

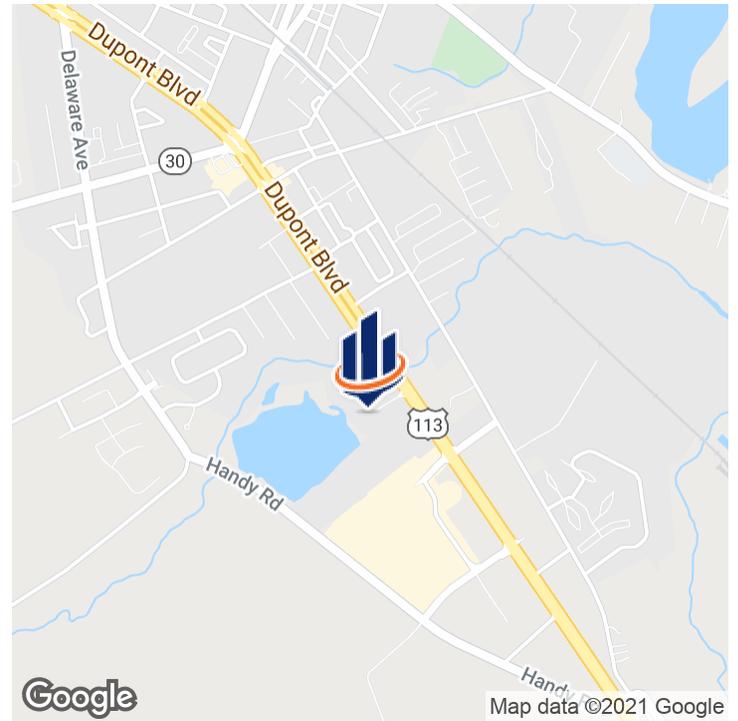
# MILLSBORO SHOPPING CENTER

28632 DUPONT BOULEVARD  
MILLSBORO, DE 19966

**Tom Knopp**  
Senior Advisor  
O: 410.543.2440  
tom.knopp@svn.com

**Rick Tilghman, CCIM, CPM**  
Managing Director  
O: 410.543.2440  
rick.tilghman@svn.com

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	82,976 SF
Available SF:	10,113 - 13,696 SF
Zoning:	Commercial
Market:	Delmarva Peninsula
Submarket:	Millsboro, Delaware

## PROPERTY OVERVIEW

This shopping center is located in the heart of Millsboro, directly on U.S. Route 113, which is the major commercial highway in southern Delaware.

## PROPERTY HIGHLIGHTS

- Retail Space Available on Major Highway (U.S. Route 113)
- Only 2 Units Left
- 13,000+ cars per day
- Lots of Foot Traffic

