

LEASE

Savannah Square

32175 DUPONT BLVD

Dagsboro, DE 19939

PRESENTED BY:

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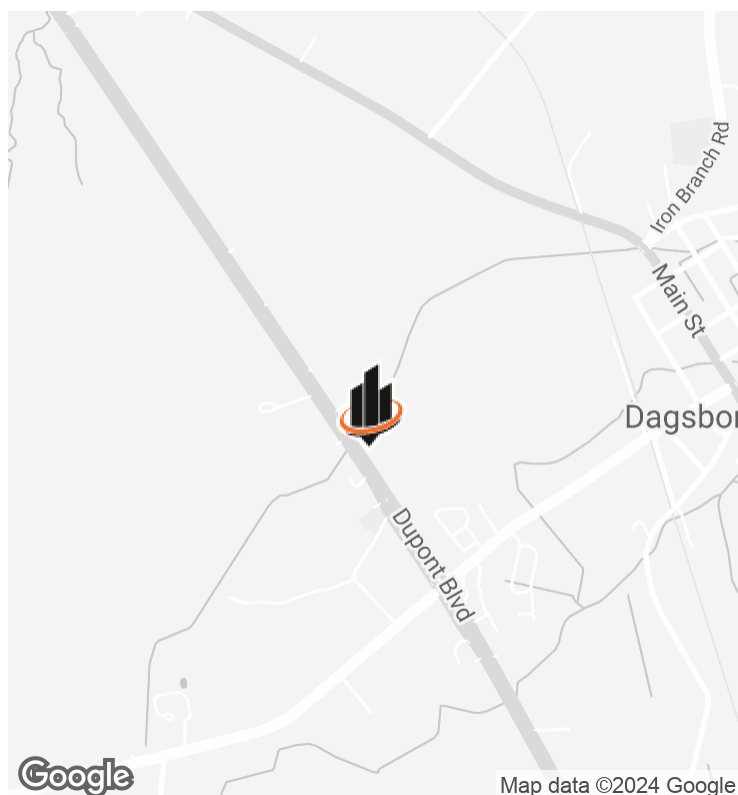
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,600.00 - 2,000.83 per month (NNN)
BUILDING SIZE:	50,000 SF
AVAILABLE SF:	1,575 - 3,150 SF
LOT SIZE:	8.44 Acres

PROPERTY OVERVIEW

Savannah Square is a highly visible retail & business center strategically located directly on Rt.113 just 7 miles from the Maryland line and 3 miles from Millsboro, DE. This property will give you traffic counts of 28,000 cars per day that ride by your business!! This center offers a revolutionary new approach to the rental space market by having the buildings made out of "Insulated Concrete Forms (ICF) which are significantly more efficient than traditional standard construction. ICF construction uses 44% less energy to heat and 32% less energy to cool than traditional construction. The last remaining unit is 1,715 SF.

PROPERTY HIGHLIGHTS

- Two units, 1575 SF and 1,715 SF
- Rt. 113 Frontage & Access
- Traffic Count of 28,000
- ICF Construction - Up to 44% in energy savings

