



RT. 24 PAD-SITES

18924 JOHN J. WILLIAMS HIGHWAY
REHOBOTH BEACH, DE 19971



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Property Summary



OFFERING SUMMARY

Lease Rate:	\$100,000 - \$115,000.00 per year (Ground Lease)
Lot Sizes:	1.32 & 1.33 Acres
Zoning:	C-1 General Commercial
Market:	Sussex County
Submarket:	Rehoboth Beach

PROPERTY OVERVIEW

Two highly visible and accessible pad-sites at this amazing location at a brand new (soon-to-be) lighted intersection to better accommodate the constantly increasing amount of traffic in front of this site and located next to a new Residence Inn by Marriot (opening June 2020) and across the street from Beebe Hospital's Health Campus. This location is strategically located just 2,000+/- feet away from Rt. 1 offering easy and convenient access at a lighted intersection in addition to a right-in right-out. The site will be delivered with entrances in place.

Over the next two years, between the residential, commercial, and institutional investments planned for this corridor approximately a HALF BILLION DOLLARS will have been spent in new development within a half-mile of this site. Over the last decade the state has spent about \$100 Million to build two 700+ capacity schools on the same road just to the west of this site, and that is in addition to the amount DeDOT will be spending to dualize Rt. 24 highway by 2022.

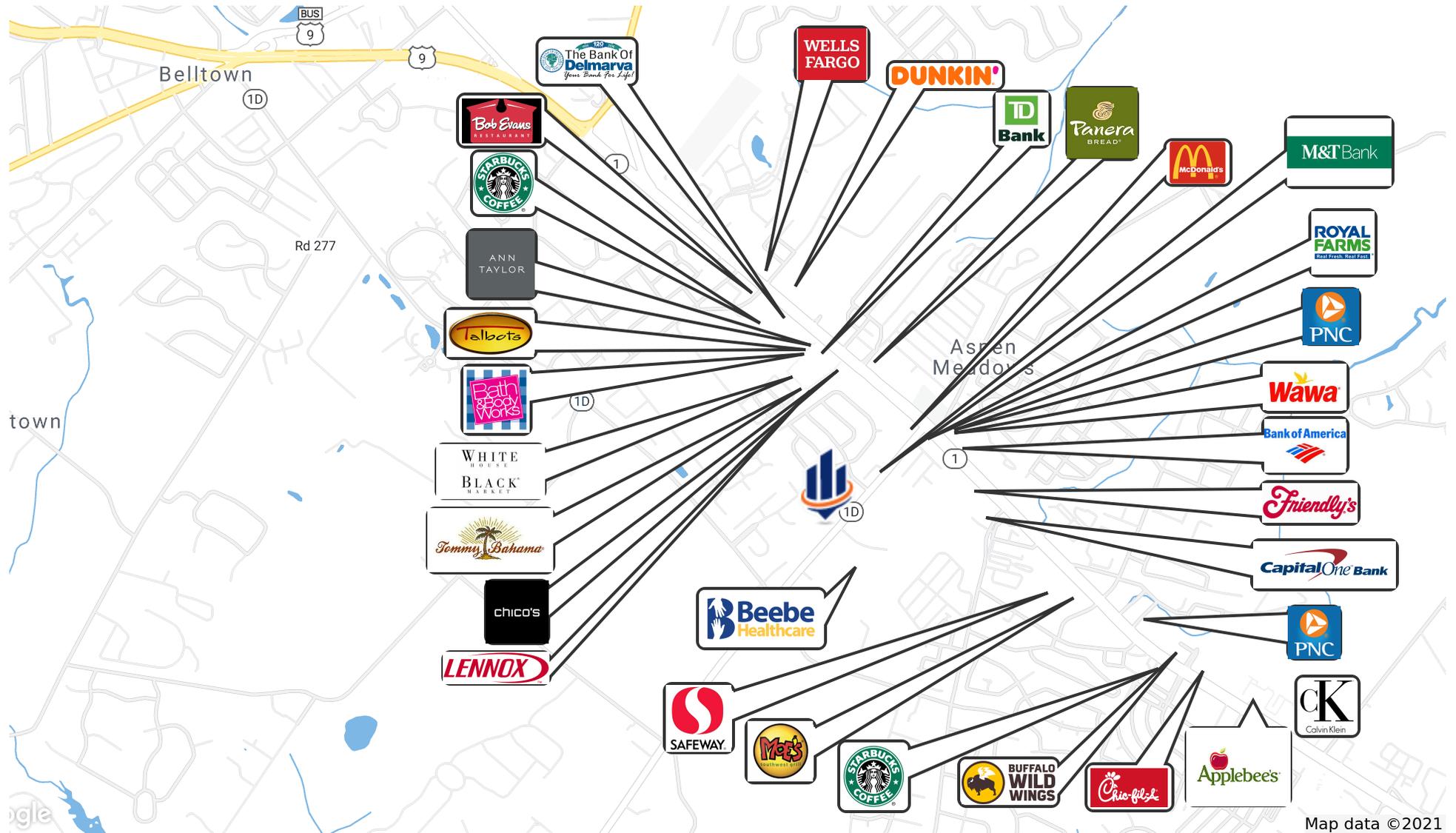
Beebe Hospital is currently undergoing a \$130 Million Dollar expansion directly across the street as seen in the photo's.

