

LEASE

20303 Hardscrabble Rd (Rt 20)

20303 HARDSCRABBLE RD (RT 20)

Georgetown, DE 19950

PRESENTED BY:

ANDREW BALL

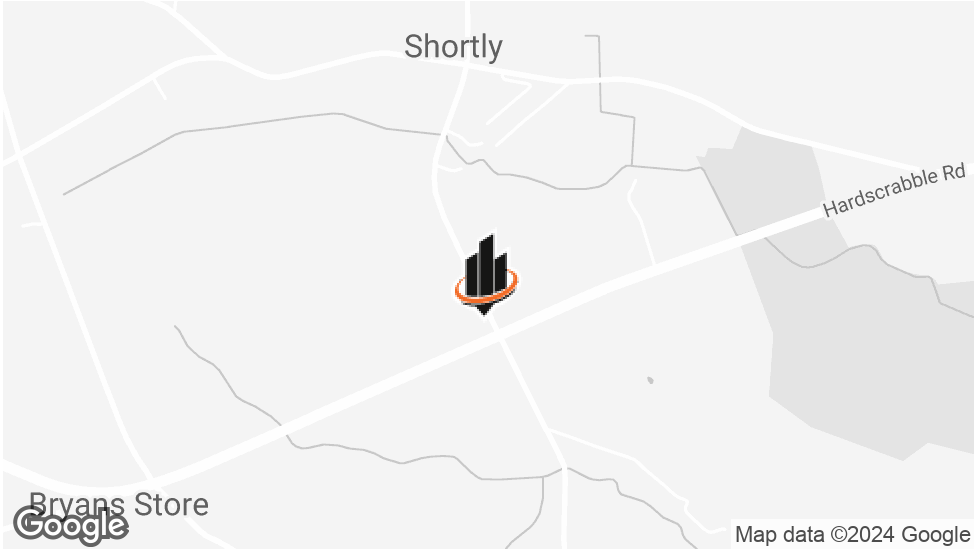
O: 410.543.2440 x118

andy.ball@svn.com

MD #36569



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$600.00 - 1,500.00 per month (Gross)
BUILDING SIZE:	1,550 SF
AVAILABLE SF:	200 - 1,550 SF
LOT SIZE:	0.579 Acres
ZONING:	B-1
MARKET:	Sussex County
SUBMARKET:	Georgetown

ANDREW BALL
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PROPERTY OVERVIEW

A 1550 Sf office warehouse building on the corner of a busy four-way stop . This space has a wide open layout, with a small office space that could be converted to extra storage if needed. The warehouse also has a small delivery door which can be utilized to assist in loading items into the warehouse. This property is zoned B-1 which permits for a wide array of uses! This space is being offered at \$1500/ Monthly Gross. The property also has a del-dot approved food truck spot on the corner of the property, which can be leased for \$600 Monthly Gross.

PROPERTY HIGHLIGHTS

- Open Layout
- Great Location
- Delivery Door Available
- Del-Dot approved Food Truck Spot

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	200 - 1,550 SF	LEASE RATE:	\$600.00 - \$1,500.00 per month

AVAILABLE SPACES SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20303 Hardscrabble Rd Office/Warehouse	Available	1,550 SF	Gross	\$1,500 per month	-
Food Truck Location	Available	200 SF	Gross	\$600 per month	-

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ADDITIONAL PHOTOS



ANDREW BALL

O: 410.543.2440 x118

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§ 115-68 Purpose.

The purpose of this district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby rural, low-density or medium-density residential neighborhoods. To enhance the general character of the district and its compatibility with its residential surroundings, signs are limited to those accessory to businesses conducted on the premises, and the number, area and type of signs are limited.

§ 115-69 Permitted uses.