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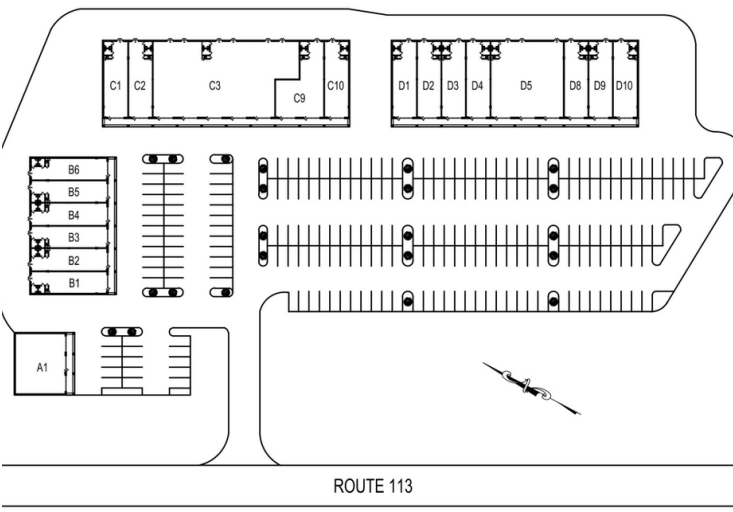
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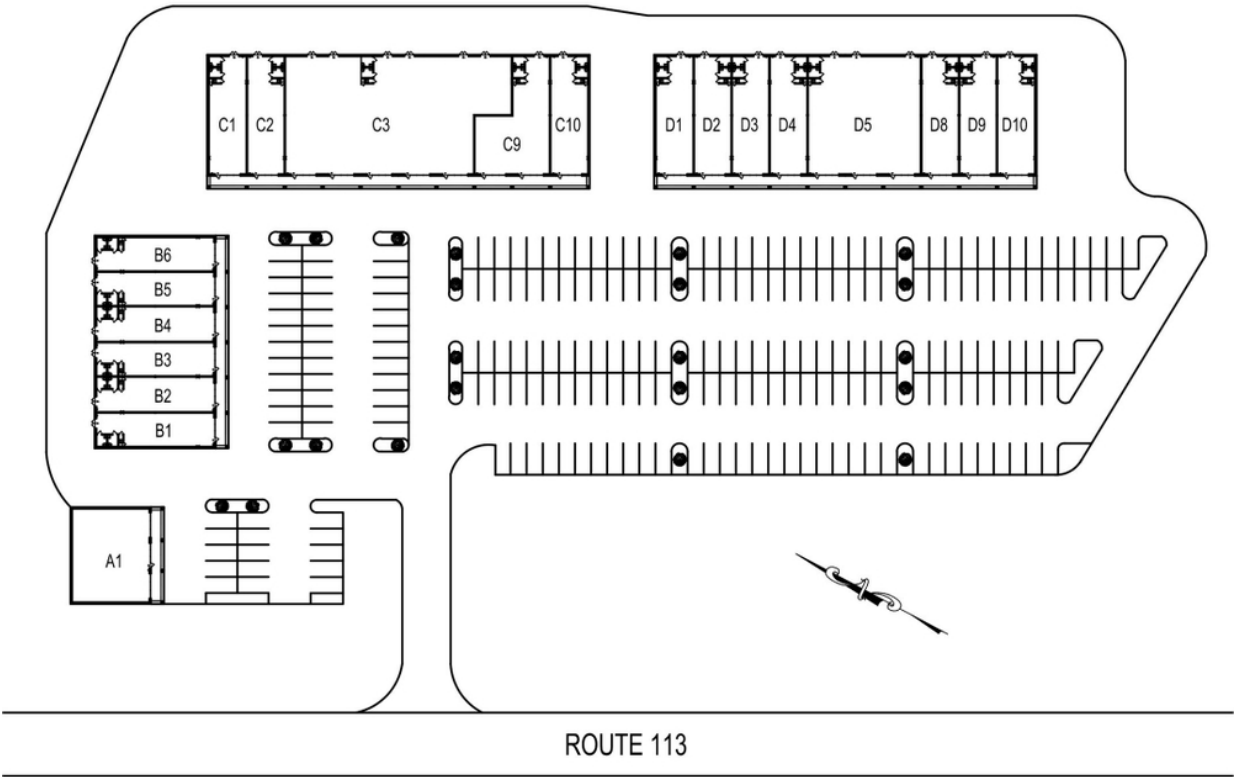
ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,575 - 3,150 SF	LEASE RATE:	\$1,600.00 - \$2,000.83 per month

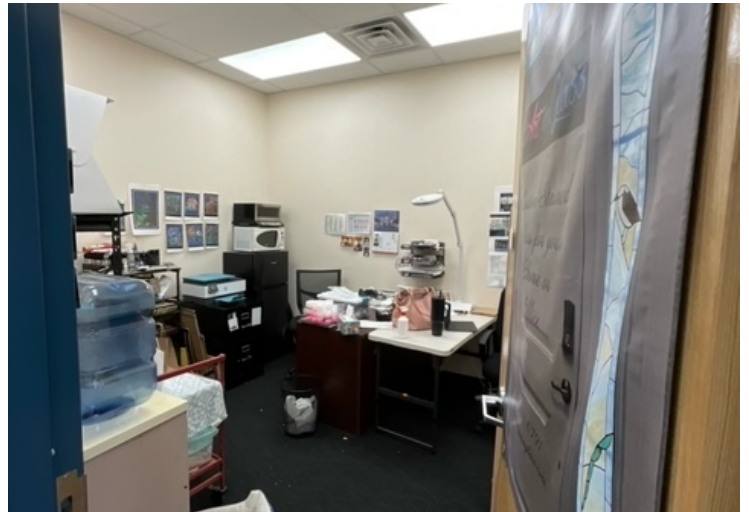
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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B6 Art in Glass space	Available	1,575 - 3,150 SF	NNN	\$1,600 per month	Currently occupied by Art in Glass. This space has office areas in the front and storage in the back.
C2	Available	1,715 SF	NNN	\$14.00 SF/yr	Unfinished space that will be delivered as a new vanilla shell. Can be customized to fit tenant's needs.

