

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 920 - 9,900 SF

LEASE RATE: \$12.00 - 15.00 SF/Yr
(NNN)

BUILDING SIZE: 9,900 SF

BUILDING CLASS: A

MARKET: Seaford

SUB MARKET: Sussex County

CROSS STREETS: Alternate 13

PROPERTY DESCRIPTION

Units available at Herring Run Professional Center! 920-9900 SF Professional/Medical Office Space. Some units to be built. OWNER WILLING TO GIVE FREE OCCUPANCY! Available for ONLY \$15 PSF. Also Available for Sale at \$185 PSF. Seller Will Complete a Lease Purchase Agreement. Build to suite opportunity. Current condition of space: all approvals in place, please allow +/- 6 months for permitting and tenant specific build-out.

Available Spaces

Lease Rate: \$12.00 - 15.00 SF/YR (NNN)

Total Space 920 - 9,900 SF

Lease Type: NNN

Lease Term:

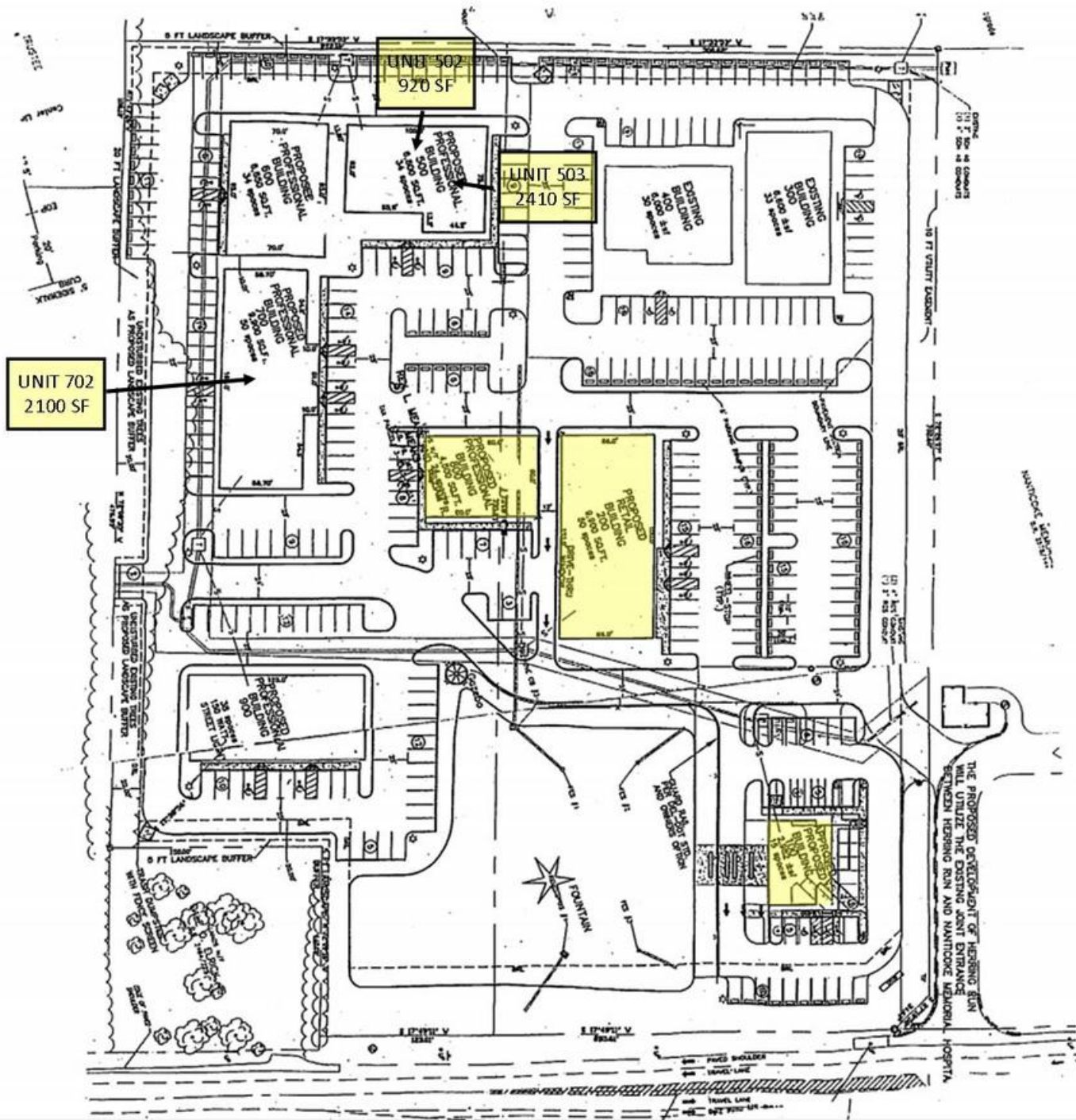
| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------------|---------------|------------|------------------|------------|---|