A. A building or land shall be used only for the following purposes:

(1) (Reserved)^[1]

[1] *Editor's Note: Former Subsection A(1), Amusement places or theaters, except open-air drive-in theaters, was repealed 8-11-1992 by Ord. No. 849. See now § 115-71, Conditional uses.*

- (2) Automatic ice-distribution stations or other drive-in automatic vending machine stations. Groups of vending machines shall be contained in a completely enclosed building.
- (3) Automobile parking lots and garages, but not a used car lot or other lot for automobile sales or storage.
- (4) Banks, drive-in or otherwise, so long as driveway space shall be provided off the street for all vehicles waiting for drive-in service.
- (5) Bakeries, retail.
- (6) Barbershops or beauty parlors.
- (7) Bicycle sales and repair shops.
- (8) Catering or delicatessen businesses.
- (9) Clinics.
- (10) Dry-cleaning and laundry establishments.
- (11) Filling stations, subject to the following requirements:
 - (a) A site plan must be submitted to the Commission.
 - (b) Design features relative to access to public roads shall be approved by the Delaware State Highway Department.
 - (c) The minimum lot size is 14,000 square feet.
 - (d) The minimum lot depth is 100 feet.
 - (e) The minimum lot width is 120 feet.
 - (f) The minimum distance between gasoline pumps and all accessory equipment and facilities and any public roadway line is 20 feet.
 - (g) Hydraulic hoists, service pits and all lubrication, greasing, repair and washing equipment must be entirely enclosed within buildings.
 - (h) A solid fence or wall at least six feet high must be erected along all property lines adjoining a residential district. Such fence or wall shall, on a side property line, terminate 20 feet from the front property line.
 - (i) Exterior lighting must not cause glare hazardous to passing motorists and annoying to adjacent properties.
 - (j) Wrecked, junked or stripped vehicles in an inoperative condition are prohibited on the premises.
 - (k) All waste petroleum products must be stored in underground tanks.

- (I) Parking of utility trailers and/or small trucks for rent must be a minimum distance of 25 feet from any roadway.
- (12) Flower shops and greenhouses incidental thereto.
- (13) Frozen-food lockers for individual or family use.
- (14) Hospitals or clinics for small animals, dogs, cats, birds and the like, provided that such hospital or clinic and treatment rooms, cages, pens or kennels are maintained within a completely enclosed soundproof building and that such hospital or clinic is operated in such a way as to produce no objectionable noise or odors outside its walls.
- (15) Laundromats or self-service dry-cleaning establishments.
- (16) Use of a manufactured-home-type structure for any business, commercial or industrial use that is administratively approved by the Director or his or her designee, and subject to the requirements set forth in Article IV, § 115-20A(16).
[Added 10-22-2019 by Ord. No. 2684^[2]]
[2] *Editor's Note: This ordinance also renumbered former Subsection A(16) through (27) as Subsection A(17) through (28), respectively.*
- (17) Offices, general business or professional.
- (18) Private clubs, lodges or meeting halls.
- (19) Radio and television broadcasting stations or studios.
- (20) Restaurants, drive-in or otherwise.
- (21) Shoe-repairing shops.
- (22) Shops for the sale, service or repair of home appliances, office machines, electrical and television and radio equipment.
- (23) Stores and shops for the conduct of retail business, including sale of accessories, antiques, apparel, appliances, beverages, books, carpets, drugs, fabrics, food, furniture, general merchandise, hardware and lumber and building material, garden supplies, hobby supplies, jewelry, office supplies, paint, sporting goods and stationery, and similar stores and shops.
- (24) Telephone stations or booths, including drive-in or talk-from-car stations, and telephone central offices, provided that all storage of materials, all repair facilities and all housing of repair crews are within a completely enclosed area.
- (25) Temporary removable vendor stands, including but not limited to food trucks and similar vehicles or trailers, located on the premises between March 15 and November 15 for the sale of food, agricultural products or other food-related goods. Such temporary removable vendor stands must comply with all of the following requirements:
[Added 5-19-2015 by Ord. No. 2397^[3]]
- (a) No temporary removable vendor stand shall be permanently affixed to the premises. All temporary removable vendor stands shall be fully transportable and moveable within 24 hours.
- (b) There shall be no more than one temporary removable vendor stand on a parcel at any one time.
- (c) No temporary removable vendor stand shall be wider than eight feet six inches nor longer than 45 feet.
- (d) No temporary removable vendor stand shall be permanently connected to any utilities, including water, sewer, electric or gas.
- (e) No temporary removable vendor stand shall interfere with vehicular or pedestrian movement on a parcel or adjacent rights-of-way.
- (f) The owner of a proposed temporary removable stand shall present the Director of Planning and Zoning with written approval of the existence and location of the stand by the property owner and a drawing showing the location of the stand upon the property. Upon presentation of this information, the Director may preliminarily approve the stand or require the owner to apply for a special use exception from the Board of Adjustment if there are concerns about the location, the size of the property, the effect(s) upon on-site parking, neighboring properties or roadways, or other good cause.

