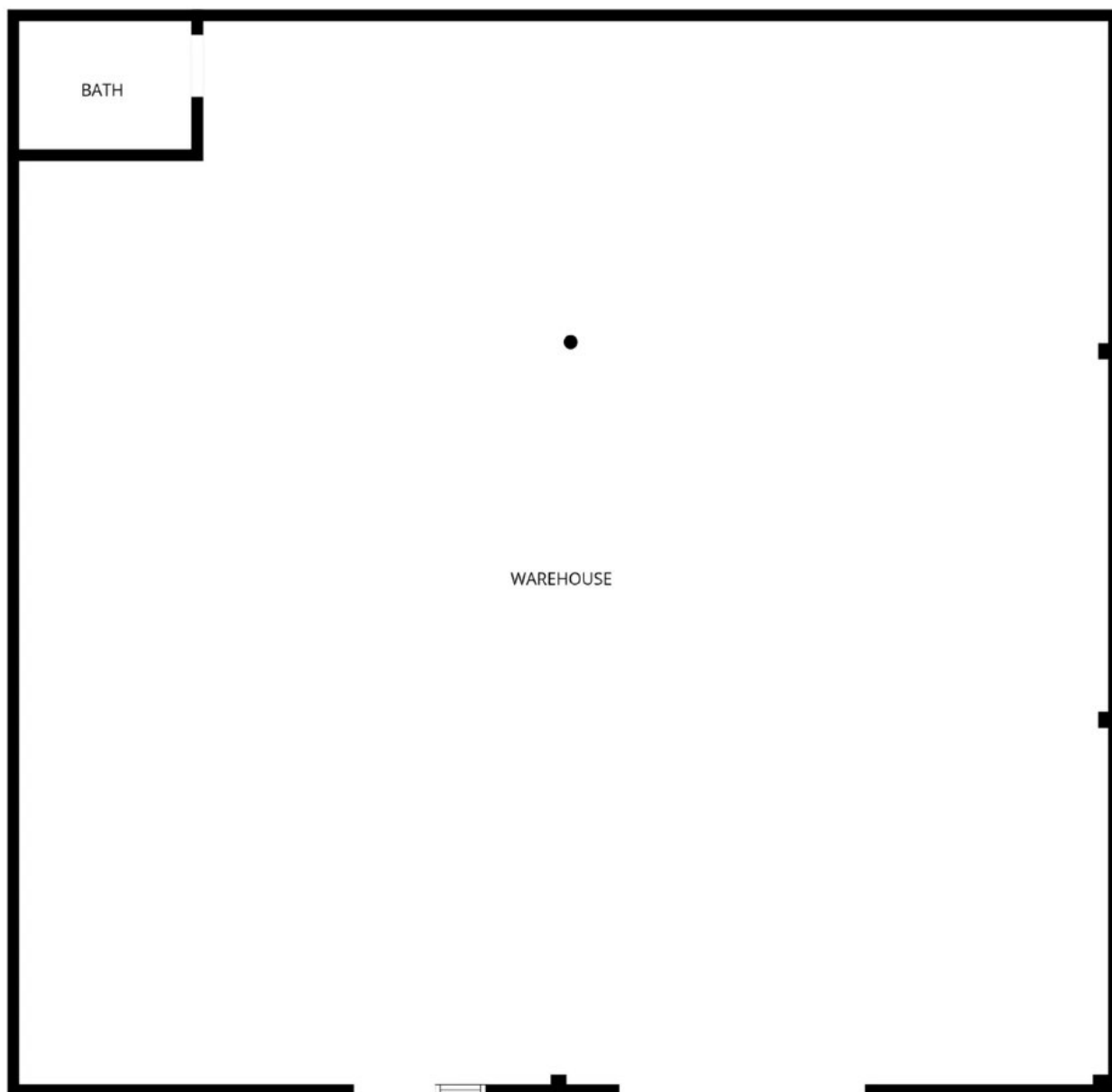
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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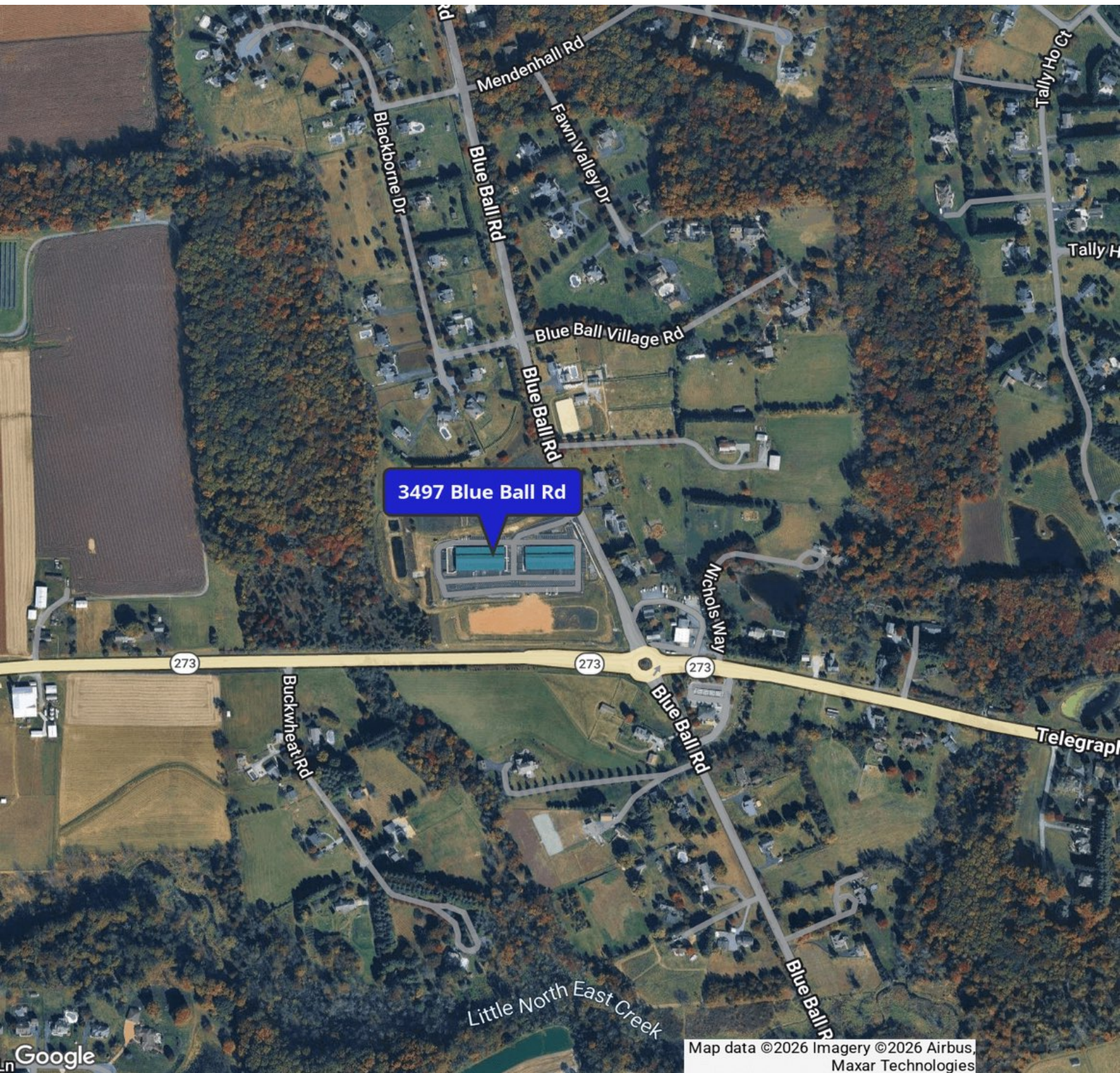