| 100 | Medical | \$15.00 SF/YR | NNN | 2,982 SF | Negotiable | Building 100 - Bank Pad Site - To Be Built! OWNER WILLING TO GIVE FREE OCCUPANCY! 2,982 Square Feet Available for ONLY \$225 PSF. Seller Will Complete a Lease Purchase Agreement. Build to suite opportunity. Current condition of space: approvals in place, please allow +/- 6 months for permitting and tenant specific build-out. |
| 200 | Office Building | \$15.00 SF/YR | NNN | 2,000 - 9,900 SF | Negotiable | Building 200 - To Be Built Professional/Medical Office Space! OWNER WILLING TO GIVE FREE OCCUPANCY! Up to 9,900 SF. Can be sub-divided. Available for ONLY \$15 PSF. Also Available for Sale at \$185 PSF. Seller Will Complete a Lease Purchase Agreement. Build to suite opportunity. Current condition of space: all approvals in place, please allow +/- 6 months for permitting and tenant specific build-out. |
| 502 | Medical | \$12.00 SF/YR | NNN | 920 SF | Negotiable | 920 SF Professional/ Medical Office Space. Shell/Build-to-Suite. |
| 503 | Medical | \$15.00 SF/YR | NNN | 2,410 SF | Negotiable | 2410 SF Medical/ professional office space. |