In summary, these pad-sites are right in the middle of all of this growth. Surrounded by residential, hospitality, and institutional uses this is the definition of a prime location.

Additional Photos

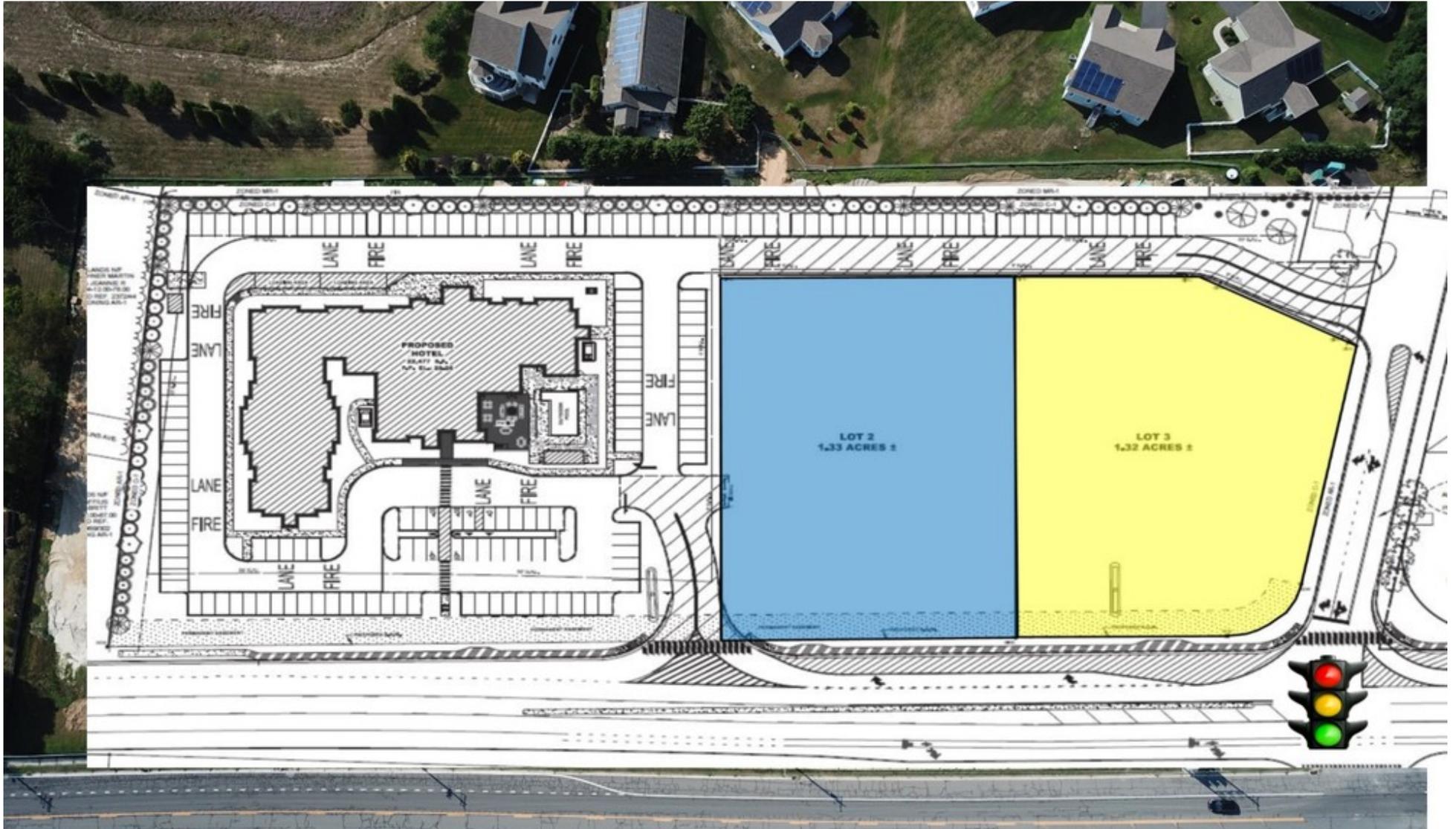


Retailer Map



Map data © 2021

Site Plan



Available Spaces

LEASE RATE: CALL FOR DETAILS

LEASE TYPE: Ground lease

TOTAL SPACE: 1.32 - 2.65 ACRES

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
18924 John J Williams Highway	Pad-Site	Call For Details	Ground Lease	1.32 Acres	120+	Pad-site at a [soon-to-be] lighted intersection adjacent to a new Residence Inn hotel opening December 2020 and adjacent to Beebe Health Campus undergoing a \$150+ million dollar expansion. Site to be delivered with entrances in place and utilities to the property line.

