



FOR LEASE | RETAIL

# SPACE AVAILABLE IN A BUSY SHOPPING CENTER

900 Norman Eskridge Highway, Seaford, DE 19973



## LEASE OVERVIEW

**AVAILABLE SF:** 6,000 - 14,400 SF

**LEASE RATE:** \$5.00 SF/Yr (NNN)

**LOT SIZE:** 0 Acres

**BUILDING SIZE:** 82,080 SF

**ZONING:** Commercial

**MARKET:** Delmarva Peninsula

**SUB MARKET:** Seaford, Delaware

**CROSS STREETS:** Norman Eskridge Highway

## PROPERTY DESCRIPTION

This 82,080 SF is full of fantastic co-tenants such as Ace Hardware, Big Lots, Aaron's Rent to Own, EZ Loan, and the Bank of Delmarva. Low NNN fees at approximately \$1.35/PSF. Offering a great rate at \$5/PSF plus the low NNN fees! Easy access to U.S. Route 13 which runs north to Wilmington, Delaware and south to Norfolk, Virginia. Call Broker for more details.



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**Lease Rate:** \$5.00 SF/YR (NNN)

**Total Space** 6,000 - 14,400 SF

**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
60	Community Center	\$5.00 SF/YR	NNN	14,400 SF	Negotiable	14,400 SF of commercial space located next to Big Lots. Asking rent is \$5/PSF plus the low NNN fees.
20	Community Center	\$5.00 SF/YR	NNN	6,000 SF	Negotiable	6,000 SF of commercial space available, located between Ace Hardware and Aaron's Rent to Own. Asking rent is \$5/PSF plus the low NNN fees



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BIG LOTS! PLAZA - SEAFORD, DELAWARE



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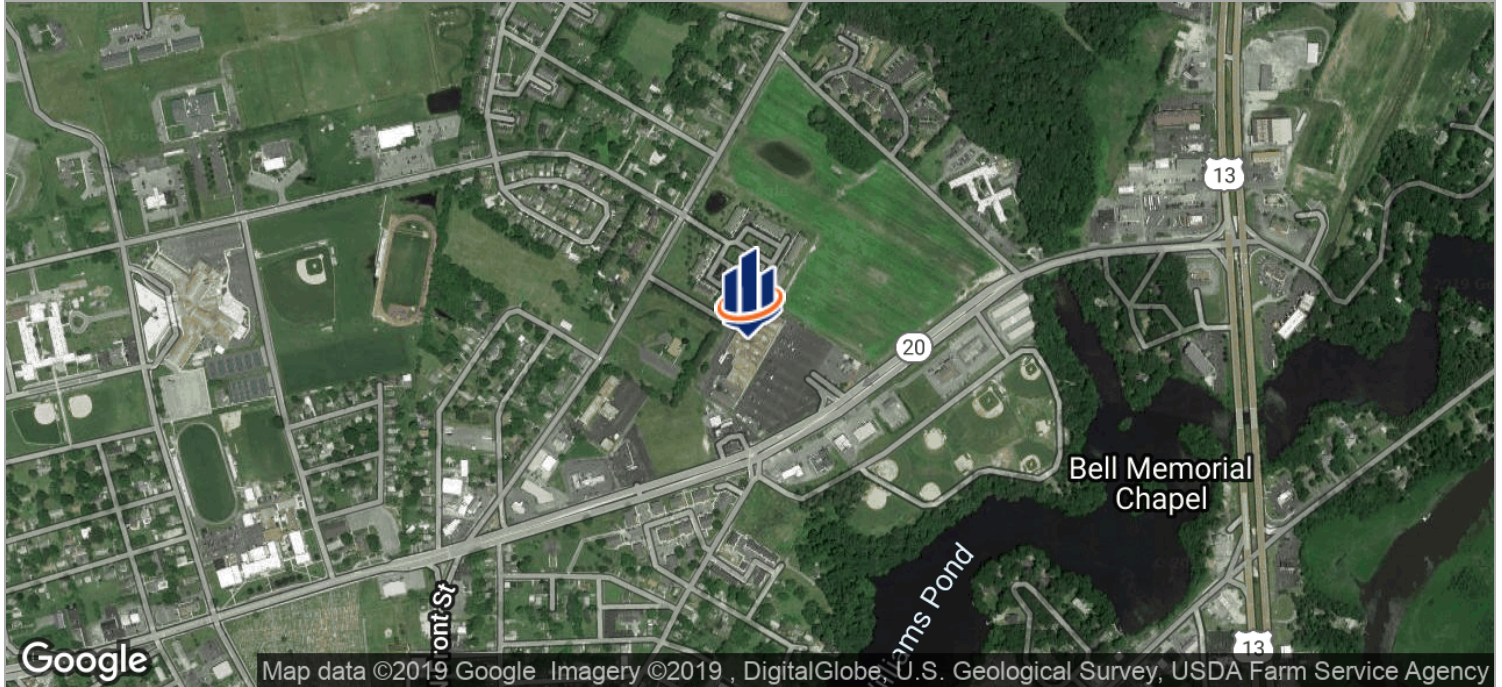