- (g) If preliminarily approved, the owner of a proposed temporary removable stand shall present the Director of Planning and Zoning with evidence of a current State of Delaware business license.
- (h) Upon approval by the Director, a Sussex County Vendor Stand sticker shall be issued in a form established by the Director. This sticker shall be visible on the stand at all times.
- (i) The approval of the temporary removable vendor stand shall be valid for one year.
- (j) The application for a temporary removable vendor stand shall be in a form established by the Director. The fee for filing the application shall be \$100.

[3] *Editor's Note: With the inclusion of this ordinance, former Subsection A(24) and (25) were renumbered as Subsection A(25) and (26) in order to maintain the alphabetical organization of this subsection.*

(26) Undertaking businesses or establishments or funeral homes.

(27) Studios for artists, photographers, teachers, sculptors and musicians.

(28) Special events.

[Added 9-18-2018 by Ord. No. 2599]

- (a) Special events held outdoors or within a temporary structure for a purpose different from the permitted use and usual occupancy of a premises or site that are administratively approved by the Director or his or her designee, when the event: will not impair the purpose and intent of the Zoning Ordinance; is not so recurring in nature as to constitute a permanent use not otherwise permitted in the district; and will not significantly affect the surrounding properties. Events that are consistent with the permitted use and usual occupancy of a site or that occur on land owned by the United States of America, the State of Delaware, Sussex County, municipalities and educational institutions are permitted. "Special events" include circuses, carnivals, midways, promotional and tent sales events, fairs, festivals, concerts, rodeos, shows, races/walks or any other event or mass gathering.
- (b) No more than three special events shall be approved for the same property or premises during a calendar year. Each special event shall be counted as one calendar day, not including reasonable set up and removal time when the event is not otherwise underway.
- (c) In determining whether to administratively approve a special event, the Director or his or her designee shall consider the following:
 - [1] The estimated number of attendees;
 - [2] The size of the parcel where the special event is to be located;
 - [3] The parking requirements of the special event;
 - [4] Roads and traffic patterns providing access to the special event;
 - [5] Prior events conducted by the applicant;
 - [6] Noise, light, odor, and dust generated by the special event;
 - [7] Proposed hours of operation and number of consecutive days; and
 - [8] Such other considerations that may be applicable to the requested event.
- (d) The Director or his or her designee may impose conditions upon an administrative approval.
- (e) All special events, regardless of size, location, use or duration, shall be subject to the requirements of the Sussex County Special Event and Public Safety Services Policies and Procedures. Failure to abide by the Sussex County Special Event and Public Safety Services Policies and Procedures may result in the termination of the special event's administrative approval.
- (f) Special events that do not meet these requirements or which are not administratively approved shall require a conditional use.

B. The total gross floor area of any building or group of buildings shall be less than 75,000 square feet.

[Added 7-20-1999 by Ord. No. 1328]

§ 115-70 Permitted accessory uses.

Permitted accessory uses are as follows:

- A. Storage of office supplies or merchandise normally carried in stock in connection with a permitted office or business use, subject to applicable district regulations.
- B. A wind turbine which meets § 115-194.4 as a permitted use.
[Added 9-13-2011 by Ord. No. 2213]
- C. Temporary buildings, including manufactured home type structures, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction or upon expiration of a period of two years of the time of erection of the temporary building, whichever is sooner. If construction operations or the initial sale of lots remain actively underway, the Director may grant extensions to this time period.
[Added 10-8-2019 by Ord. No. 2683]

§ 115-71 Conditional uses.

