



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

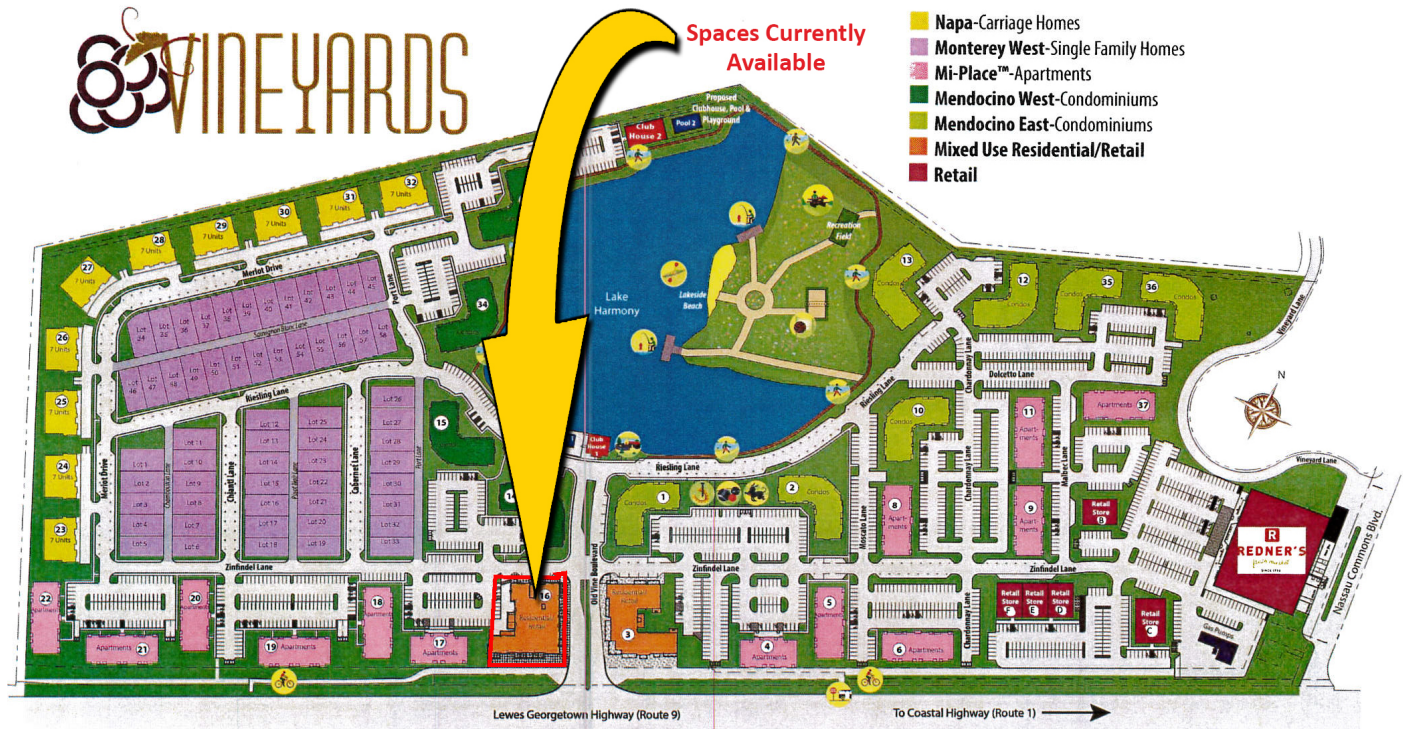


For more information:

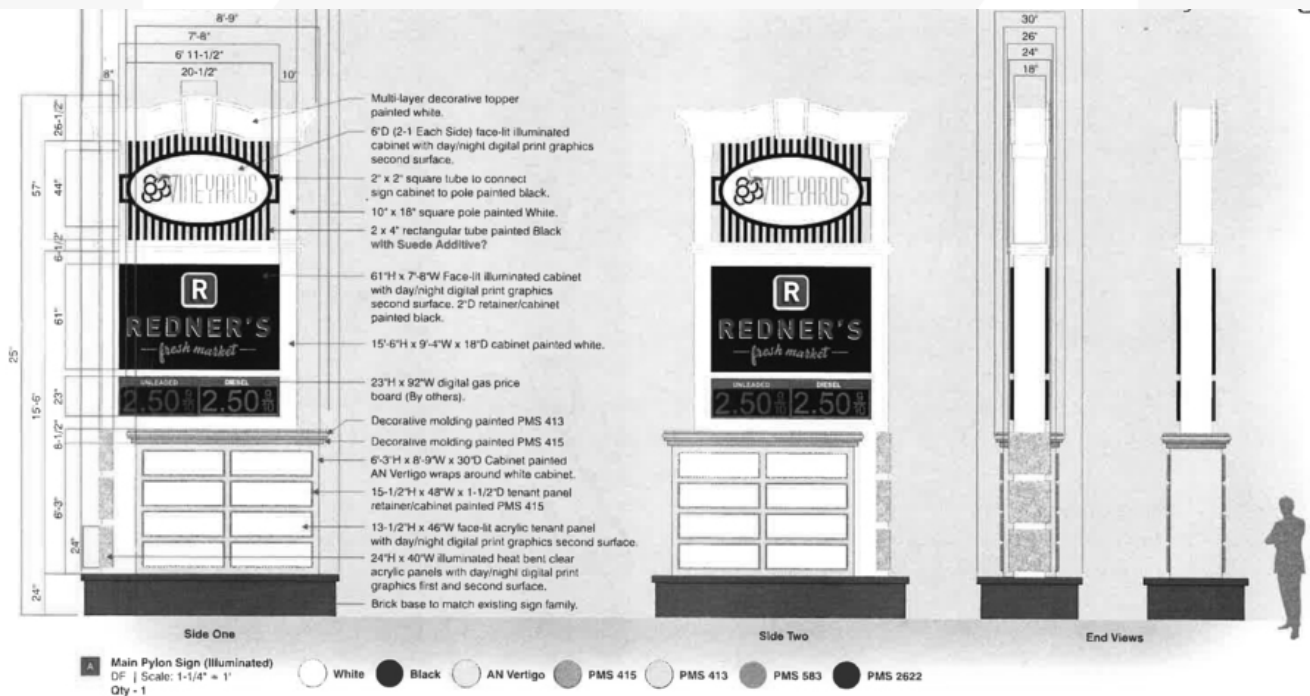
Ann Bailey, CCIM

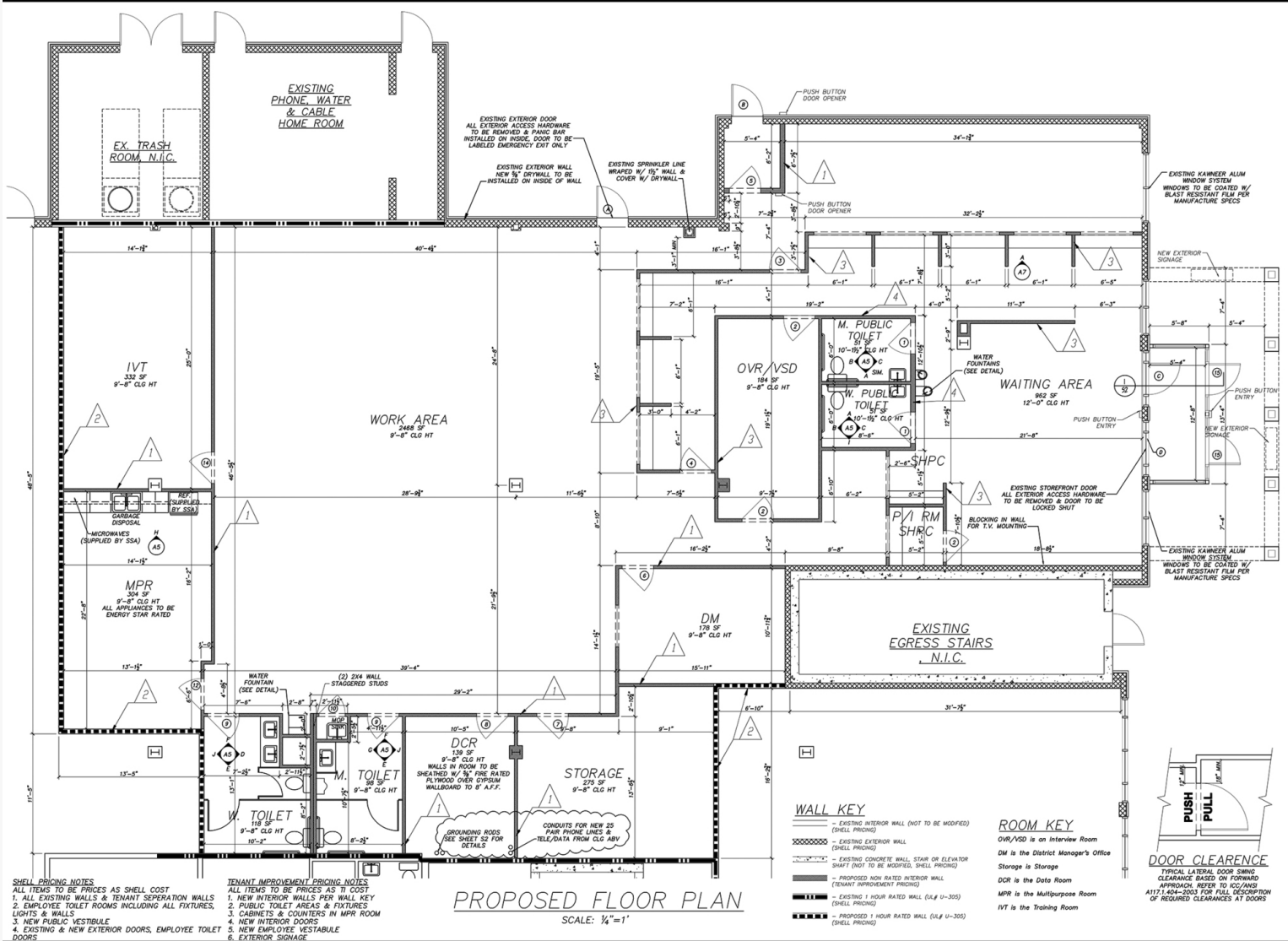