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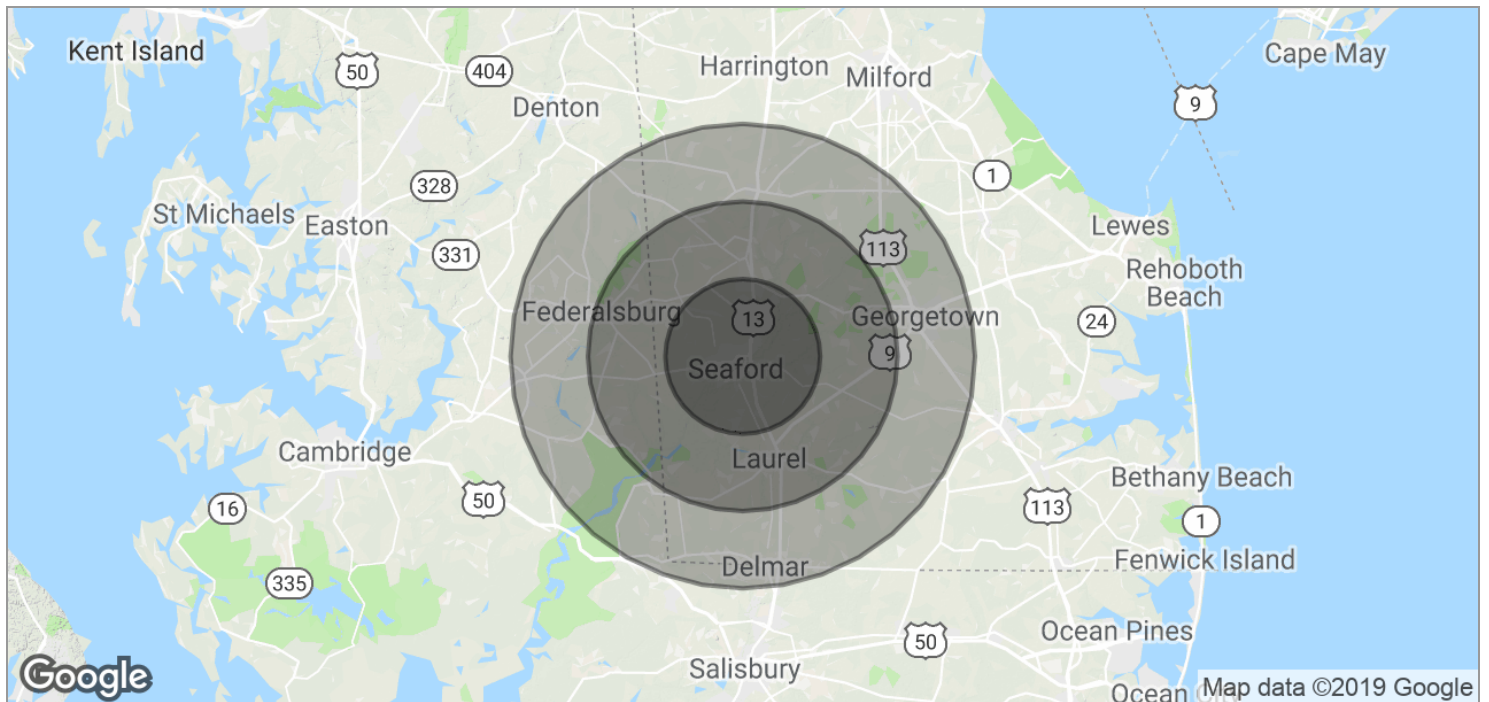
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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	22,831	52,482	90,882
MEDIAN AGE	39.5	39.4	39.1
MEDIAN AGE (MALE)	37.3	38.4	38.2
MEDIAN AGE (FEMALE)	41.5	40.4	39.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	8,605	19,789	33,593
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$54,989	\$57,135	\$57,859
AVERAGE HOUSE VALUE	\$307,308	\$266,722	\$246,856



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### 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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### Rick Tilghman, CCIM, CPM

Director of Property Management  
SVN | Miller Commercial Real Estate

Rick Tilghman, CCIM, CPM serves as Director of Property Management for SVN/Miller Commercial Real Estate specializing in the asset management of commercial properties; Retail, Office, Industrial, Multi-Family and Condo Associations.

Tilghman also serves as a Senior Advisor specializing in the sales and leasing of commercial properties. Since starting his Commercial Real Estate career in 2005, Tilghman has been involved in over 500 commercial real estate transactions.

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 & Affiliations

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

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## Tonney Insley

Advisor

SVN | Miller Commercial Real Estate

### PRE-REAL ESTATE BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

### WHY I WORK IN REAL ESTATE

I returned to Salisbury after getting married and having two awesome boys with my wife. We wanted to be closer to family and have a greater sense of community. I started my career in commercial real estate to pursue and expand on three guiding principals:

- Learning and excelling personally and professionally
- Being honest in all facets of my life
- Maintaining life balance

### MY ROLE AS AN SVN ADVISOR

I take my job very seriously and am committed to helping clients create opportunity and realize potential. I believe strongly in customer service and recognize that time is perishable, so I always get back to clients in the timeliest manner possible.

I am continuously expanding my network of loyal clients, fostering lengthy, trusting relationships based on my guiding principals and genuine affection for my work. I like helping people. I see my role with clients, whether they are landlords, tenants, buyers or seller, as a member of a team trying to achieve a defined goal.

I treat all my assignments as my clients would... they are the most important focus for me at that time.

### MY ROLE WHEN I AM NOT WORKING

My family comes first and I see my role as a husband and father as my #1 job. I finish my day by coming home to a super supportive wife and to my two crazy kids, Warner & Everett.

## Memberships & Affiliations

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