

LEASE

Lot 5, Gerald Court

LOT 5, GERALD COURT

Delmar, DE 19940

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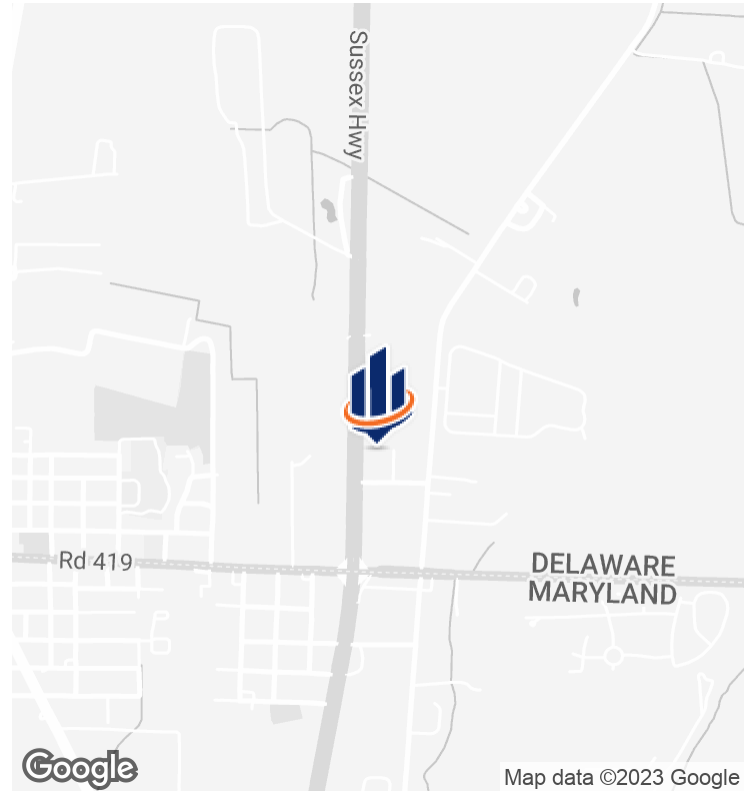
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$40,000 / year
LOT SIZE:	1.58 Acres
ZONING:	Commercial
TRAFFIC COUNT:	24,000

PROPERTY OVERVIEW

Prime Commercial Lot on US Rt. 13 - This is one of the last opportunities on this stretch of highway. The site is part of a planned business park with common stormwater management in place and a user just needs to get their site plan approved. This is also the last remaining lot on Rt. 13 in this subdivision which is home to AutoZone, Ashley Furniture, Goodyear, Verizon Wireless, and a retail strip center. Join adjacent companies such as Wawa, Walgreens, McDonald's, and three neighboring shopping centers including a grocery-anchored center directly across the street.

Access is already approved. This business subdivision offers multiple points of ingress/egress offering a convenience to customers and employees that no other available property can offer.

The site is being offered at an attractive land-lease price or the owner will do a build-to-suit for a tenant.

PROPERTY HIGHLIGHTS

- Rt 13 - Where everyone wants to be in the market
- DelDot approved access in place
- Flexible options - Build to suit or land lease
- 25,000 +/- daily traffic count
- Surrounded by national companies

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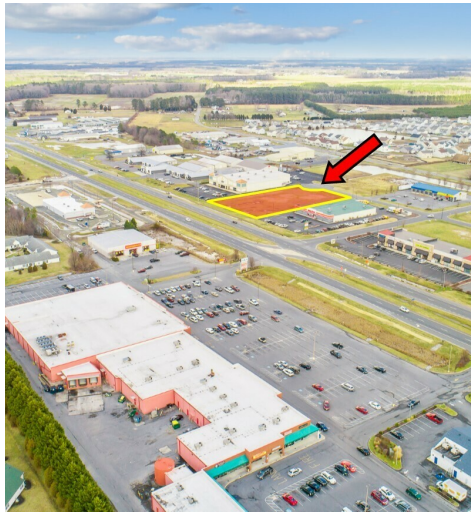
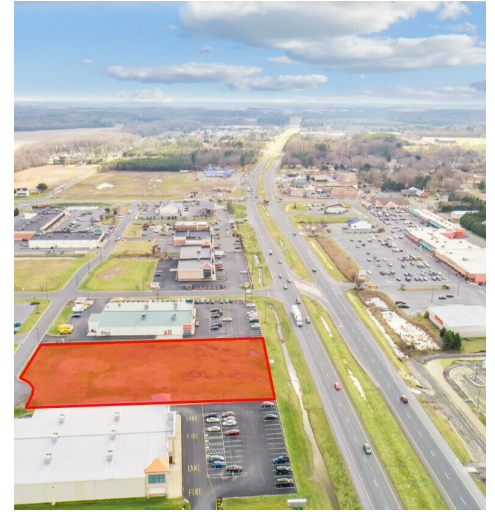
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ADDITIONAL PHOTOS



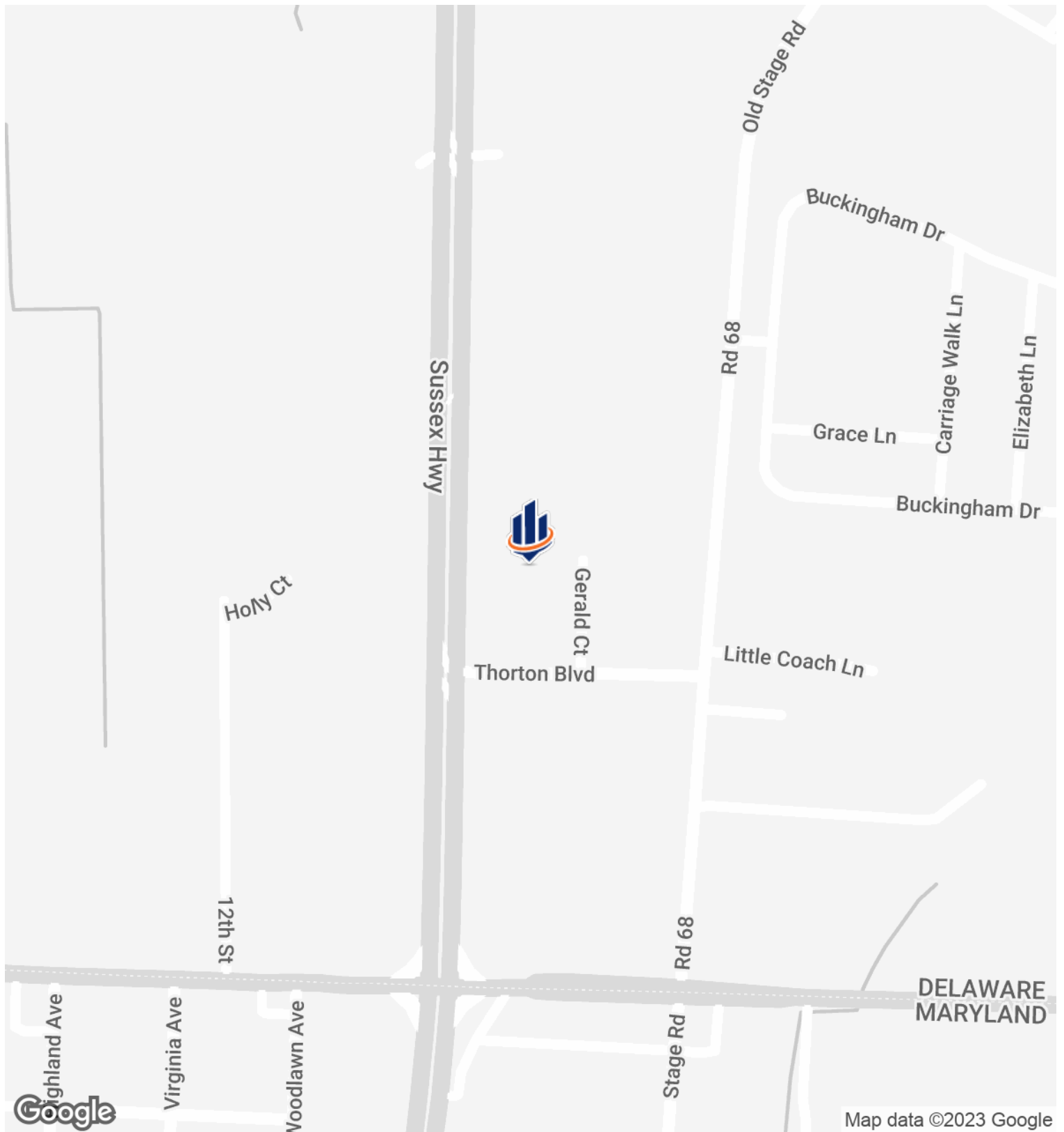
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LOCATION MAP



