

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 950 - 1,450 SF

LEASE RATE: \$1,350 - 1,950 Per Month (MG)

BUILDING SIZE: 9,652 SF

SUB MARKET: Millsboro

PROPERTY DESCRIPTION

Professional office space available in the Sussex Professional Center on US Route 113 in Millsboro, DE. All units have handicap access and restrooms. Most units have 2 entrances. 2nd floor units have elevator access. Pole sign on Route 113. Tenant revisions permitted with approval. Automatic fire sprinkler system reduce insurance cost.

Available Spaces



LEASE TYPE MG | **TOTAL SPACE** 950 - 1,450 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$1,350.00 - \$1,950.00 PER MONTH

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1B	Available	1,075 SF	Modified Gross	\$1,550 per month
2	Available	950 SF	Modified Gross	\$1,350 per month
4	Available	1,450 SF	Modified Gross	\$1,950 per month
5	Available	1,350 SF	Modified Gross	\$1,850 per month

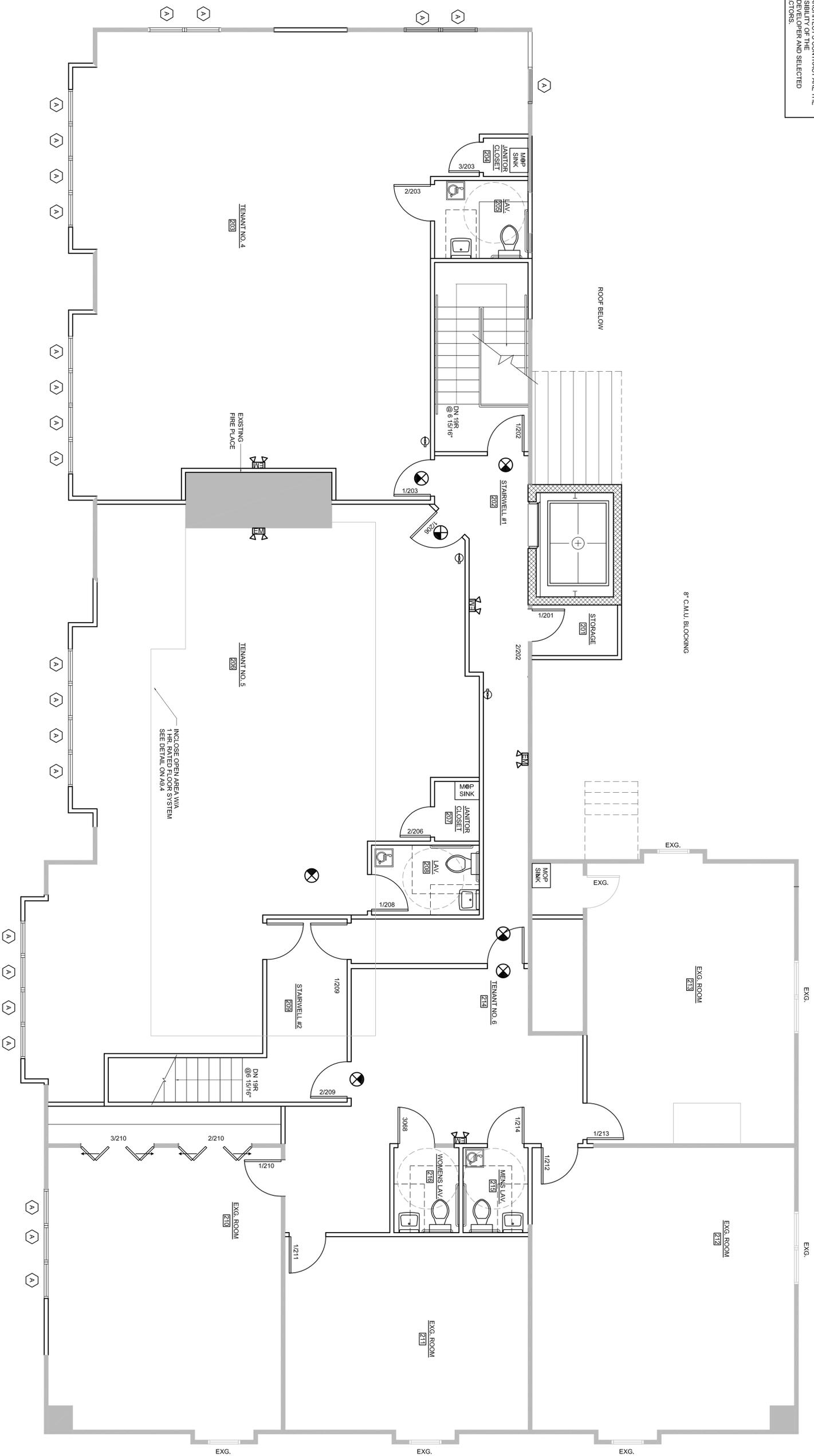
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Additional Photos



