

OFFICE BUILDING
FOR LEASE

908 B CHURCHMANS ROAD EXT.



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	9,190 SF
Available SF:	2,571 SF
Year Built:	1998

PROPERTY OVERVIEW

2,571 square feet of office space with ample parking and ground-level access. Available space is ready for your business and desired floor and wall finishes. Landlord is also willing to perform a custom fit out for creditworthy tenants. Churchmans Center is located on Christiana Road (Rt.273), and sits approximately 0.6 miles from one of the most heavily traveled local intersections, US 13 & 273 (Hares Corner). The subject property is zoned Business Park (BP).



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302.545.2392
jeff@sbrealtyco.com

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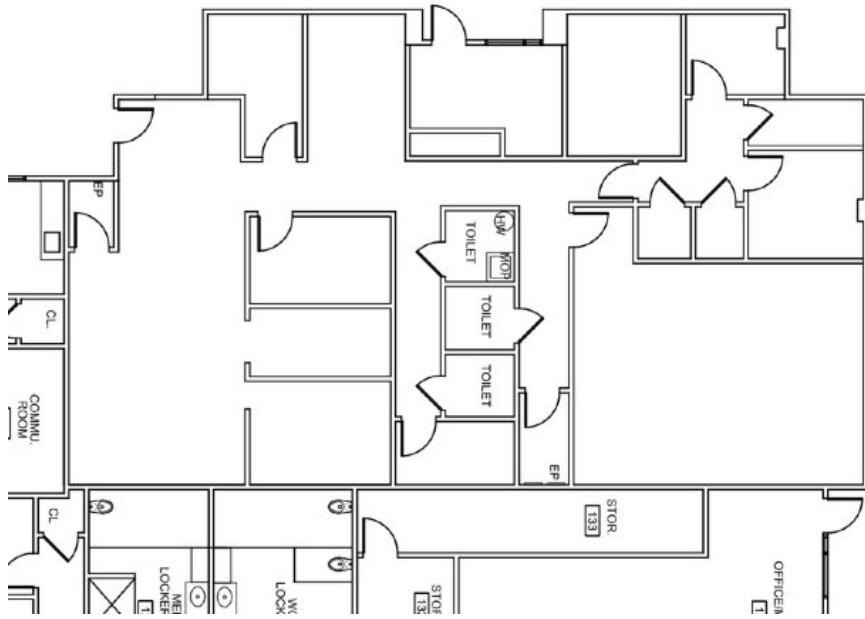
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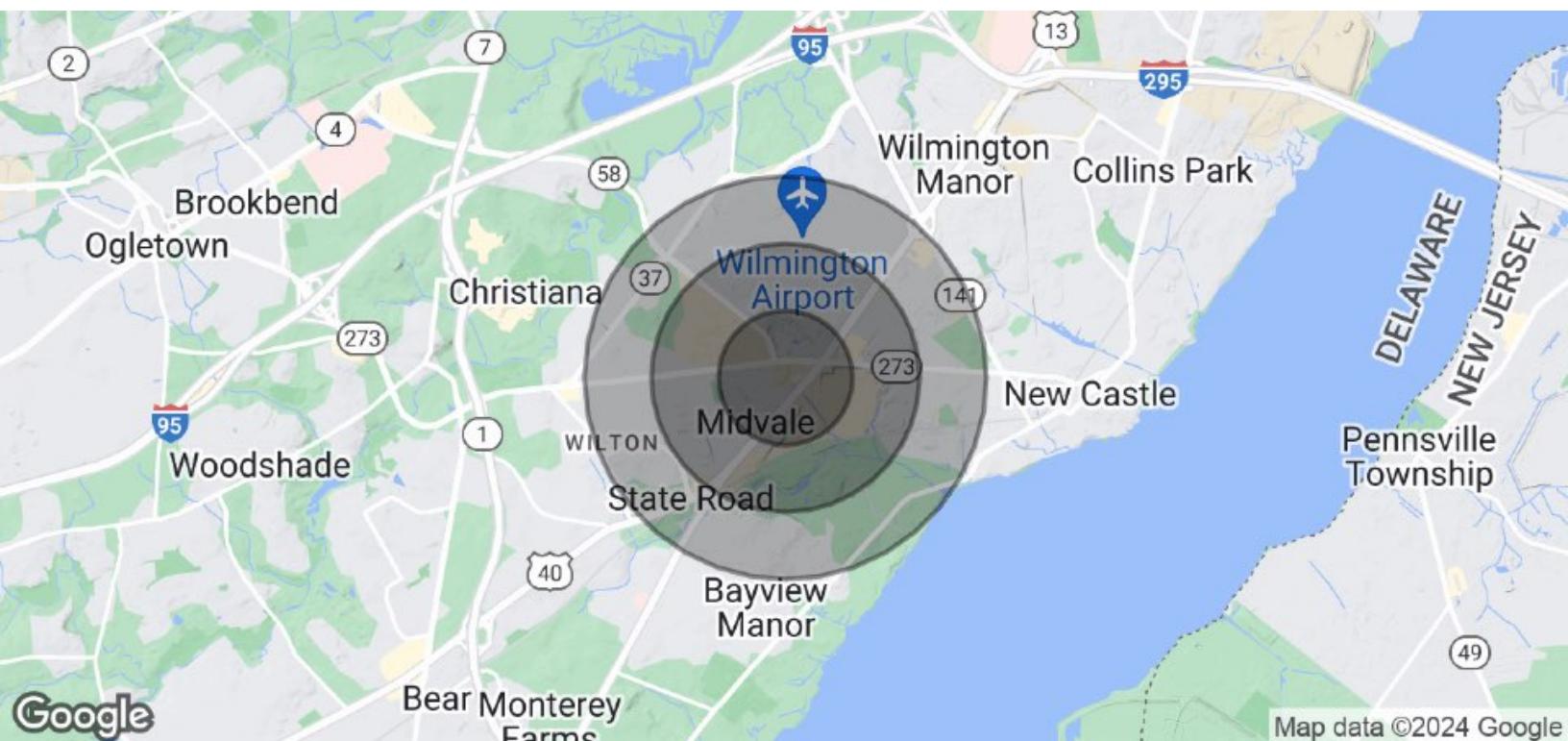
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,001	5,489	15,742
Average Age	46.0	46.1	42.2
Average Age (Male)	39.7	45.4	38.7
Average Age (Female)	50.0	47.3	45.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	381	2,249	6,580
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$92,561	\$75,149	\$68,220
Average House Value	\$223,396	\$202,061	\$191,445

2020 American Community Survey (ACS)

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