N IEmory Hill

For Lease Office +/- 5,500 SF



Vineyards At Nassau Valley

Lewes, Delaware 19958

Large Office Space Available! Formerly occupied by Social Security Administration

Property Features

- Asking Rent is \$19/SF NNN
- CAM Charge: \$2.96/SF
- +/- 5,500 SF Available
- Ample Parking
- Suitable for Medical, Legal, General Office Use
- Zoned C1
- Tax Parcel: 3-34-5.00-152.07



For more information:

Ann Bailey, CCIM

C: 215 292 6100 annbailey@emoryhill.com

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Emory Hill Real Estate Services Inc 20245 Bay Vista Road, Rehoboth Beach, DE 19971 302 827 4940

naiemoryhill.com

N Emory Hill

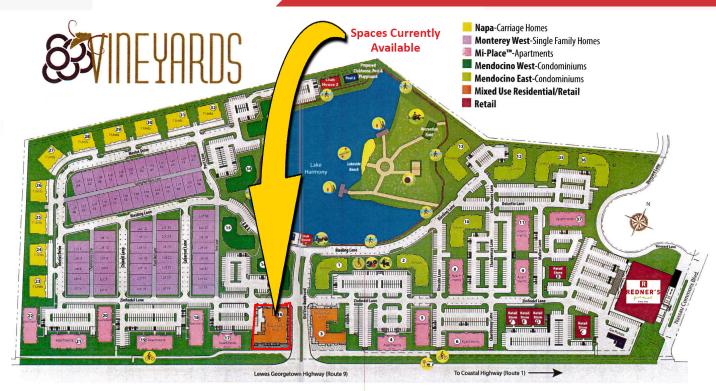
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0.0 1 Queen Anne Way Allip Way Chablis Ln Nassau Janice Rd is Avenue Coastal Hwy Janice Rd Nassav. Nicole Ln Siham Rd Winery Way Nassau Commons Blvd Nicole Ln 9 Graves D wing Ln Genee Di Ann Barr St Silo Blvd Coogle Map data ©2021 Google