Available Spaces

LEASE RATE: CALL FOR DETAILS

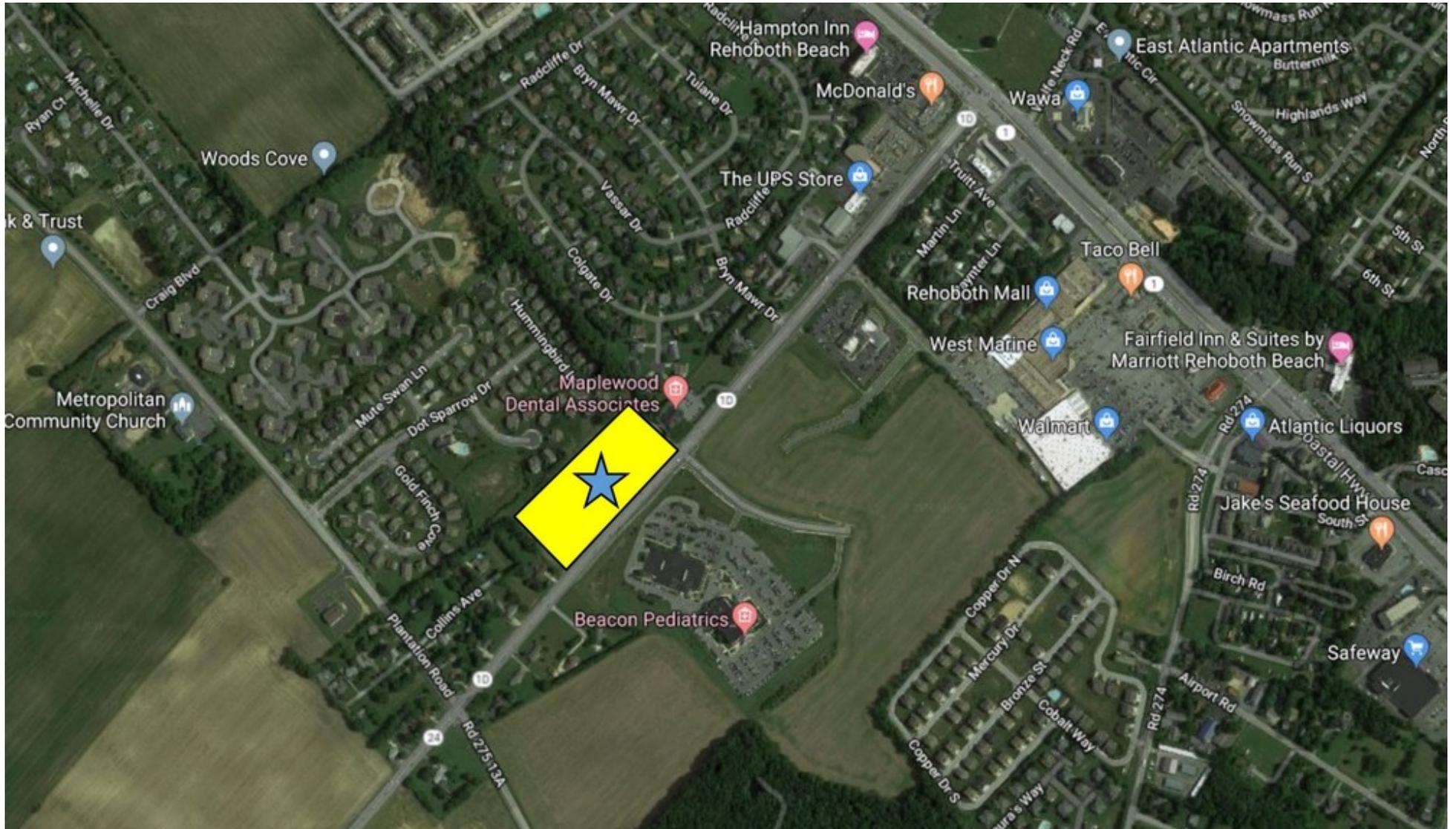
LEASE TYPE: Ground lease

TOTAL SPACE: 1.32 - 2.65 ACRES

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
18924-2 John J Williams Highway	Pad-Site	Call For Details	Ground Lease	1.33 Acres	Negotiable	Pad-site at a [soon-to-be] lighted intersection adjacent to a new Residence Inn hotel opening December 2020 and adjacent to Beebe Health Campus undergoing a \$150+ million dollar expansion. Site to be delivered with entrances in place and utilities to the property line.