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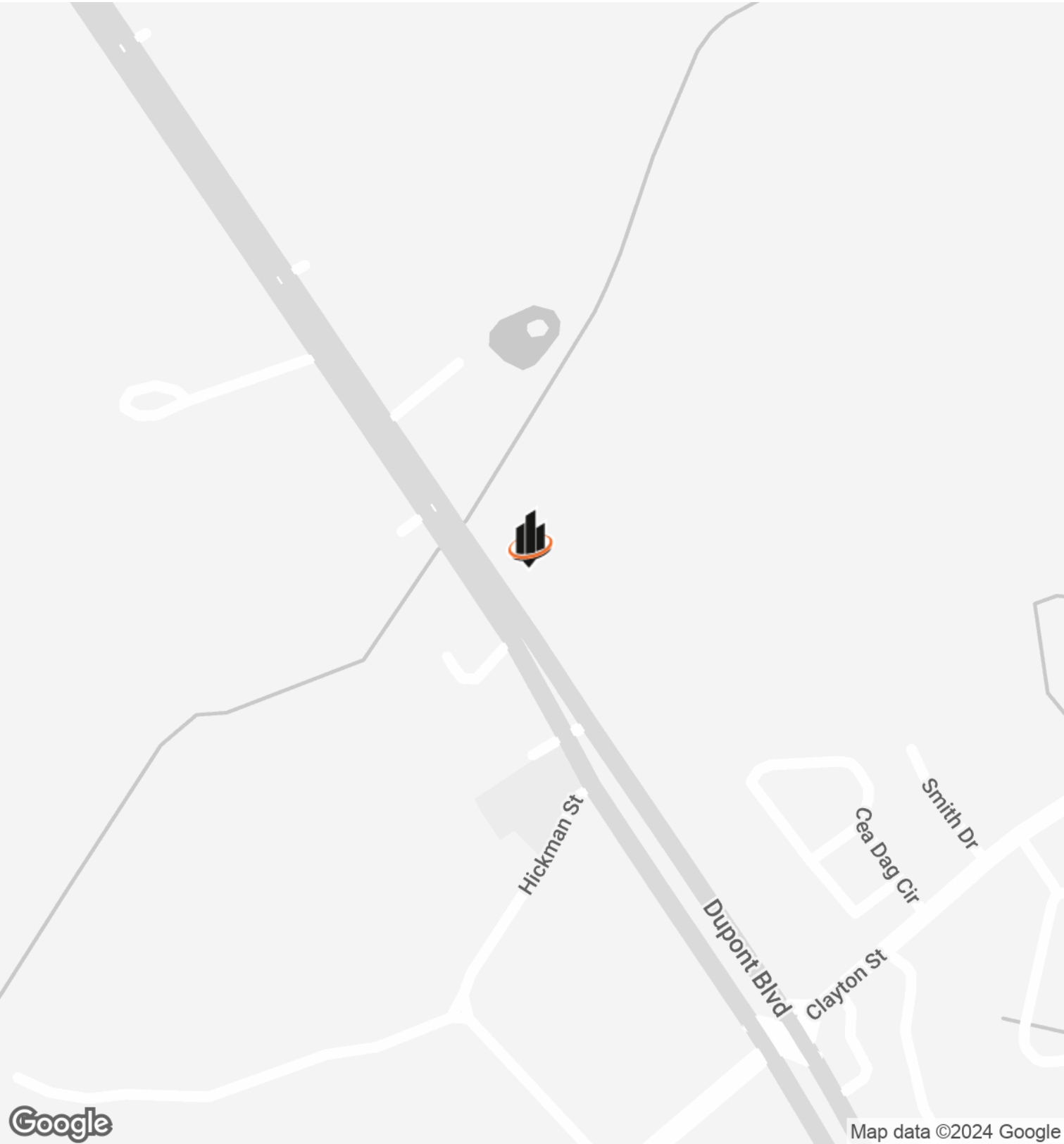
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LOCATION MAP



