

LEASE

Delmarva Health Pavilion

30265 COMMERCE DRIVE

Millsboro, DE 19966



PRESENTED BY:

ANDREW BALL

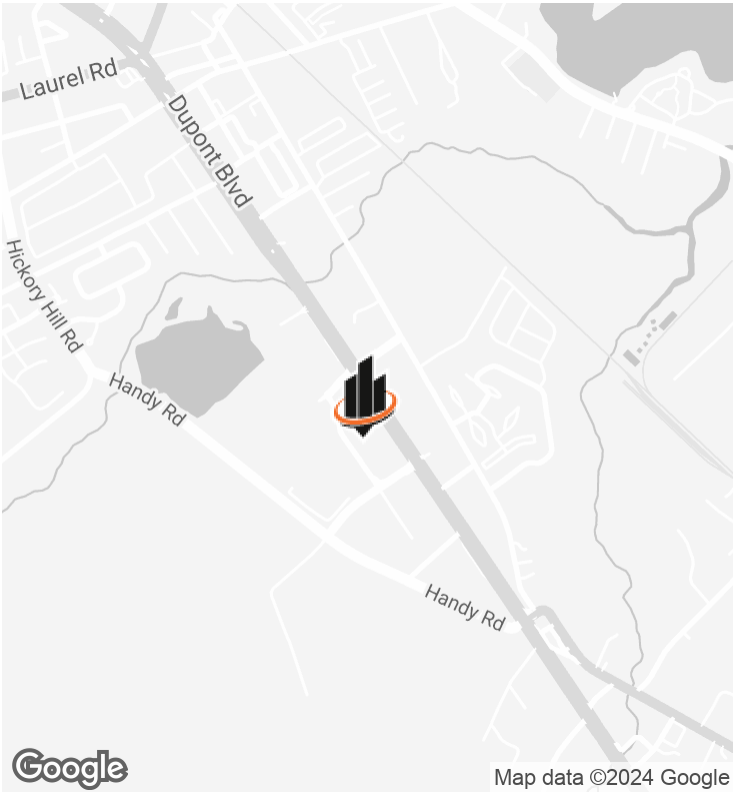
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MD #36569



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.75 SF/yr (NNN)
BUILDING SIZE:	48,000 SF
AVAILABLE SF:	2,844 SF
LOT SIZE:	3.93 Acres
YEAR BUILT:	2013
ZONING:	Commercial
MARKET:	Millsboro, DE

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PROPERTY OVERVIEW

Class A professional office space in south Millsboro

PROPERTY HIGHLIGHTS

- Each unit is a condominium and is professionally managed
- The grounds and building are very well maintained and present modern and new
- Tidal Health occupies a major portion of the building
- Units could be considered move in ready but can be customized

ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,844 SF	LEASE RATE:	\$20.75 SF/yr