The following uses may be permitted as conditional uses when approved in accordance with the provisions of Article XXIV of this chapter:

Amusement places or theaters, except open-air drive-in theaters. Amusement places include bowling alleys, dance halls, subject to applicable county regulations, skating rinks, swimming pools, miniature golf, billiard or pool parlors, indoor model racing tracks and similar activities. Mobile or fixed-type cranes or lifting devices, not designed, not approved for, not manufactured for or not intended to carry, transport or in any fashion move individual(s) or person(s), shall be prohibited and shall not be used for amusement purposes.

[Added 8-11-1992 by Ord. No. 849; amended 3-30-1993 by Ord. No. 887]

Aquariums, commercial

Beaches, commercial

Bus terminals

Cemeteries, including a crematorium if located at least 200 feet from the boundaries of the cemetery

Exposition centers or fairgrounds

Heliports or helistops

Hospitals and sanitariums

Institutions, educational or philanthropic, including museums, art galleries and libraries

Marinas or yacht clubs

Multifamily dwelling structures, subject to the provisions of Articles IV through XX, § 115-219 and Table III (included at the end of this chapter)

[Amended 8-22-2006 by Ord. No. 1870]

Nursing and similar care facilities

[Added 4-16-2019 by Ord. No. 2645]

Public or governmental buildings and uses, including schools, parks, parkways, playgrounds and public boat landings

Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines utilizing multilegged structures

Recreation facilities, privately or commercially operated, such as a fishing or boating lake, picnic grounds or dude ranch, and accessory facilities, including sale of food, beverages, bait, incidentals, supplies and equipment

Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit

Special events such as circuses or carnival grounds, amusement parks or midways, festivals, concerts, race/walks or any other special event or gathering being held outdoors or within a temporary structure or at a site and for a purpose different from the designated use and usual occupancy of the premises and located on unincorporated lands within Sussex County, permanently or

for a temporary time period exceeding three days. Special events not approved by the Director as a permitted use under § 115-69 shall require a conditional use permit. All special events, regardless of duration, shall be subject to the requirements of the Sussex County Special Event Policy.

[Amended 5-1-1990 by Ord. No. 680; 11-10-1992 by Ord. No. 863; 8-20-2013 by Ord. No. 2316; 9-18-2018 by Ord. No. 2599]

Sports arenas or stadiums, commercial athletic fields or baseball parks

Swimming or tennis clubs, private, nonprofit or commercially operated

§ 115-72 Special use exceptions.

Special use exceptions may be permitted by the Board of Adjustment and in accordance with the provisions of Article XXVII of this chapter and may include:

A. Temporary and conditional permits for a period not to exceed five years, such period to be determined by the Board, for the following uses:

[Amended 11-10-1992 by Ord. No. 863; 10-12-1999 by Ord. No. 1346; 10-12-2010 by Ord. No. 2152; 10-22-2019 by Ord. No. 2684]

Archery ranges

Asphalt batching plants or concrete batching plants

Commercial dog kennels

Driving ranges

Outdoor display or promotional activities at shopping centers or elsewhere

Pony rings

Raising for sale of birds, bees, rabbits and other small animals, fish and other creatures

Riding academies, public stables or private stables

Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision

Tents for special purposes for a period exceeding three days. The Director may, without requiring an application for a special use exception, grant approval for a tent for a special purpose (revival, reception, tent sale as an accessory to a business or commercial use, or other similar activities). If approved by the Director, a tent for special purposes may be utilized on a parcel no more than three times in a calendar year.

Use of a manufactured home as a single-family dwelling in any district to meet an emergency or hardship situation, such permit not to exceed two years. The Director may, without requiring an application for a special use exception, grant an extension for an emergency or hardship situation previously approved by the County Board of Adjustment upon receipt of an affidavit from a doctor stating that the emergency or hardship situation still exists. Such extension may be granted annually as long as the emergency or hardship still exists.

Use of a manufactured-home-type structure for any business, commercial or industrial use when not approved administratively by the Director or his or her designee

B. Exceptions to parking and loading requirements, as follows:

- (1) Off-street parking areas, adjacent to or at a reasonable distance from the premises on which parking areas are required by the parking regulations of Article XXII, where practical difficulties, including the acquisition of property, or undue hardships are encountered in locating such parking areas on the premises and where the purpose of these regulations to relieve congestion in the streets would best be served by permitting such parking off the premises.
- (2) Waiver or reduction of the parking and loading requirements in any district whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities.
- (3) Waiver or reduction of loading space requirements where adequate community loading facilities are provided.
- (4) Waiver or reduction of loading space requirements for uses which contain less than 10,000 square feet of floor area where construction of existing buildings, problems of access or size of lot make impractical the provision of required loading space.