# Additional Photos



# Site Plan

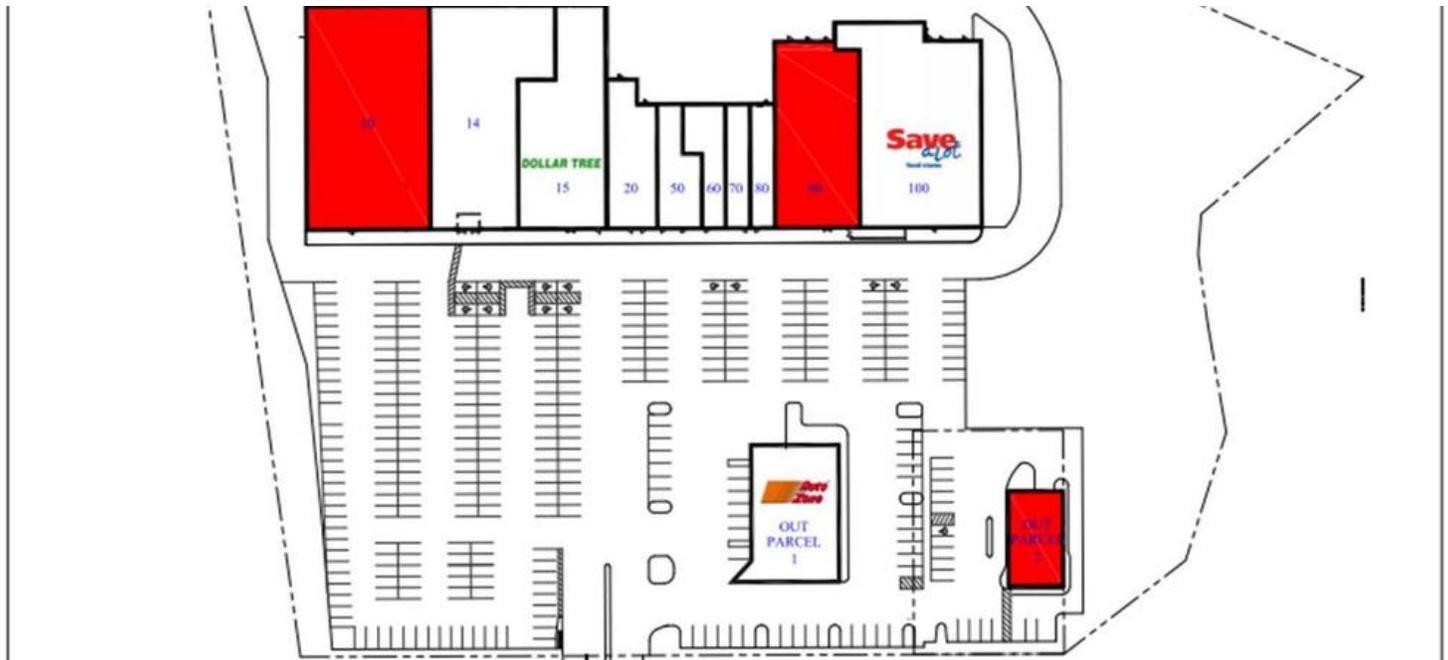


## MILLSBORO SHOPPING CENTER - MILLSBORO, DELAWARE

TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
ATLANTIC PHYSICAL THERAPY	2,300 SF	70	AUTO ZONE	2,300 SF	OUTPARCEL #1	AUTO ZONE	
BEST CLEANERS	2,000 SF	80	HARDEES	2,292 SF	OUTPARCEL #2	HARDEES	2,292 SF
AVAILABLE	10,113 SF	90					
SAVE-A-LOT	16,163 SF	100					
ETAN AND Y GIRL BOUTIQUE	2,400 SF						
IMAT	2,300 SF						
			TOTAL	82,976 SF			

**REDS**  
 REDSTONE INVESTME  
 5050 BELMONT AVE.  
 YOUNGSTOWN, OHIO  
 PHONE: (330) 759-40K  
 FAX: (330) 759-2134  
 WWW.REDSSTONEINV  
 DATE: 06.17.19

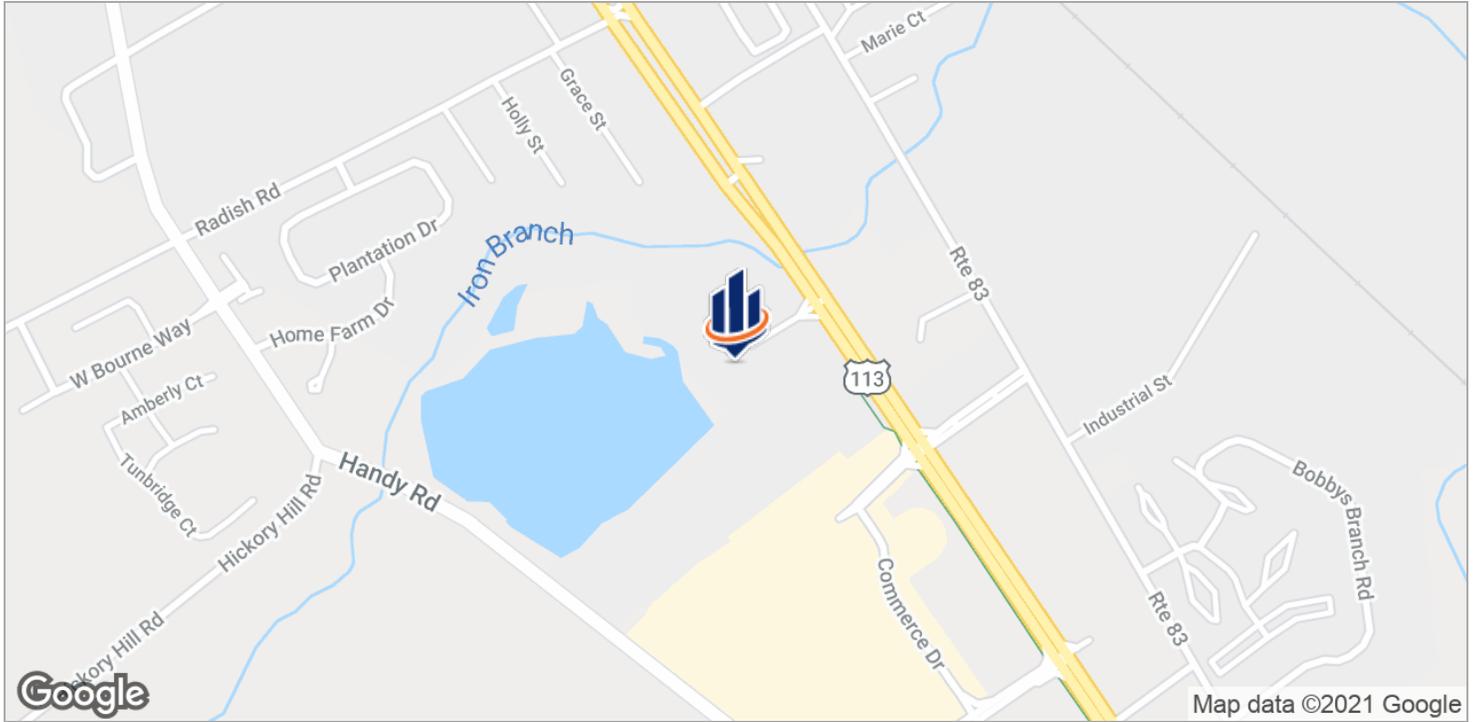
# Available Spaces



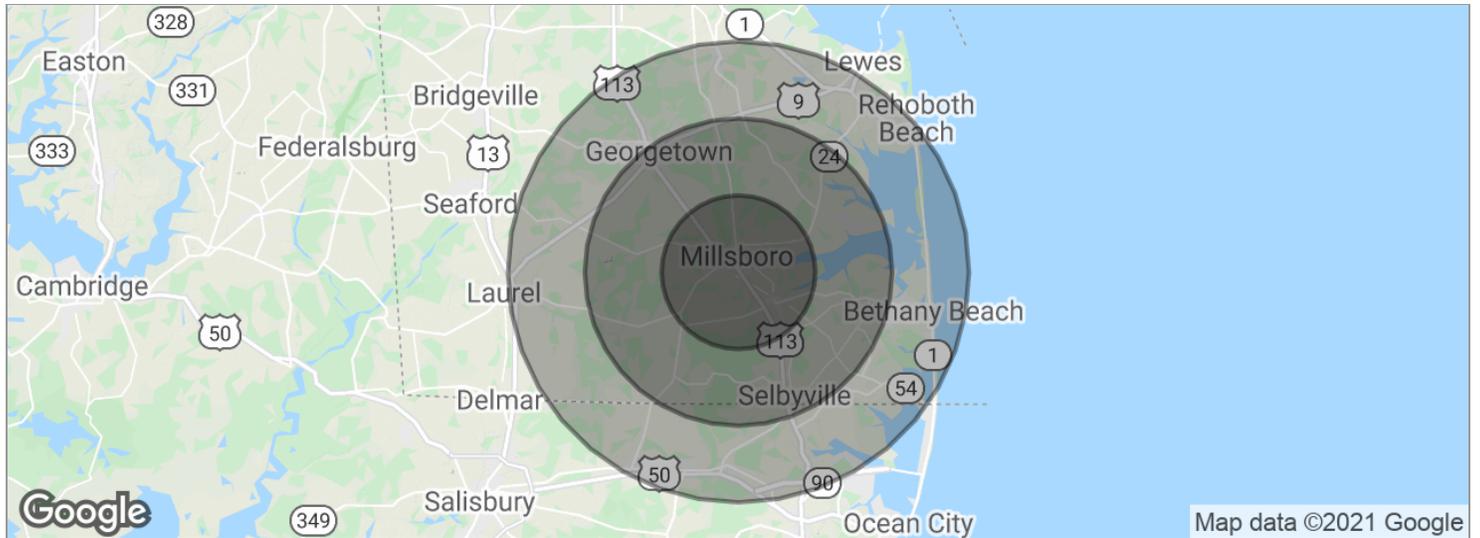
**LEASE RATE:** \$10.00 SF/YR      **TOTAL SPACE:** 10,113 - 13,696 SF  
**LEASE TYPE:** NNN      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
90	Strip Center	\$10.00 SF/yr	NNN	10,113 SF	Negotiable	10,113 SF of Commercial Space Available next to Save-A-Lot. Heavily trafficked center with fantastic co-tenants. Co-tenants include Pure Fitness, Dollar Tree, Auto Zone, Hardees, and Save-A-Lot. Asking rent is \$10/PSF plus NNN fees.
40	Strip Center	\$10.00 SF/yr	NNN	13,696 SF	Negotiable	13,696 SF commercial space available next to Pure Fitness. Heavily trafficked center with fantastic co-tenants. Co-tenants include Pure Fitness, Dollar Tree, Auto Zone, Hardees, and Save-A-Lot. Asking rent is \$10/PSF plus NNN fees.