C: 215 292 6100
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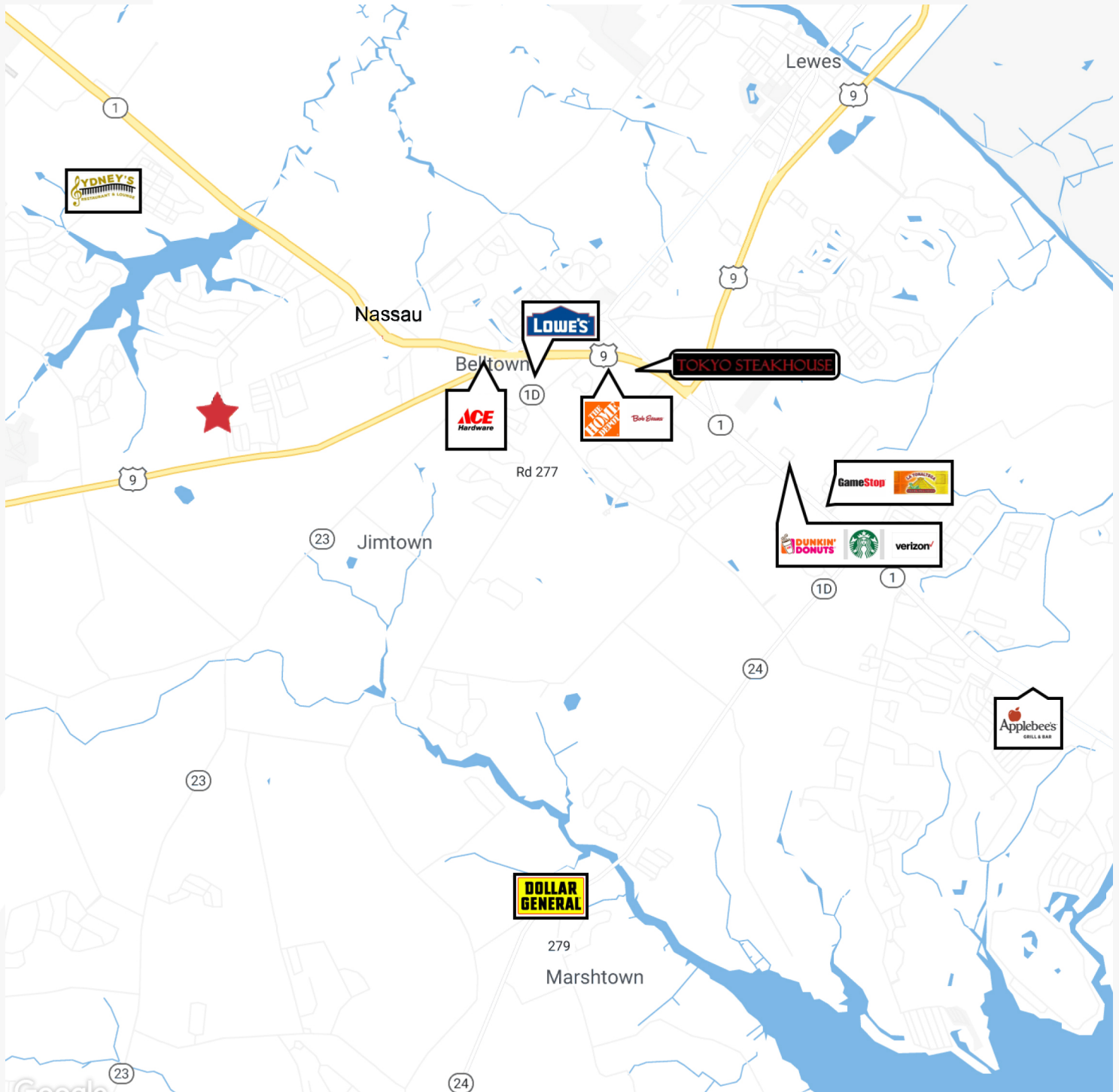