C. Other special use exceptions as follows:

Alteration, extension or replacement of a nonconforming manufactured home subject to the provisions of § 159-196

[Amended 10-12-2010 by Ord. No. 2152]

Cemeteries for pets

Commercial greenhouses, wholesale or retail, and nurseries for growing of plants, trees and shrubs, including a building for sale of products produced on the premises^[1]

Day nurseries or child-care centers

Public telephone booths in residential areas

Tourist homes (also referred to as "bed-and-breakfast inns")^[2]

[Added 5-16-1989 by Ord. No. 585]

Any temporary removable vendor stand for the sale of food, agricultural products or other food-related goods that is not a permitted use under the provisions of § 115-69; provided, however, that the use shall not operate until the owner presents the Director of Planning and Zoning with evidence of a current State of Delaware business license. Upon approval and submission of the business license, the Director shall issue a Sussex County Vendor Stand sticker in a form established by the Director. This sticker shall be visible on the stand at all times.

[Added 5-19-2015 by Ord. No. 2397]

[1] *Editor's Note: The entry for "convalescent homes, nursing homes or homes for the aged," which immediately followed, was repealed 4-16-2019 by Ord. No. 2645.*

[2] *Editor's Note: The former entry for windmills and wind-powered generators, which immediately followed this entry, was repealed 9-13-2011 by Ord. No. 2213.*

D. Structures of mixed use, commercial and residential, subject to the provisions of Articles IV through XX and § 115-219.

§ 115-73 Permitted signs.

[Amended 10-3-1989 by Ord. No. 619; 9-11-1990 by Ord. No. 719; 12-2-2008 by Ord. No. 2008]

See Article XXI, §§ 115-159.4, for signs permitted in the B-1 District and other regulations relating to signs.

§ 115-74 Height, area and bulk requirements.

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

Use	Area** (square feet)	Width* (feet)	Depth (feet)
Single-family dwelling	10,000	75	100
Other	10,000	75	100

*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.

[Added 11-7-1989 by Ord. No. 632]

**NOTE: Any lot which is not connected to a central sewer system, as defined by § 115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of 3/4 acre.

[Added 7-15-1997 by Ord. No. 1157]

B. Minimum yard requirements. Minimum yard requirements shall be as follows, except that, in addition, the requirements relating to minimum buffers and setbacks contained in § 115-194.1E of this Code shall apply to all uses other than single-family dwellings and multifamily structures:

[Amended 7-20-1999 by Ord. No. 1328]

Use	Depth of Front Yard (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)
Single-family dwelling	40 (30)*	10	10

Use	Depth of Front Yard (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)
Other	60**	5*	5*
Multifamily-type structure	(See Table II, included at the end of this chapter.)		

*NOTE: See also the Table of District Regulations at the end of this chapter.

**NOTE: See also § 115-194.1.

- C. Maximum height requirement. Maximum height requirements shall be as follows:
[Amended 10-31-1995 by Ord. No. 1062]