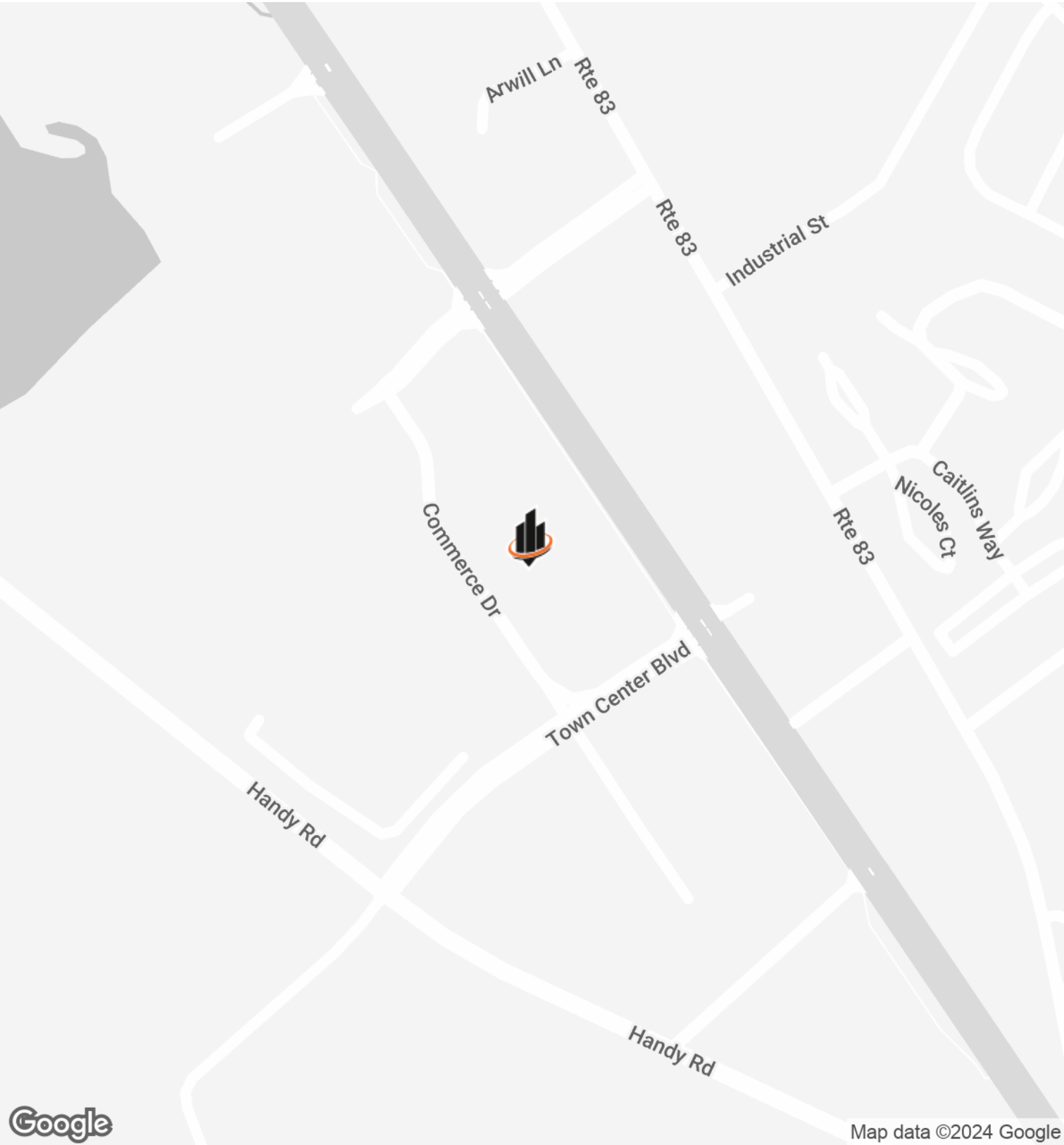
AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Unit 204	Available	2,844 SF	NNN	\$20.75 SF/yr	Formerly occupied by VITAS Healthcare, this space currently has multiple offices wide open space. Landlord can facilitate tenant customization for an additional fee. NNN's = \$3.20/per square foot
Unit 205	-	1,533 SF	NNN	\$19.00 SF/yr	Space is available on 7/1/2023 but available to tour immediately. Multiple offices, conference, reception and kitchenette. Excellent fit out for a smaller office space. Customization is also available. NNN's are \$3.46.

