



## OFFERING SUMMARY

- Available SF: +/- 3,000 - 7,853 SF
- Lease Rate: \$18/SF / Negotiable
- Lease Type: NNN (est. \$6.50/SF)
- Space is demisable – can lease 3,000 SF, 5,000 SF or the entire 7,853 SF

## PROPERTY OVERVIEW

Located in popular Rittenhouse Station Student Housing Complex in the heart of the University of Delaware campus.

## PROPERTY HIGHLIGHTS

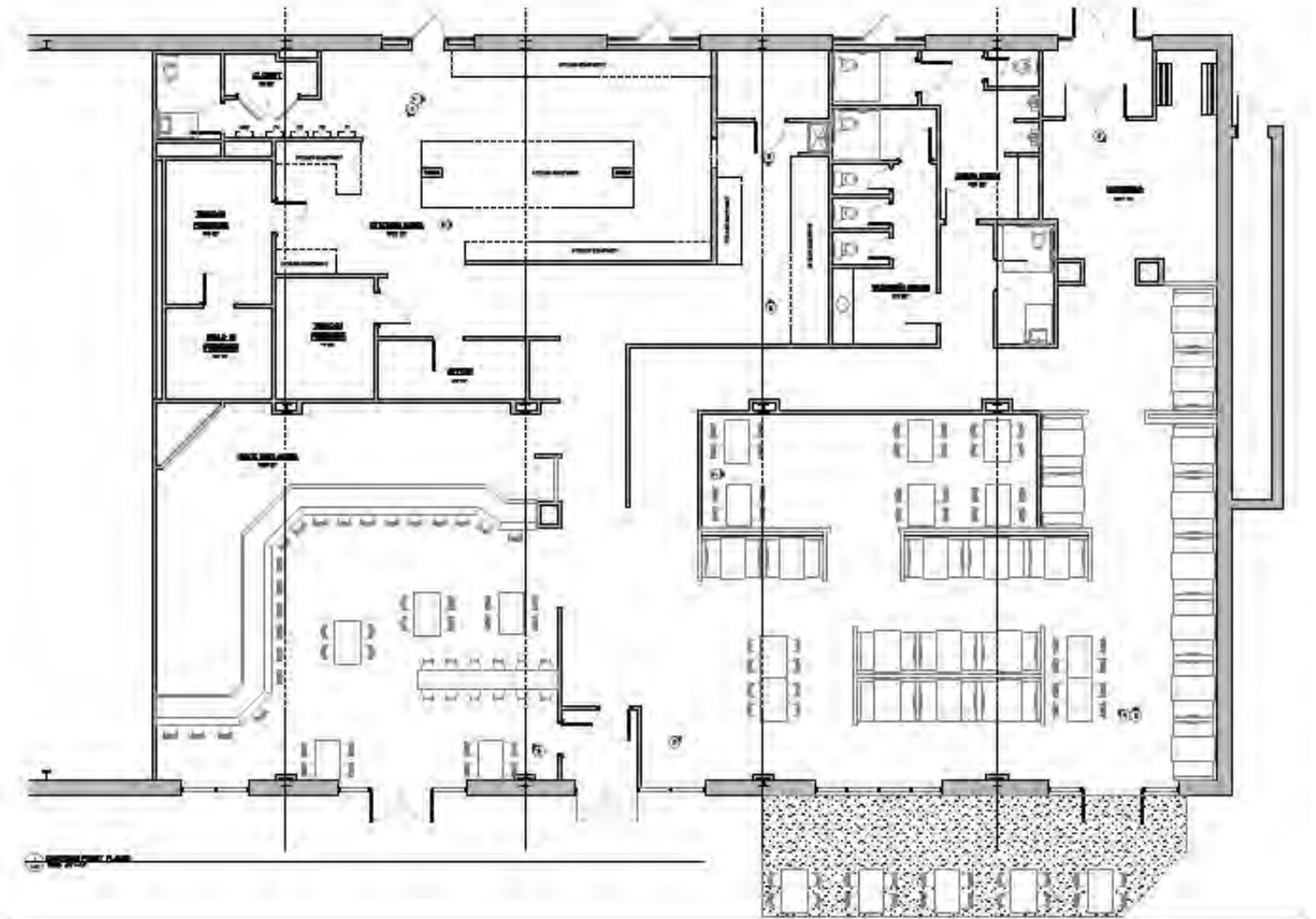
- Former restaurant space but landlord willing to demise and turn back into a vanilla shell or provide an allowance for the right deal.
- High visibility location with excellent demographics and traffic counts of 18,845 +/- vehicles passing per day
- Off-street parking

**Rich Dudek, SIOR**

302 221 7212 • C: 302 893 7937  
richdudek@emoryhill.com







Rich Dudek, SIOR

302 221 7212 • C: 302 893 7937

richdudek@emoryhill.com