Aerial Map



Additional Photos



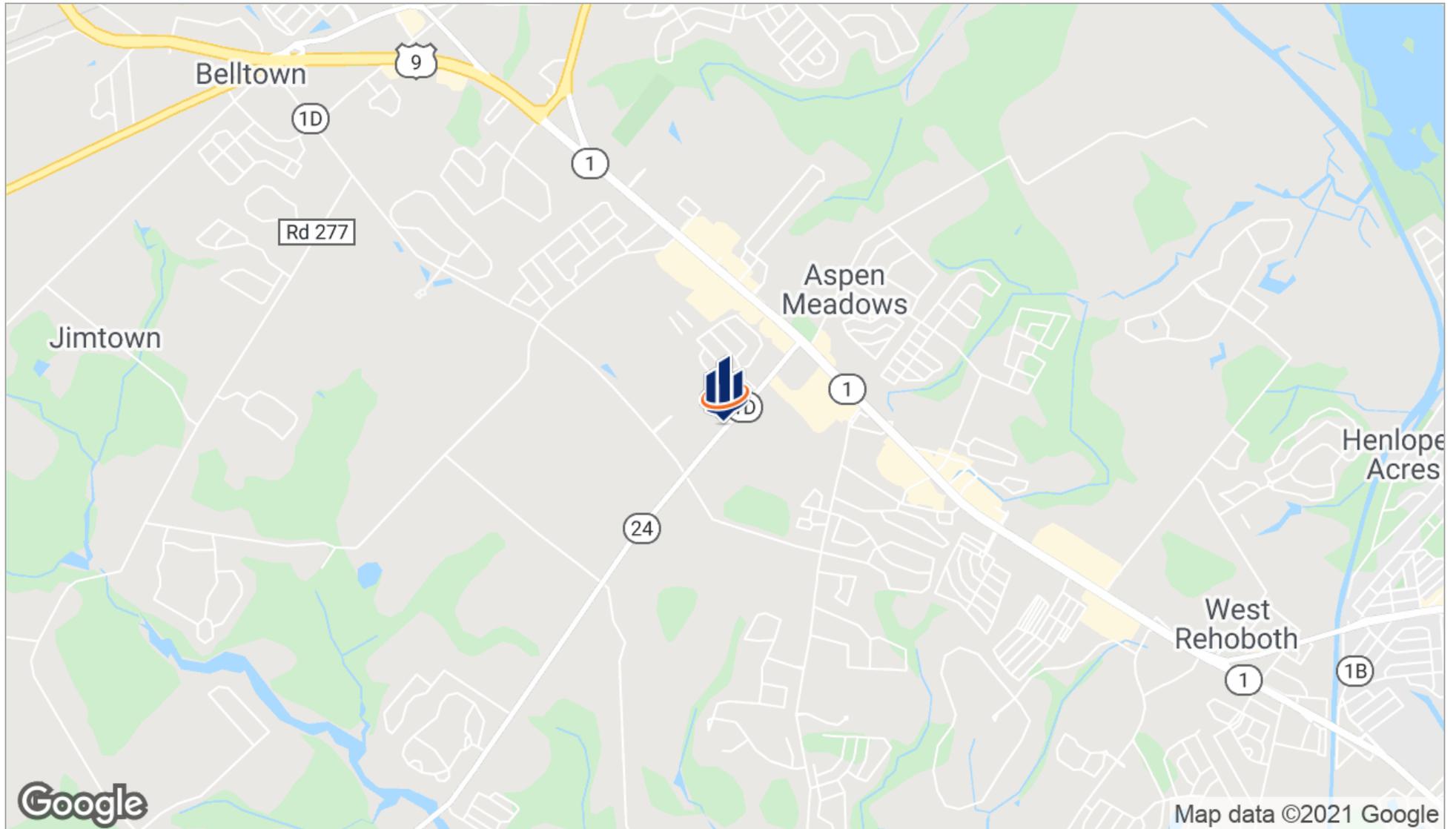
Additional Photos



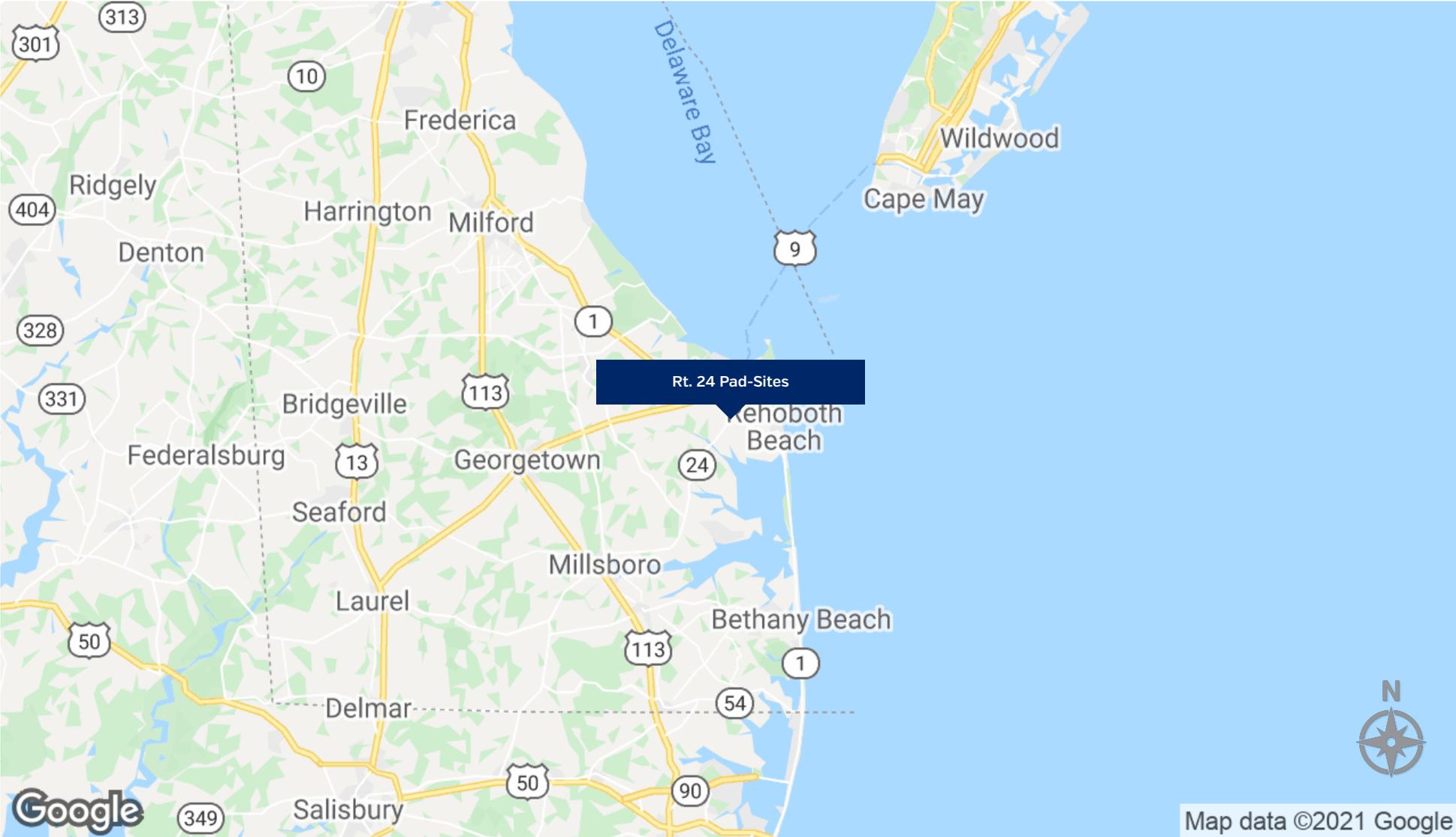
Additional Photos



Location Maps

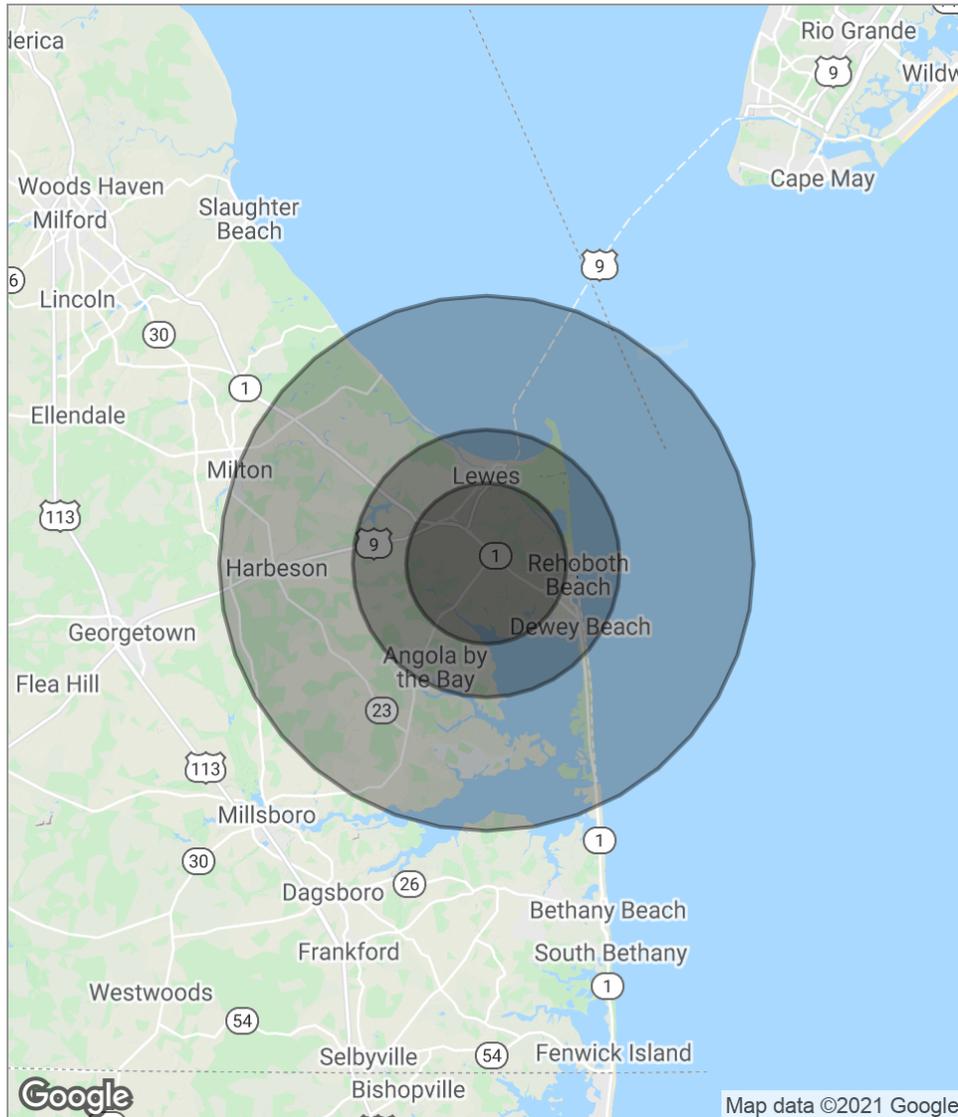


Regional Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	12,906	27,415	60,865
Median age	50.7	52.8	52.8
Median age [Male]	50.7	52.2	51.6
Median age [Female]	50.4	53.3	53.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,002	12,882	27,758
# of persons per HH	2.2	2.1	2.2
Average HH income	\$76,116	\$78,138	\$71,656
Average house value	\$407,691	\$423,534	\$335,275

** Demographic data derived from 2010 US Census*

SVN Real Estate Team

MEET THE TEAM

Biography



Wesley Cox, CCIM
Senior Advisor

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 18+ years experience. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, self-storage, hospitality, and development land on the Eastern Shore of Maryland and Delaware. Wesley has helped secure over 700 transactions totaling over \$350 million.

In 2019 & 2020 Wesley was voted the Eastern Shore's "Best Commercial Realtor" by the Metropolitan Magazine. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University which is awarded to an Alum who has experienced a high level of achievement. Wesley also received the SVN National Humanitarian Award at the SVN national conference in 2013, followed by the Maryland Association of Realtor's 2014 Community Service Award and the Coastal Association Community Service Award. In 2013, 2014 & 2016 Wesley received the National Association of Realtor's Commercial Award presented in Realtor Magazine. In addition, Wesley was awarded the Rotarian of the Year as well as serving as past President.

Wesley has been involved in over 3,000,000 SF of industrial sales and leases representing national and international companies. Wesley has also worked with many national retailers to secure new locations including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more.

Wesley is the Past-President for the Salisbury Area Chamber of Commerce Foundation, Past-President of the Wicomico Rotary Club and has served on the board of directors for the Salisbury University Perdue School of Business Career Advisory Board, the Coastal Association of Realtor's, American Red Cross, and the Wicomico Rotary Club. He has been the author of numerous articles, a newspaper column, and has been featured in the CCIM Real Estate magazine.

Wesley earned the coveted CCIM designation after only 3-years in the business of

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Henry Hanna, CCIM, SIOR
Council Chair Of Industrial Properties

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation [SIOR] and the Certified Commercial Investment Member [CCIM] designation.

Hanna currently serves as director for WIRA [Wallops Island Regional Alliance] supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. [UAV].

He served as past chair for the Salisbury University [SU] Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

Notable career highlights for Hanna include representing industrial companies such as Solo Cup, Helvoet Pharma, Trinity Sterile, Bayliner Marine, Silvertown Marine, Kraft Foods, ES Steel, Choptank Electric, 84 Lumber, Koski Trucking, Eastern Shore Forest Products, Interstate Container, Canada Dry, Norfolk Southern Railroad, Allen Harim, Newmill Capital, the Maryland Department of Commerce and the Maryland Department of Economic Development [MEDCO] and many others. On a retail level, Henry has represented owners and developers as a broker for national retail

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The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 18+ years experience. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, self-storage, hospitality, and development land on the Eastern Shore of Maryland and Delaware. Wesley has helped secure over 700 transactions totaling over \$350 million.

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Wesley earned the coveted CCIM designation after only 3-years in the business of which only 5% of Realtor's have. He received degrees from Salisbury University in Business Administration/Finance and Information Systems.

Two fun facts about Wesley is that he never missed a day of school in his life with 13-years of perfect attendance, and after earning two Maryland State Championships as a player he later earned a third one as a coach as a boys varsity soccer coach where he led the team to their first Maryland State Championship in school history. Wesley is an avid passionate golfer and also enjoys boating on the Eastern Shore.

EDUCATION

Bachelor of Science, Business Administration, Salisbury University
Bachelor of Science, Information Systems, Salisbury University
Certified Commercial Investment Member [CCIM]
Lipsey School of Real Estate

MEMBERSHIPS & AFFILIATIONS