



# 326 N CENTRAL AVENUE

LAUREL, DE 19956

**Tom Knopp**  
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (NN)
Building Size:	7,110 SF
Lot Size:	1.3 Acres
Zoning:	TN
Market:	Sussex County
Submarket:	Laurel

## PROPERTY OVERVIEW

Former Game Zone located in Laurel, DE available for lease! What an amazing building! This freestanding building has 2 levels and LOTS of space! Dining area, bar area, gaming area, 2nd level dining, 2nd level DJ booth, 2nd level pool hall, full kitchen, spiral staircases and SO MUCH MORE! This property is a MUST tour! Zoned TN (Town). Call today to schedule a tour!

## PROPERTY HIGHLIGHTS

- Former Game Zone in Laurel, DE
- 7,110 SF Freestanding Building
- 2 Levels
- Full Kitchen

# Additional Photos



# Additional Photos



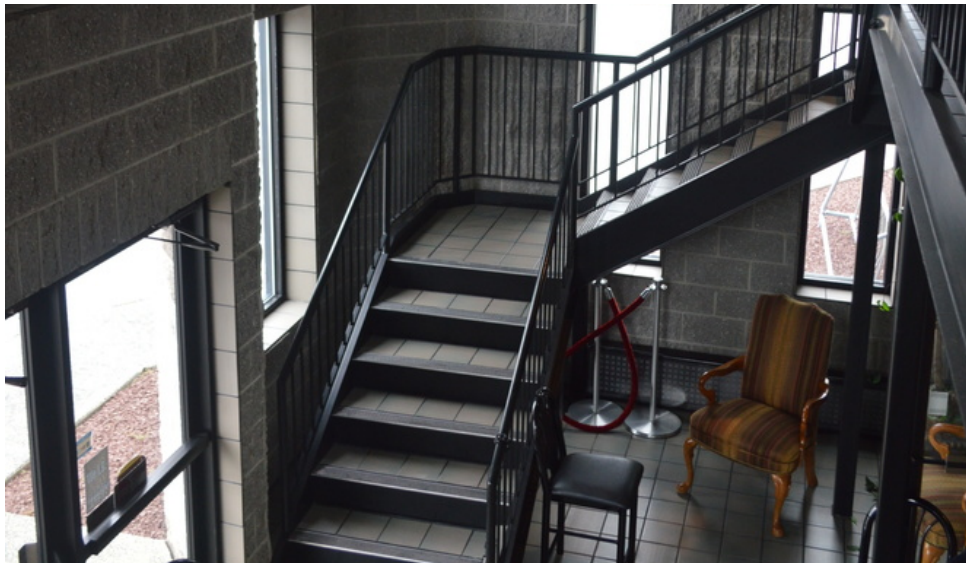
# Additional Photos



# Additional Photos



# Additional Photos



# Aerial Map



# Location Maps

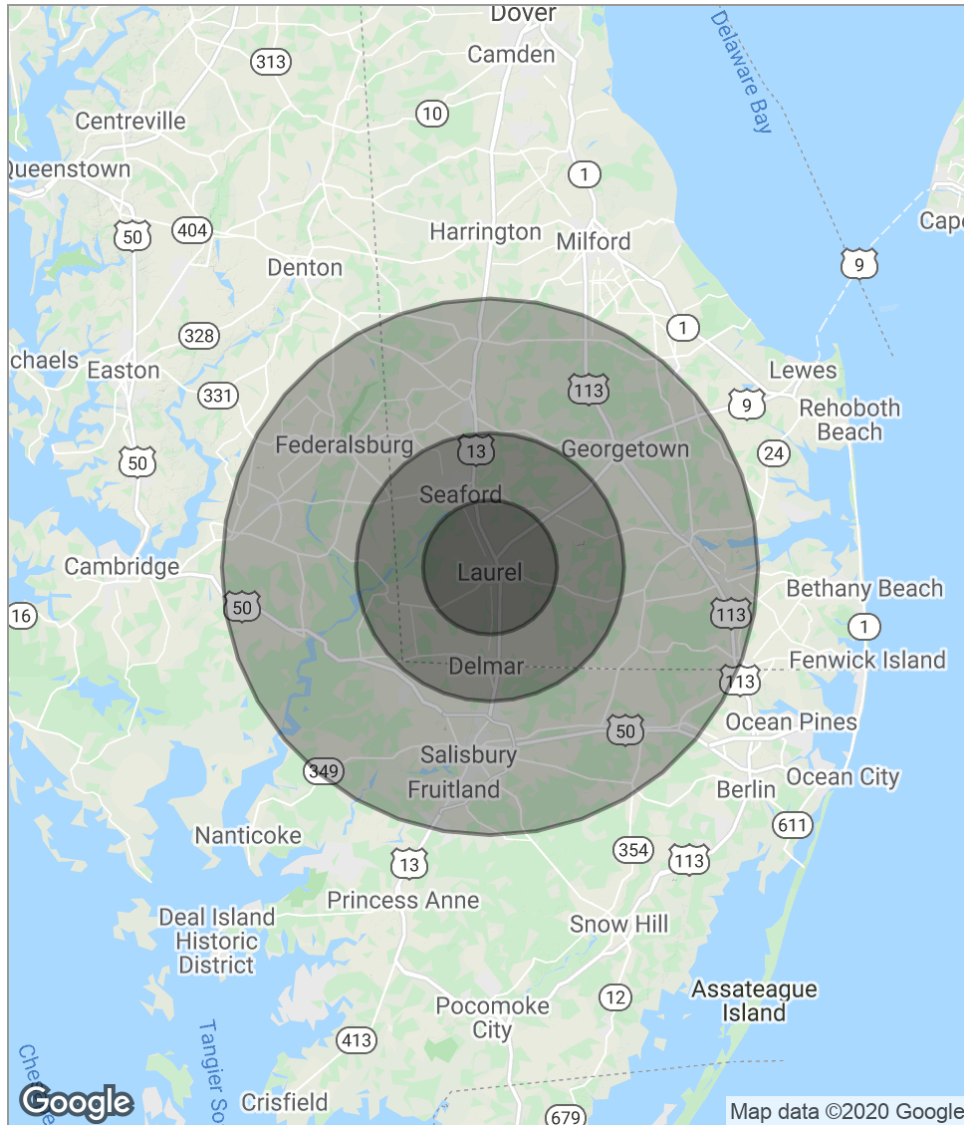


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# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	15,005	56,629	236,116
Median age	37.9	39.1	37.0
Median age [Male]	37.4	37.7	35.7
Median age [Female]	38.5	40.3	38.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	5,833	21,458	86,775
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,481	\$58,124	\$61,704
Average house value	\$233,804	\$249,213	\$229,615

\* Demographic data derived from 2010 US Census

# Advisor Bio



## TOM KNOPP

Senior Advisor

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## PROFESSIONAL BACKGROUND

Tom Knopp serves as a Senior Advisor for SVN - Miller Commercial Real Estate specializing in the sale and leasing of industrial, retail, office and commercial investment properties, as well as land sales in both Maryland and Delaware. , Tom has secured more than 300 transactions resulting in a sales volume in excess \$100 million.

Notable career highlights for Toms include a sale of 85,000 SF of medical office space for \$21,850,000 ,CVS ground lease for \$3,975,000, PENCO lease of 104,000 SF of warehouse for \$1,800,000 and a 90,000 SF lease to Grayling Industries for \$2,200,000

Active in the real estate community, Knopp serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Federalsburg, Maryland.

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