

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	5.77 Acres
LEASE RATE:	\$10,000.00 Per Month (MG)
LOT SIZE:	5.77 Acres
APN #:	Map 131-19.00-5.00
ZONING:	Heavy Industrial
MARKET:	Sussex County
SUB MARKET:	Bridgeville

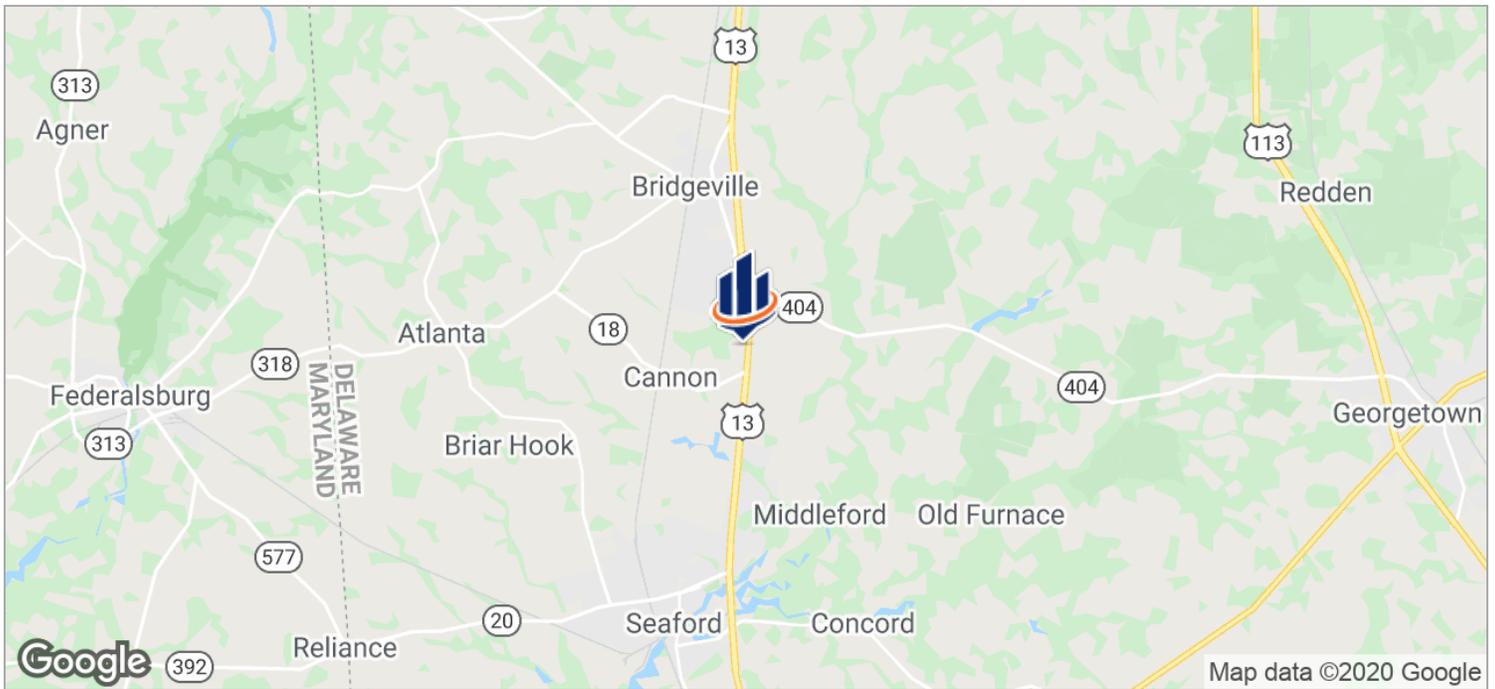
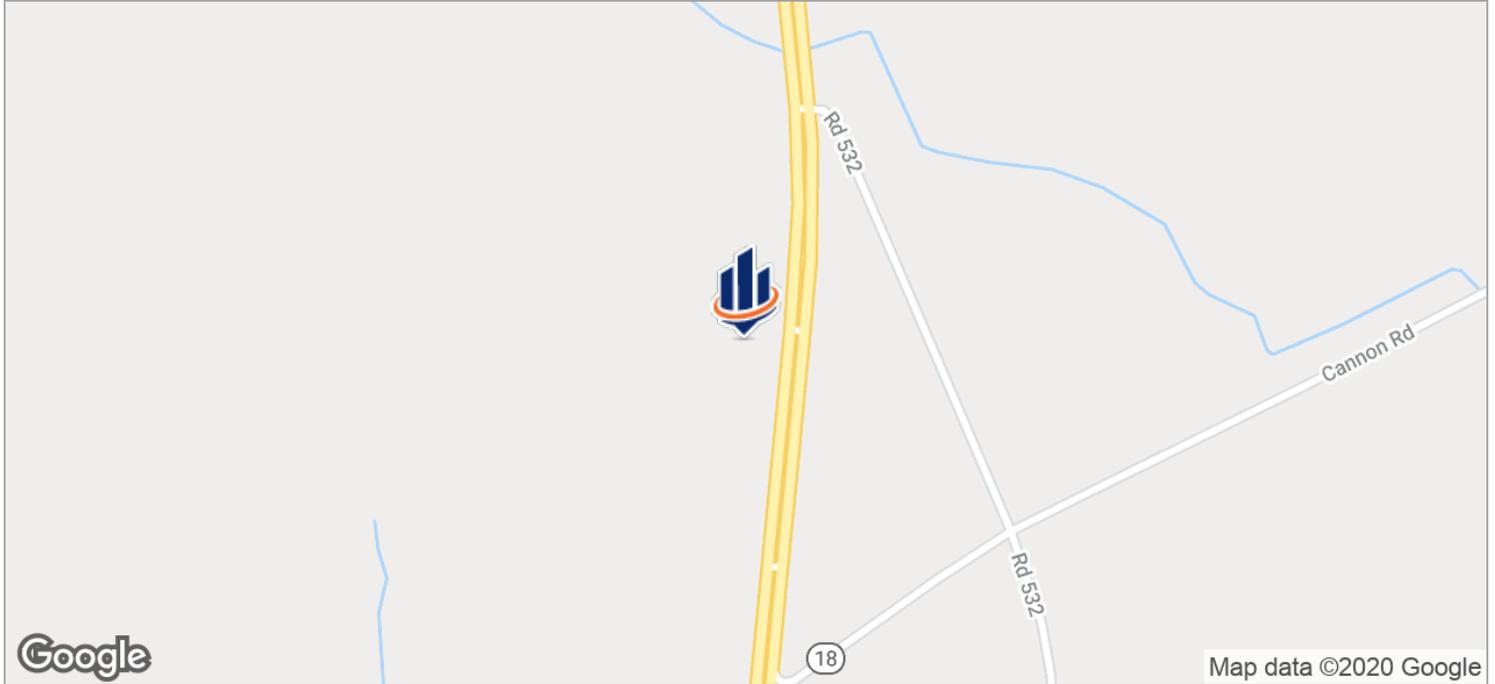
PROPERTY DESCRIPTION

Ground Lease- 5.77 +/- Acres. Zoned heavy industrial. US Route 13 frontage. Active Salvage License. Currently has 4500 SF building with approximately 600 SF office/retail. Four overhead doors. Building can be leased separately. Property is also available for sale.

Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	19,091	48,301	320,682
MEDIAN AGE	39.1	39.7	38.8
MEDIAN AGE (MALE)	36.5	38.6	37.4
MEDIAN AGE (FEMALE)	41.1	40.6	39.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	7,122	17,799	119,150
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,193	\$57,475	\$61,068
AVERAGE HOUSE VALUE	\$316,822	\$271,377	\$242,867

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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