Available Spaces

Lease Rate: \$12.00 - 15.00 SF/YR (NNN) **Total Space** 920 - 9,900 SF
Lease Type: NNN **Lease Term:**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------|---------------|------------|------------------|------------|--|
| 702 | Medical | \$12.00 SF/YR | NNN | 2,100 SF | Negotiable | Building 700 - Professional/Medical Office Space! OWNER WILLING TO GIVE FREE OCCUPANCY! 2100 SF available for ONLY \$15 PSF. Also Available for Sale at \$185 PSF. Seller Will Complete a Lease Purchase Agreement. Build to suite opportunity. Current condition of space: all approvals in place, please allow +/- 6 months for permitting and tenant specific build-out. |
| 800 | Medical | \$15.00 SF/YR | NNN | 2,000 - 4,800 SF | Negotiable | Building 800 - To Be Built Professional/Medical Office Space! OWNER WILLING TO GIVE FREE OCCUPANCY! Up to 4,800 SF. Can be sub-divided. Available for ONLY \$185 PSF. Also Available for Lease at \$15 PSF. Seller Will Complete a Lease Purchase Agreement. Build to suite opportunity. Current condition of space: all approvals in place, please allow +/- 6 months for permitting and tenant specific build-out. |

Site Plan



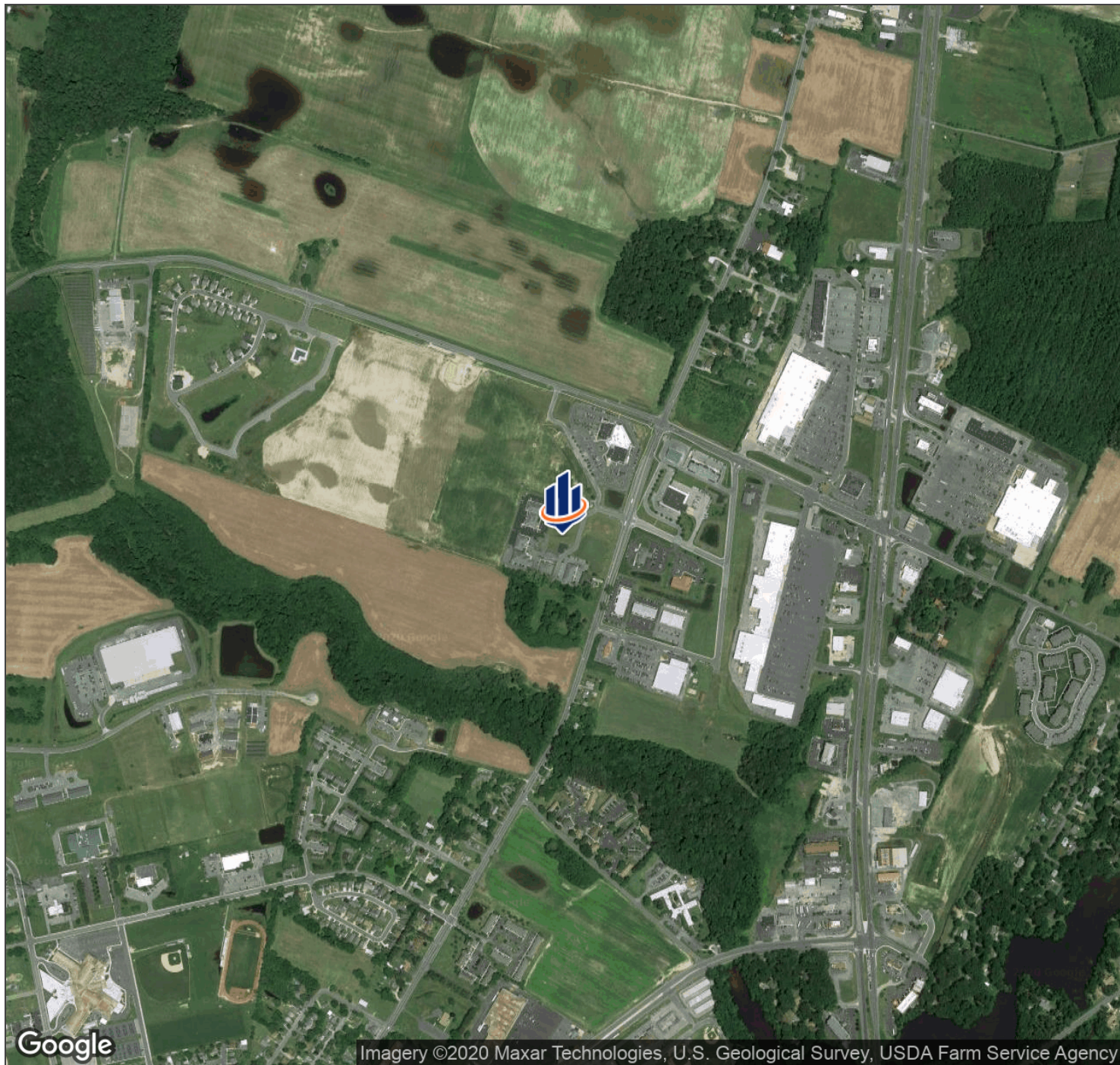
Additional Photos



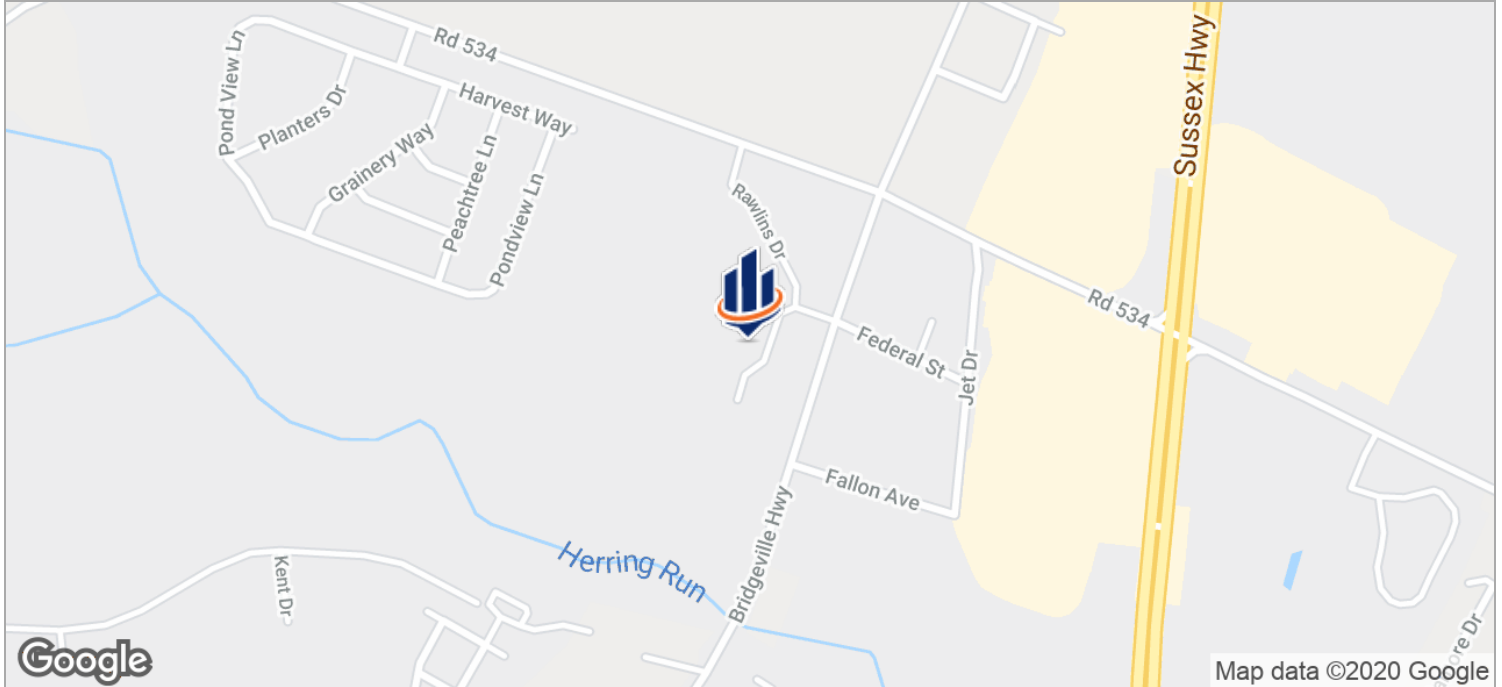
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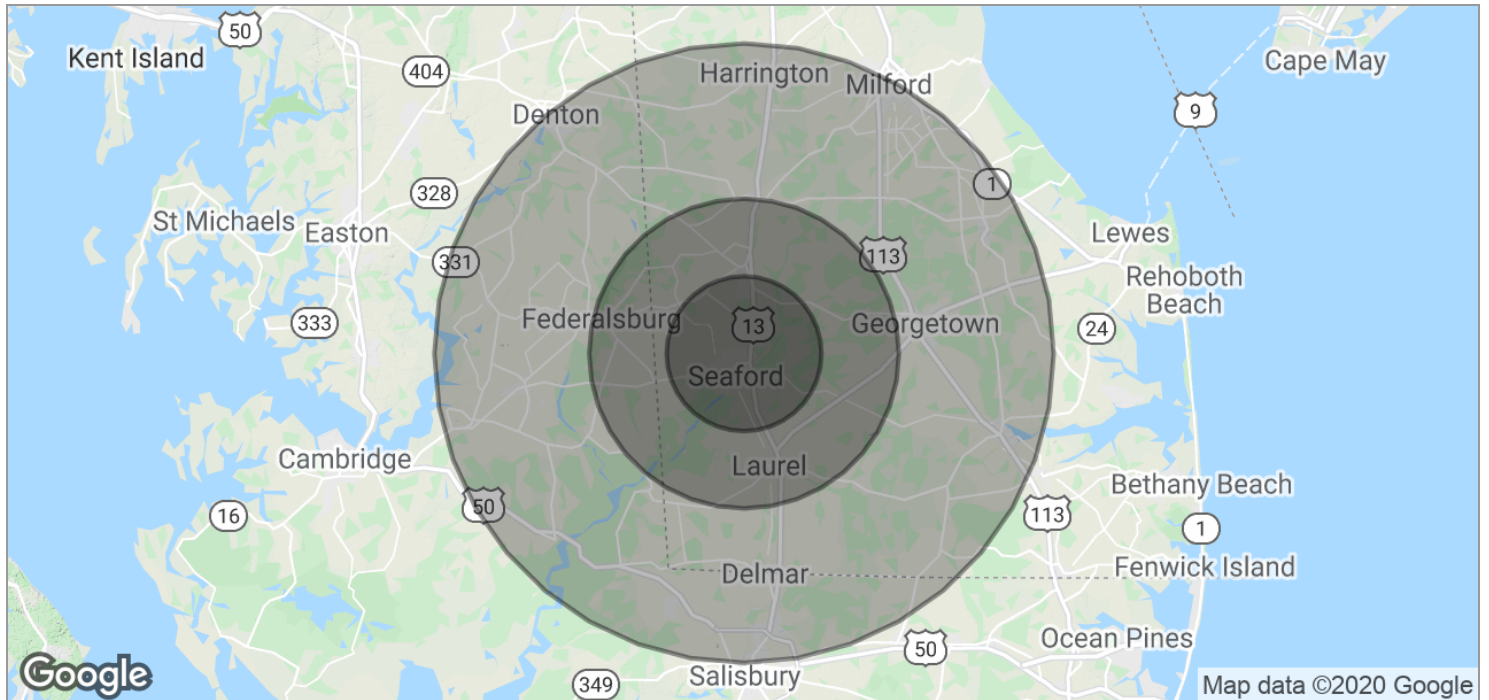
Aerial Map



Location Maps



Demographics Map



POPULATION

| | 5 MILES | 10 MILES | 20 MILES |
|---------------------|---------|----------|----------|
| TOTAL POPULATION | 22,844 | 52,574 | 186,864 |
| MEDIAN AGE | 39.5 | 39.5 | 38.2 |
| MEDIAN AGE (MALE) | 37.3 | 38.4 | 37.1 |
| MEDIAN AGE (FEMALE) | 41.6 | 40.4 | 39.3 |

HOUSEHOLDS & INCOME

| | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 8,592 | 19,786 | 68,548 |
| # OF PERSONS PER HH | 2.7 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$54,869 | \$57,044 | \$60,003 |
| AVERAGE HOUSE VALUE | \$314,149 | \$267,361 | \$228,924 |

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.

Phone: 410.543.2440

Fax: 410.543.1439

Cell: 302.249.9097

Email: tom.knopp@svn.com

Address: 26286 Seaford Road
Seaford, DE 19973

Advisor Bio & Contact 2

Memberships & Affiliations

Phone:

Email:

Address:

Advisor Bio & Contact 3

Phone:

Email:

Address: