

FLEX/WAREHOUSE FOR LEASE

31558 Drake Lane, Dagsboro, DE 19939



OFFERING SUMMARY

AVAILABLE SF:	5,000 SF
LEASE RATE:	\$2,250.00 per month (NNN)
BUILDING SIZE:	5,000 SF

PROPERTY OVERVIEW

RARE! 5,000 square feet of dry storage on a major beach route convenient to all Delaware and Maryland beaches and all of Sussex and Wicomico counties! 20' ceiling, heated and ventilated, partially finished, large 16'x 15' electrically operated rolling steel door. Excellent contractor staging/storage facility, retail vendor inventory storage, C-1 zoning allows for virtually any commercial use. Restroom available on site. \$2,250 per month includes NNN fees.

PROPERTY HIGHLIGHTS

- 5,000 +/- SF Storage building
- 16'x15' electric rolling steel door
- C-1 Zoned

KW COMMERCIAL
18344 Coastal Highway
Lewes, DE 19958

BOB WHEATLEY
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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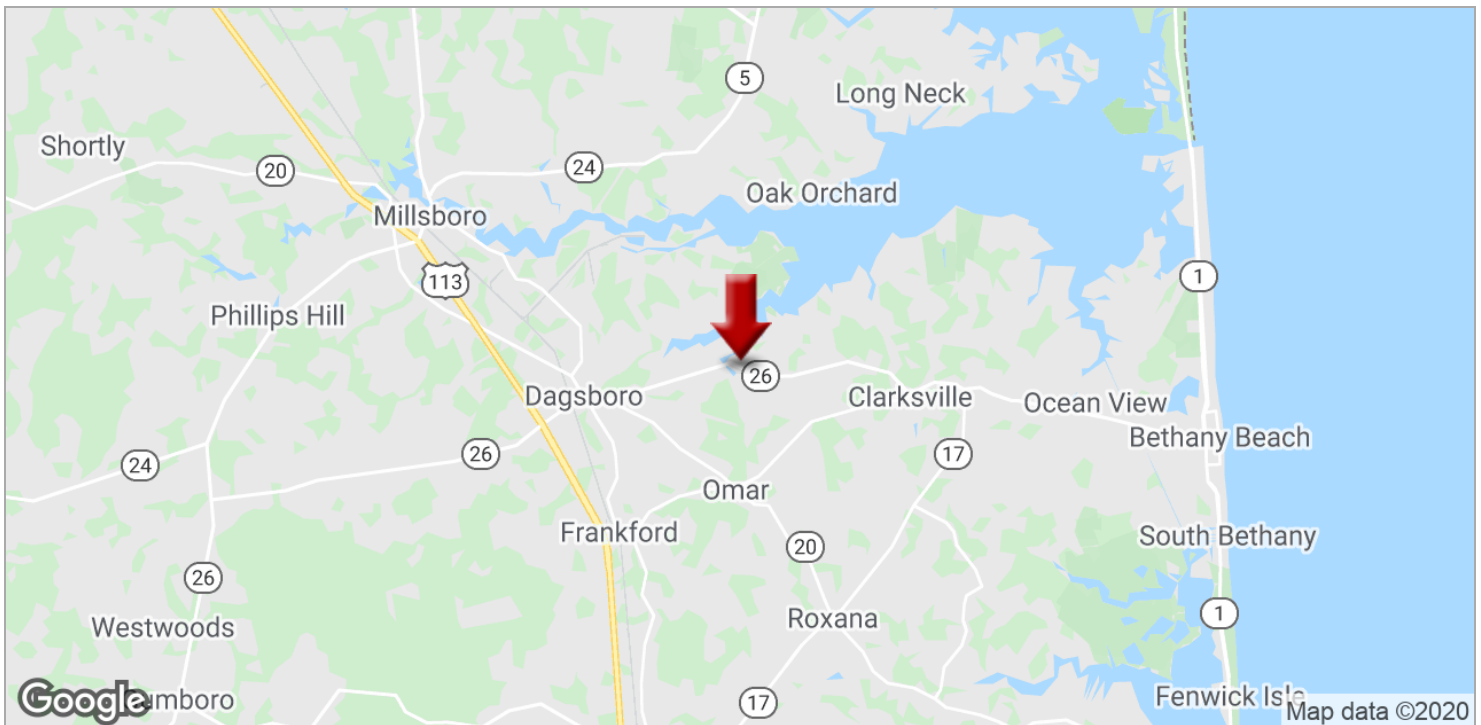
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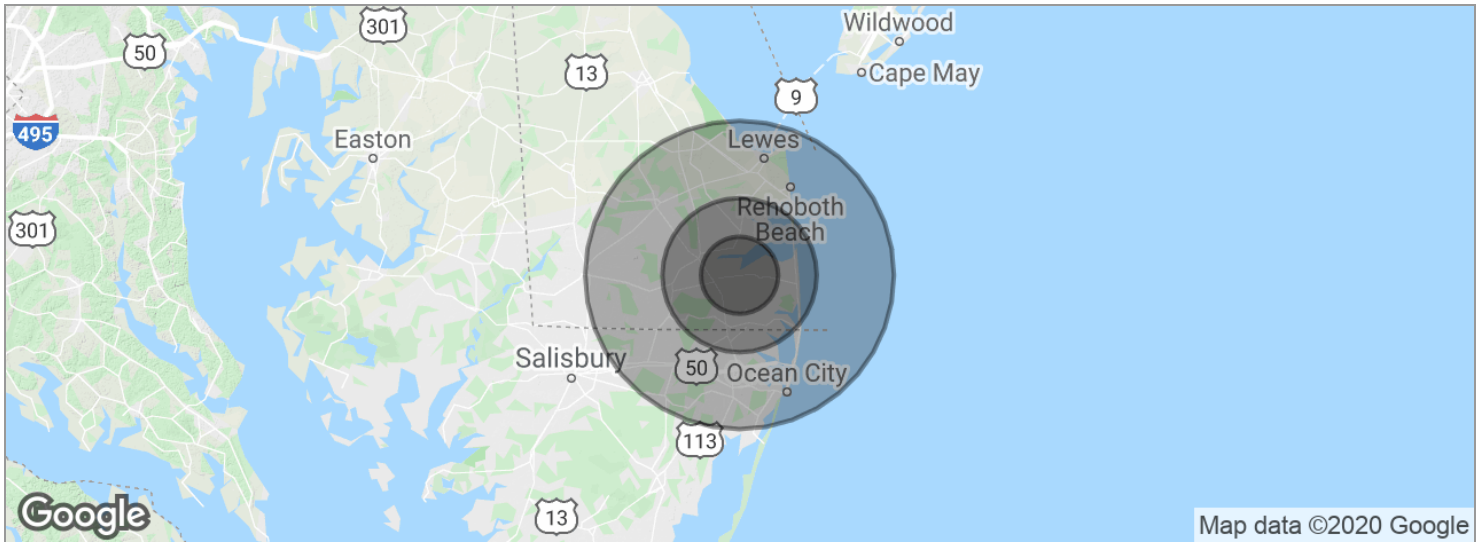
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	19,150	78,433	204,309
Median age	48.6	49.7	47.5
Median age (male)	45.0	47.0	46.0
Median age (Female)	49.9	51.3	48.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	7,671	32,862	85,277
# of persons per HH	2.5	2.4	2.4
Average HH income	\$59,990	\$64,089	\$70,138
Average house value	\$319,215	\$303,813	\$339,421

* Demographic data derived from 2010 US Census

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