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RETAILER MAP



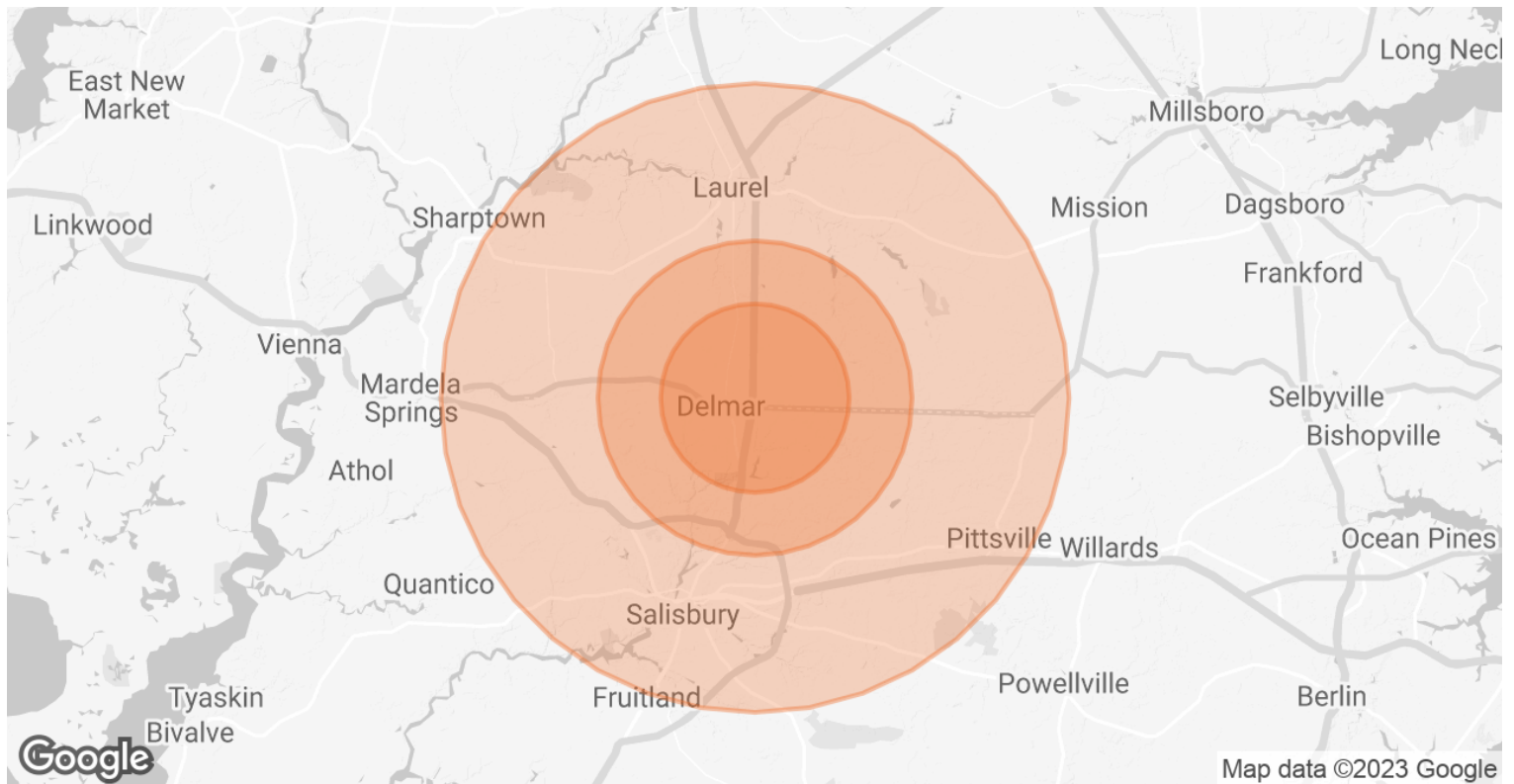
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,766	22,536	104,569
AVERAGE AGE	39.6	39.4	36.9
AVERAGE AGE (MALE)	38.2	37.9	35.9
AVERAGE AGE (FEMALE)	39.4	40.0	37.7

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,480	9,508	42,854
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$64,071	\$63,412	\$64,029
AVERAGE HOUSE VALUE	\$176,313	\$177,577	\$166,706

* Demographic data derived from 2020 ACS - US Census

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