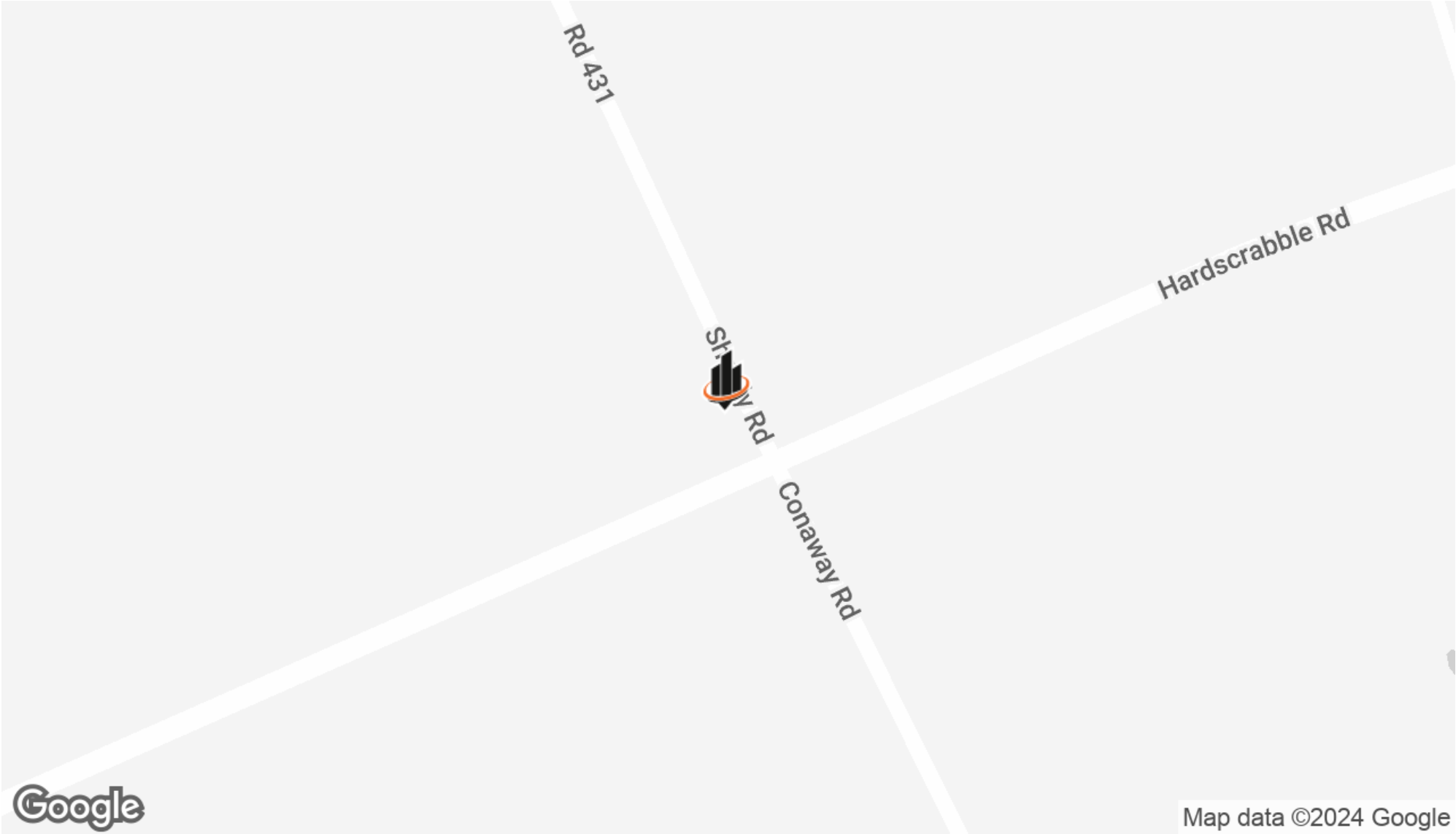
Use	Feet
Single-family dwelling	42
Other	42

§ 115-75 Reference to additional regulations.

[Amended 2-27-2018 by Ord. No. 2550]

- A. The regulations contained in this article are supplemented or modified by regulations contained in other articles of this chapter, especially the following:
- Article I, § 115-4, Definitions and word usage
 - Article XXI, Signs
 - Article XXII, Off-Street Parking
 - Article XXIII, Off-Street Loading
 - Article XXV, Supplementary Regulations
 - Article XXVII, Board of Adjustment
- B. Closed district. As of July 1, 2018, the B-1 Neighborhood Business District shall be considered a closed district and shall not be applied to any additional lands in Sussex County. The district and its various provisions and regulations shall continue to exist as they apply to a B-1 District established under the procedures of this chapter.