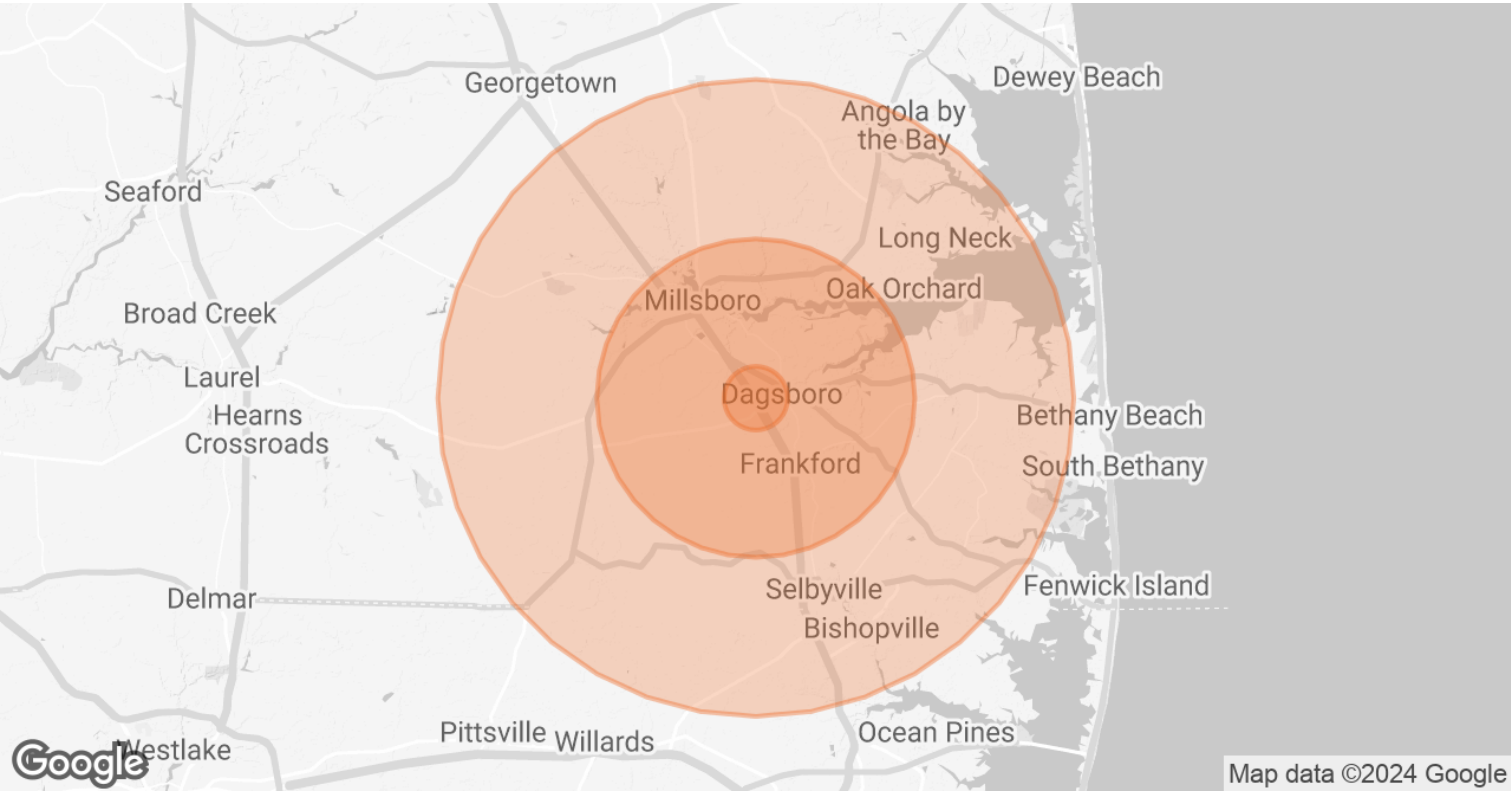
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	447	17,493	64,148
AVERAGE AGE	39.2	42.9	45.8
AVERAGE AGE (MALE)	32.7	38.7	42.5
AVERAGE AGE (FEMALE)	41.4	45.1	47.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	157	6,554	25,088
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$50,712	\$56,794	\$61,082
AVERAGE HOUSE VALUE	\$300,895	\$308,154	\$290,605

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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