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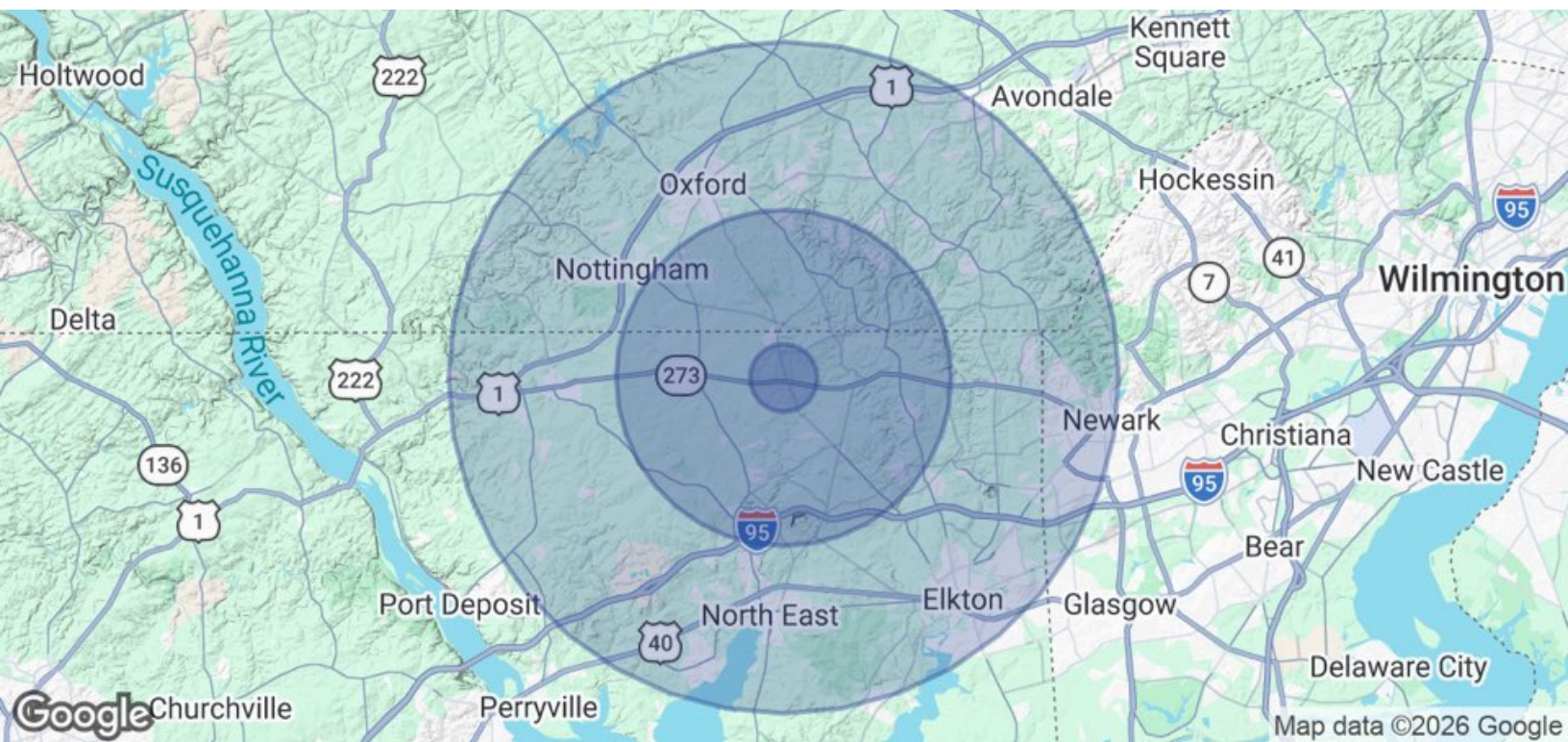
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	679	20,710	107,714
Average Age	40.9	37.9	36.0
Average Age (Male)	38.2	36.6	35.0
Average Age (Female)	43.0	39.1	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	218	6,806	36,618
# 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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