LOCATION MAP



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

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DEMOGRAPHICS MAP & REPORT

POPULATION 1 MILE 5 MILES 10 MILES

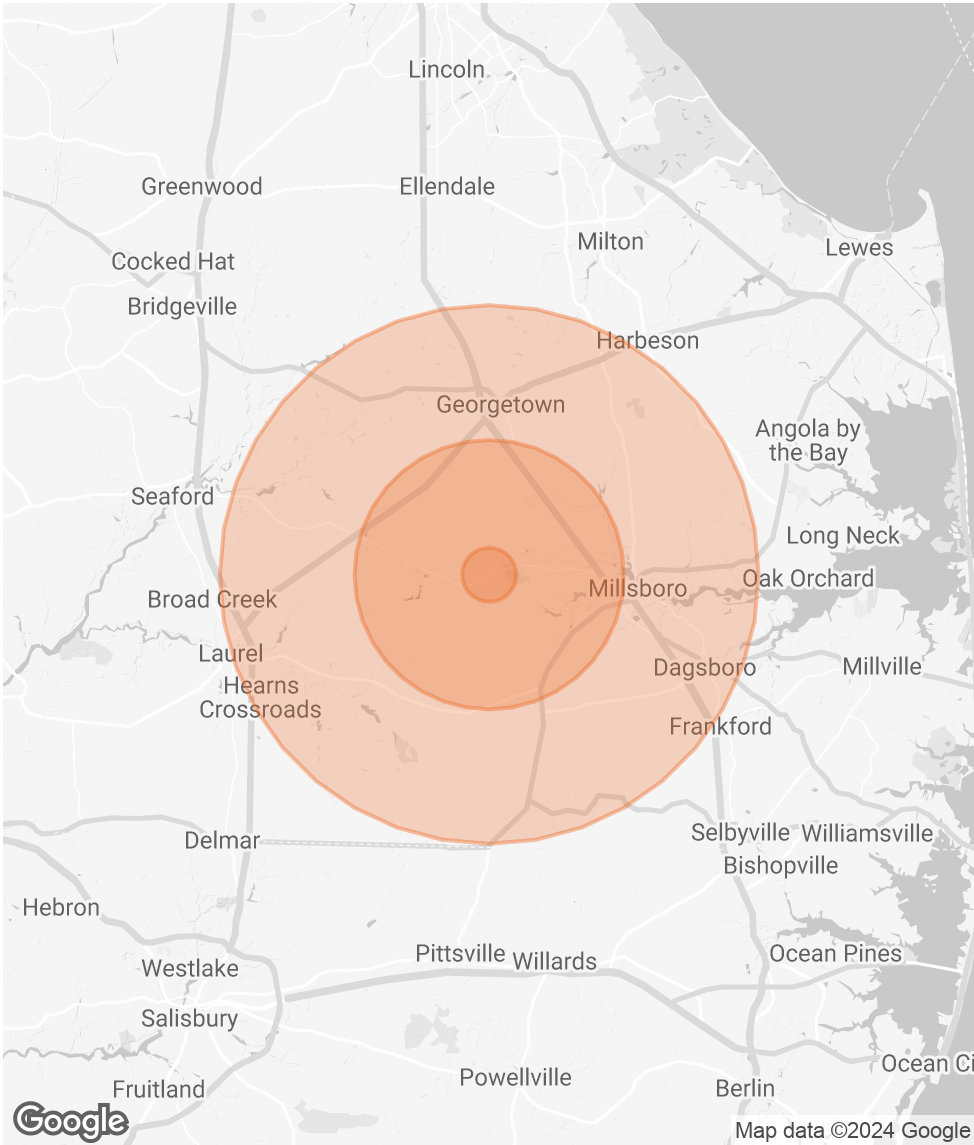
TOTAL POPULATION	360	11,258	52,237
AVERAGE AGE	49.8	44.8	43.1
AVERAGE AGE (MALE)	45.2	41.6	41.0
AVERAGE AGE (FEMALE)	51.4	46.3	44.1

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	155	4,419	20,970
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$85,861	\$74,653	\$63,878
AVERAGE HOUSE VALUE	\$274,032	\$237,564	\$217,752

2020 American Community Survey (ACS)

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569



ADVISOR BIO 1



ANDREW BALL

Senior Advisor

andy.ball@svn.com
Direct: 410.543.2440 x118 | Cell: 410.422.3672

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers. Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season’s Best Antiques, Taylor’s BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others. Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

SVN | Miller Commercial Real Estate
206 E. Main Street
Salisbury, MD 21801
410.543.2440

ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569