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LEGEND	
	NEW WALL 2 x 4's
	6\"/>
	EXISTING WALL
	1 HR RATED FIRE WALL



1 PROPOSED SECOND FLOOR PLAN
A2.2 1/4" = 1'-0"

THESE PLANS ARE PREPARED BY ARCHITECTS AND ENGINEERS REGISTERED IN THE STATE OF DELAWARE. THE ARCHITECTS AND ENGINEERS SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF ANY WORK UNDER THESE PLANS.

The professional services of the architect are undertaken for and are performed in the interest of:
Keith Cordery
No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.



ARCHITECTURE • ENGINEERING • SURVEYING • LAND PLANNING

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"Where the art of architecture and the science of technology and engineering meet"

Additions & Alterations
Sussex Professional Building

213 W. Dupont Highway
Millsboro, Delaware

Proposed Second
Floor Plan

PROJECT STATUS:	PERMIT
SCALE:	3/16"=1'-0"
DRAWN BY:	AND
ISSUE DATE:	09.20.06
LAST REVISION DATE:	04.02.07
PROJECT NUMBER:	05158
DRAWING NUMBER:	A2.2

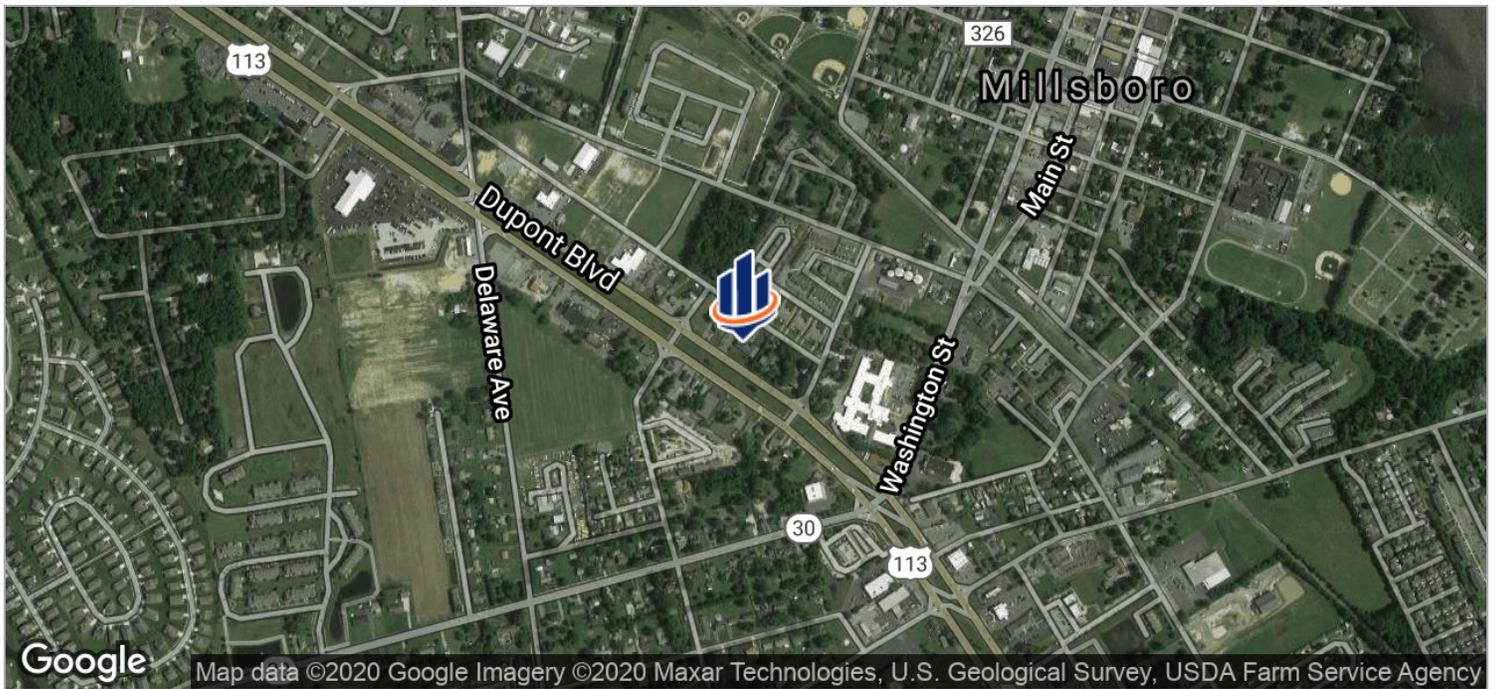
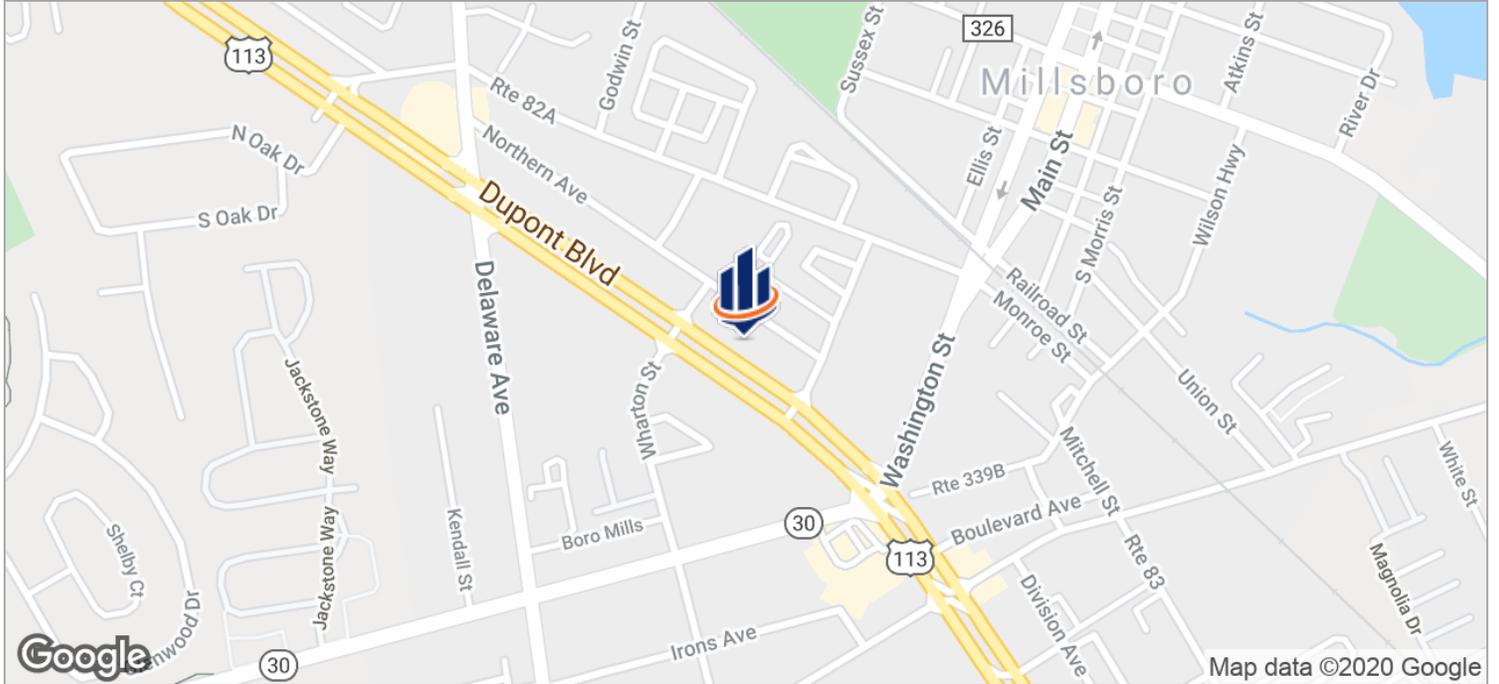
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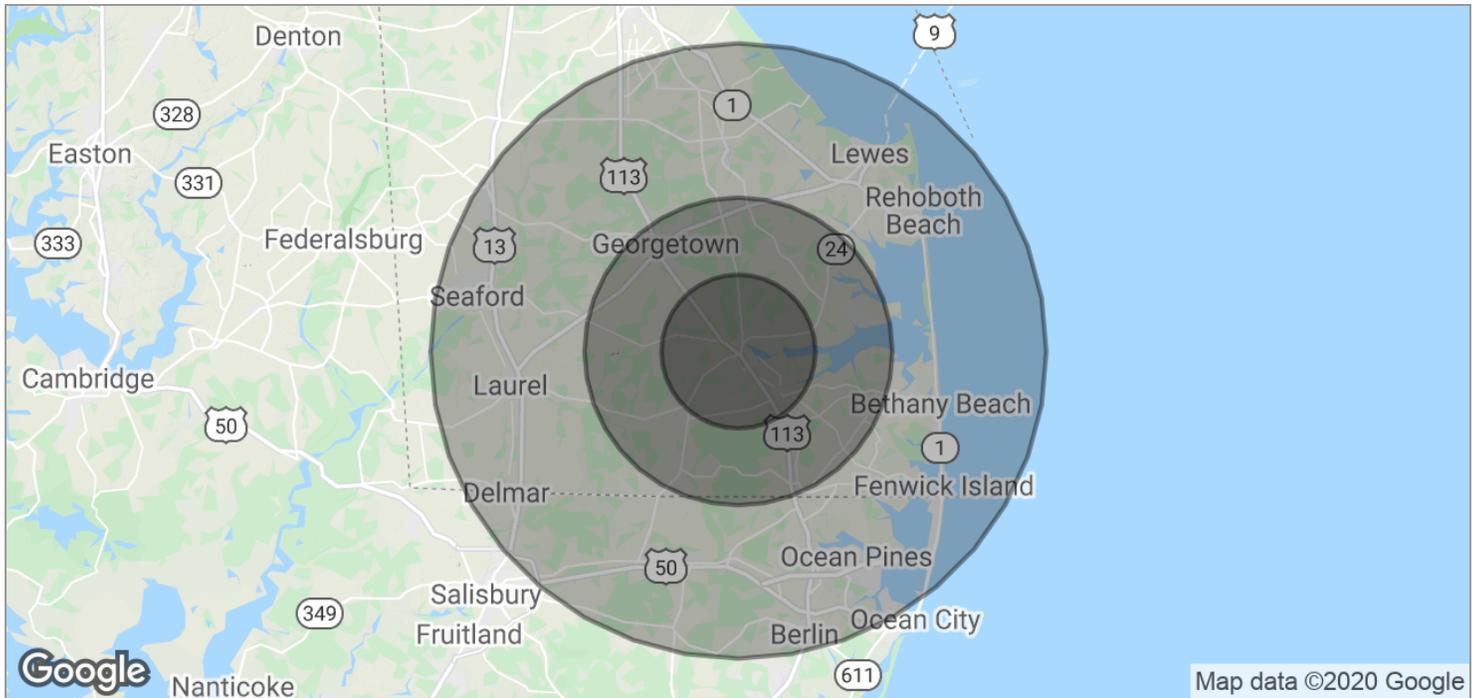
Aerial Map



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	18,010	63,603	230,585
MEDIAN AGE	42.7	43.6	46.1
MEDIAN AGE (MALE)	39.4	40.7	44.7
MEDIAN AGE (FEMALE)	45.2	45.4	47.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	6,694	23,906	94,281
# OF PERSONS PER HH	2.7	2.7	2.4
AVERAGE HH INCOME	\$59,561	\$60,297	\$68,245
AVERAGE HOUSE VALUE	\$263,900	\$265,845	\$327,179

Advisor Bio & Contact 1



Tom Knopp

Senior Advisor
SVN | Miller Commercial Real Estate

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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Advisor Bio & Contact 2



Chris Peek, CCIM

Advisor
SVN | Miller Commercial Real Estate

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 24 years in the real estate industry, Peek has secured over 1000 transactions resulting in a career brokerage volume in excess of \$600 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

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