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total population	18,300	66,053	141,617
Median age	42.8	44.1	45.9
Median age [Male]	39.5	41.3	44.0
Median age [Female]	45.3	45.9	47.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total households	6,814	25,061	56,599
# of persons per HH	2.7	2.6	2.5
Average HH income	\$59,212	\$60,324	\$64,918
Average house value	\$265,976	\$265,597	\$296,356

\* Demographic data derived from 2010 US Census

# Advisor Bio 1



## TOM KNOPP

Senior Advisor

tom.knopp@svn.com

**Direct:** 410.543.2440 | **Cell:** 302.249.9097

## 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.

**SVN | Miller Commercial Real Estate**

26286 Seaford Road  
Seaford, DE 19973  
302.249.9097

# Advisor Bio 2



## **RICK TILGHMAN, CCIM, CPM**

Managing Director

rick.tilghman@svn.com

**Direct:** 410.543.2440 | **Cell:** 443.366.2675

### **PROFESSIONAL BACKGROUND**

Rick Tilghman, CCIM, CPM serves as Managing Director for SVN-Miller Commercial Real Estate, and Senior Advisor, overseeing all operations of Brokerage and Property Management. Since starting his Commercial Real Estate career in 2005, Tilghman has been involved in over 500 commercial real estate transactions.

During his time at SVN-Miller, Tilghman served as the Director of Property Management which specializes in the asset management of commercial properties; Retail, Office, Industrial, Multi-Family and Condo Associations. Increasing Property Management business by 55%, help growing a maintenance and janitorial department by 300%, and hiring over 12 new employees are some notables during his tenure as Director of PM.

Prior to joining SVN, Tilghman served as a sales manager for Carmax Laurel Toyota where he increased sales volume by 1,200 cars per month. Tilghman was responsible for approximately 15 sales consultants and their training, consulting, closings and customer service. Career highlights for Tilghman include being named "Top Manager" nationwide and holding the title for record number of car sales in one month.

Active in his community, Tilghman served as the Chairman for Junior Achievement of the Eastern Shore, member of the Lion's Club, and coached the boy's varsity soccer at Salisbury Christian School; he is also a member of the Salisbury Area Chamber of Commerce.

Tilghman earned the prestigious Certified Commercial Investment Member [CCIM] designation within his first 2 years in the business and has earned his Certified Property Manager [CPM] designation.

### **MEMBERSHIPS**

CCIM - Certified Commercial Investment Member

CPM - Certified Property Manager

ICSC member - International Council of Shopping Centers

NAR - National Association of Realtors

CAR - Coastal Association of Realtors

#### **SVN | Miller Commercial Real Estate**

206 E. Main Street  
Salisbury, MD 21801  
410.543.2440