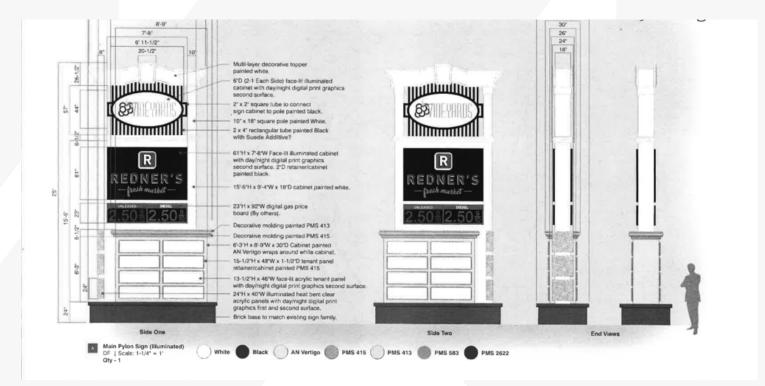


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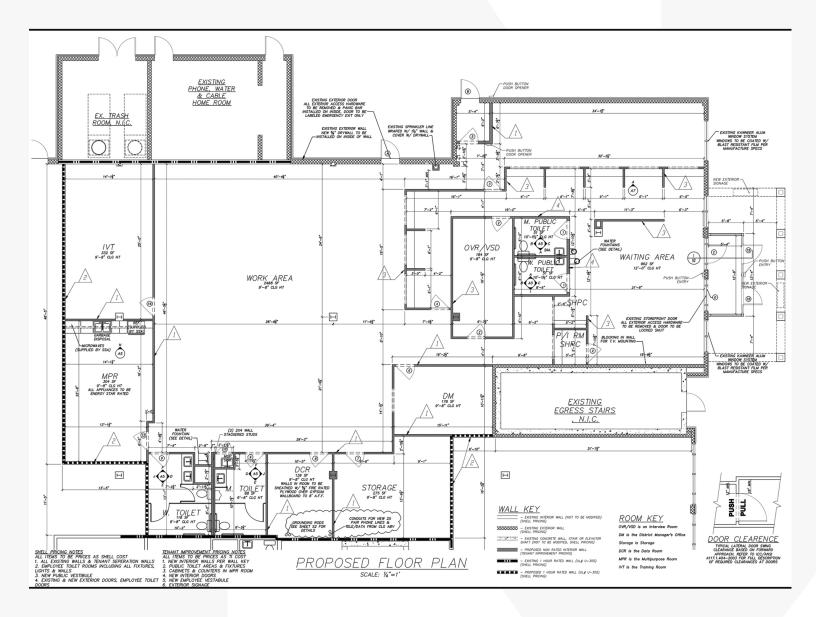
Rendering for illustrative purposed only. Please consult with your sales or leasing representative for additional information and details. All buildings south of Zinfandel Lane, plus 8, 9, 11 and 37, are excluded from the condominium. In a memilies are not part of the condominium but un owners have the hight to use theme; kees are included in the association (kee, NEED NOT BE BUILT: Napa, Monteney West texcluding building 14, Mendicionic Batt texcluding building 11, Marcer buildings of 11 and 37, amerited accultang building 11, boot, france, doo gaint waiking parts, boots, of highing parts, price france in and mensions. Buildings to change, neuron and demails, all building parts, boots, of highing parts, price france integrate to change, neuron and emissions. Rev 220



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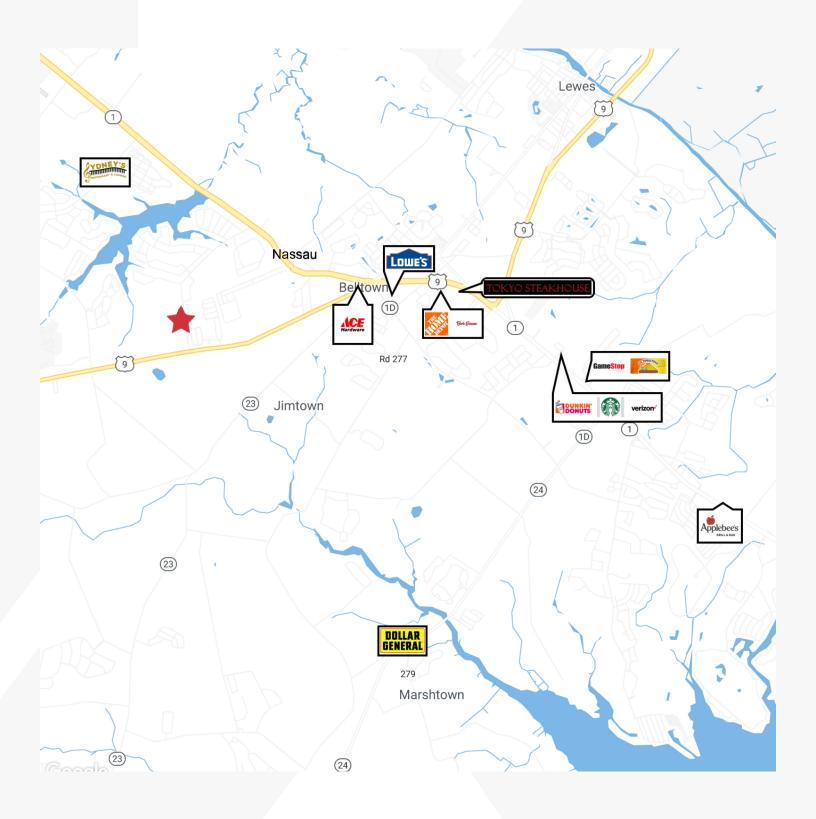


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For Lease <u>Traffic</u> Count Map





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Milford [9] Lincoln (30) (1)Greenwood Ellendale Milton Lewes (113) idgeville (1)Rehoboth Harbeson Beach (404) Dewey Beach Georgetown (13) (30) Angola by Wood Branch Middleford the Bay (23) eaford Long Neck (113) [9] 24 Goog Millsboro Map data ©2021 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	759	20,169	64,500
Average Age	50.3	50.9	51.1
Average Age (Male)	49.4	50.1	49.7
Average Age (Female)	50.9	51.6	51.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	340	9,191	28,877
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$75,634	\$72,037	\$71,552
Average House Value	\$367,643	\$380,874	\$343,761

* Demographic data derived from 2010 US Census