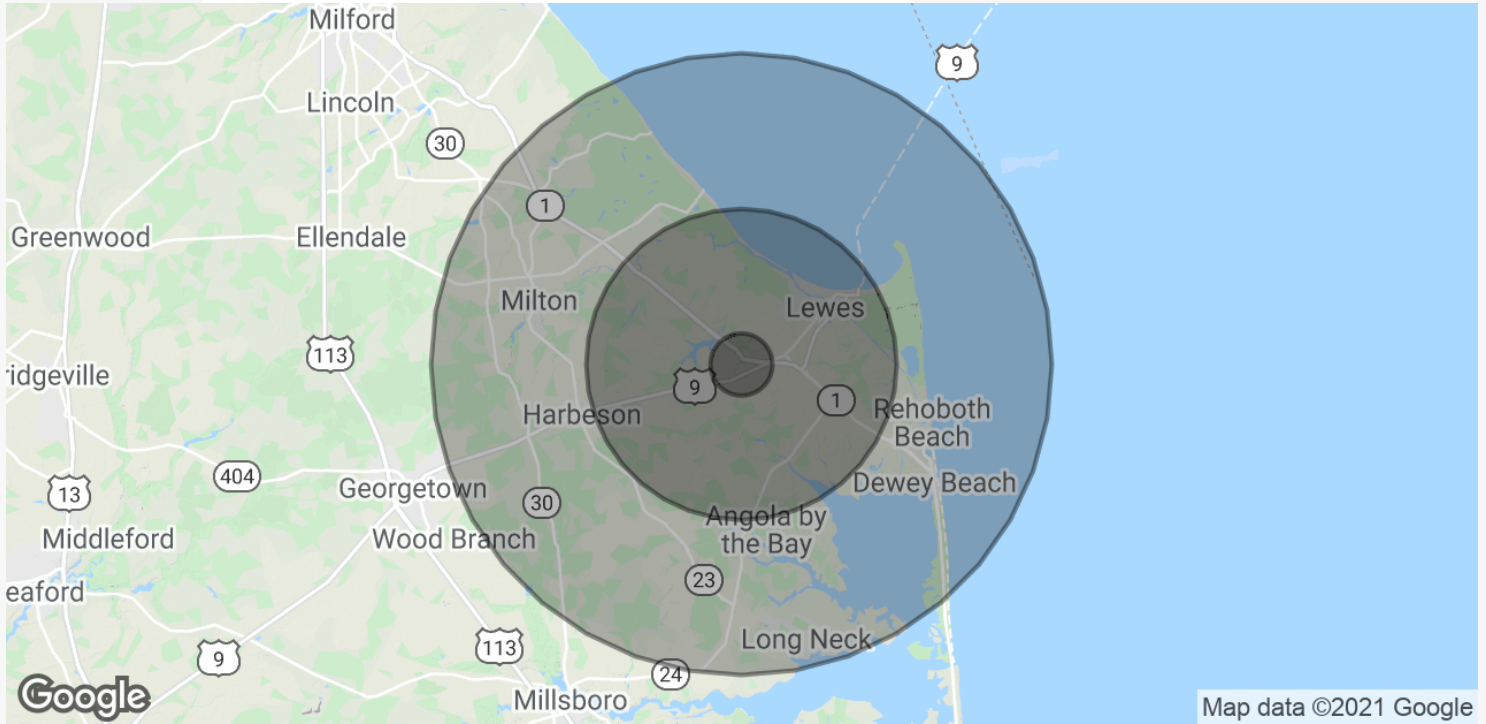
Rendering for illustrative purposes only. Please consult with your sales or leasing representative for additional information and details. All buildings south of Zinfandel Lane, plus 8, 9, 11 and 37, are excluded from the condominium. The amenities are not part of the condominium but unit owners have the right to use them; fees are included in the association fee. **NEED NOT BE BUILT:** Napa, Monterey West (excluding home sites 12-33), Mendocino West (excluding building 14), Mendocino East (excluding building 1), Mi-Place™ buildings 6-11 and 37, amenities excluding clubhouse 1, pool 1, terrace, dog park, walking path, bocce, fishing pier, picnic knoll and horseshoes. Subject to changes, errors and omissions. Rev. 2/20











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