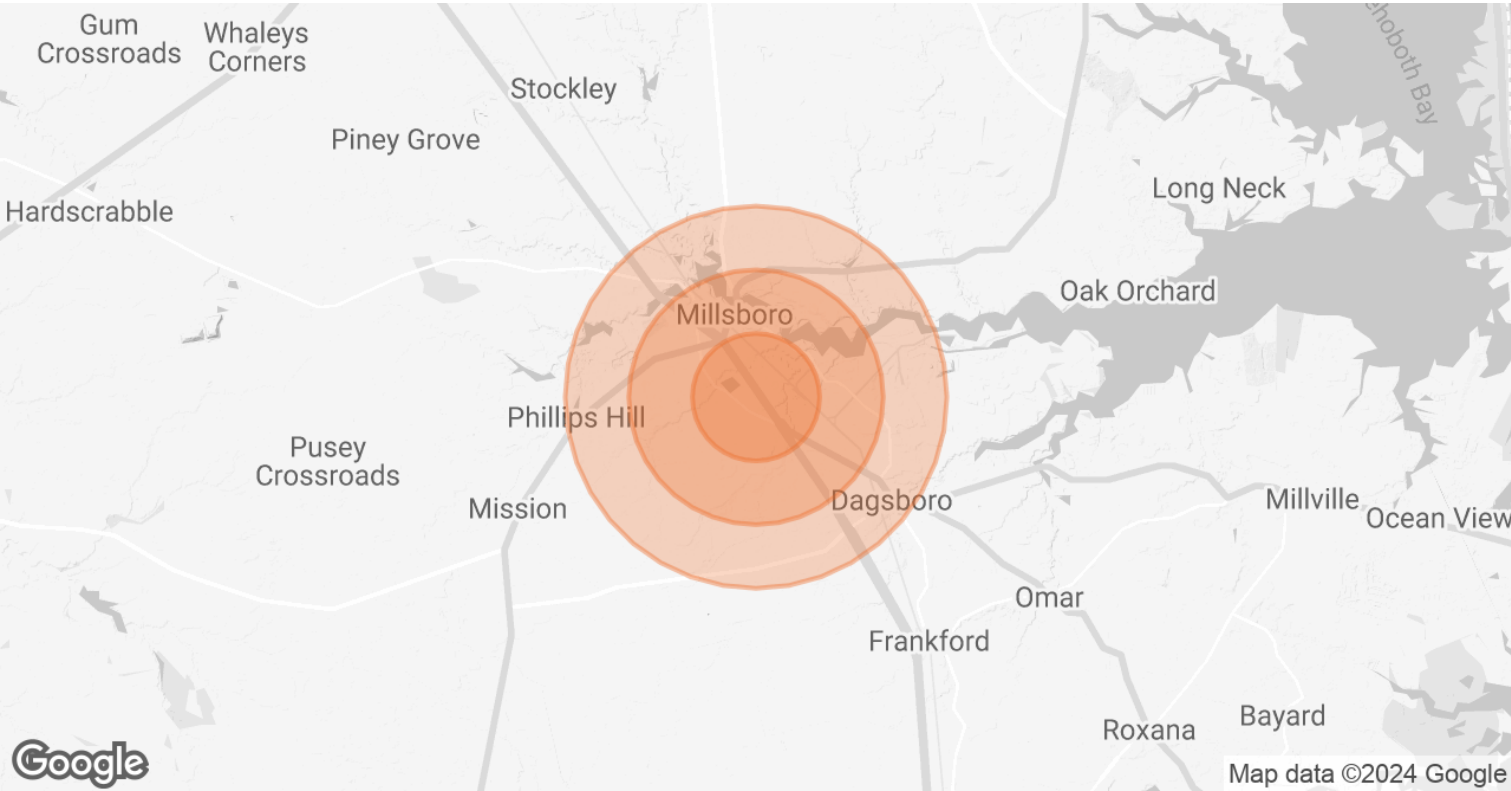
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,457	4,927	9,017
AVERAGE AGE	45.4	45.5	45.5
AVERAGE AGE (MALE)	50.0	46.4	44.5
AVERAGE AGE (FEMALE)	43.7	44.6	45.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	699	2,308	4,099
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$50,664	\$53,275	\$59,570
AVERAGE HOUSE VALUE	\$149,178	\$185,538	\$206,637

* Demographic data derived from 2020 ACS - US Census

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