



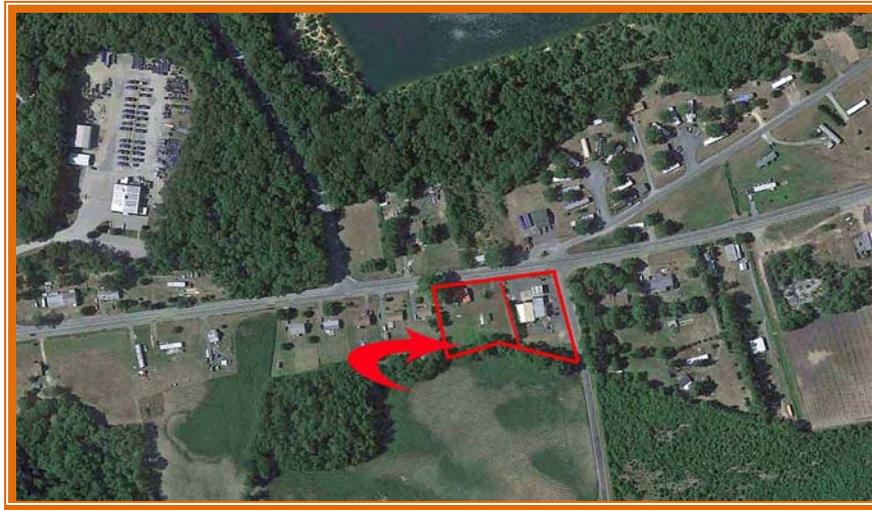
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

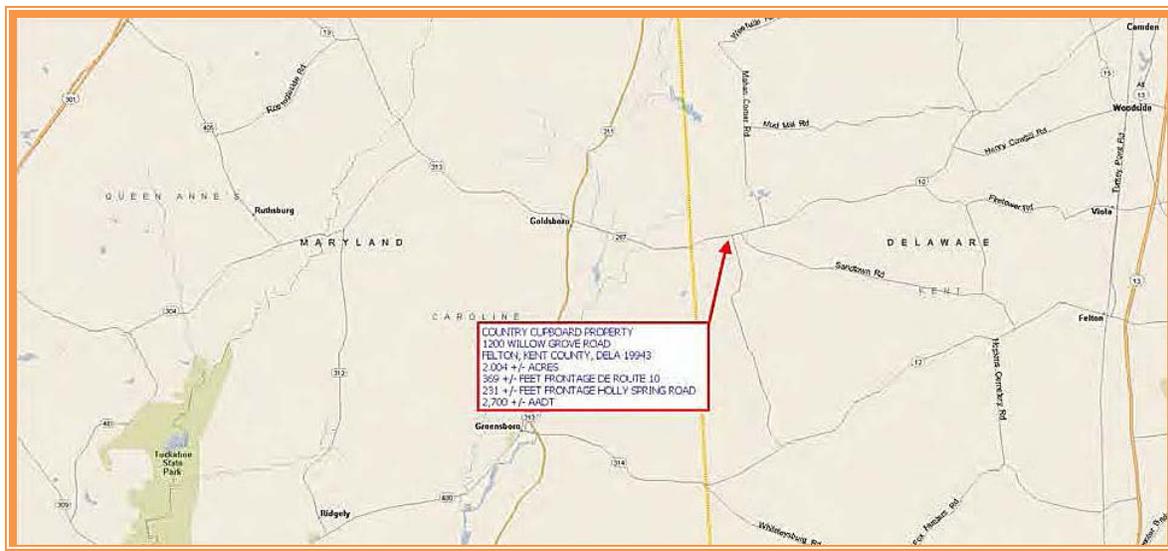
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

COUNTRY CUPBOARD PROPERTY
1200 - 1168 WILLOW GROVE ROAD, FELTON, KENT COUNTY, DELAWARE 19943
OFFICE FILE # : 213169 * MLS # : 6541925



SALE PRICE \$ 845,000 * \$ 9.68 +/- PER SQUARE FOOT LAND AREA * \$ 421,700 +/- PER ACRE
4,668 +/- SQUARE FOOT RETAIL BUILDING * \$ 181 +/- PER SQUARE FOOT BLDG AREA
INCLUDES GOING - CONCERN BUSINESS ENTERPRISE



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Tax Map Identification SM00 - 125.00 - 01 - 21.00
SM00 - 125.00 - 01 - 20.00

Deed Reference K - 37 - 163 P21
D5750 - 271 P20

Zoning B-G, GENERAL BUSINESS, KENT COUNTY

Floor Rate Insurance Map 10001C0215H, Zone X, May 5, 2003

Census Tract 420

Retail Building Area 4,668 sq ft +/-

Land Area 87,294 sq ft +/- 2.004 acres

PARCEL 21

Frontage 178.13 feet +/- DE Rte 10
Depth 314.67 feet +/- corner
Area 46,261 sf +/-

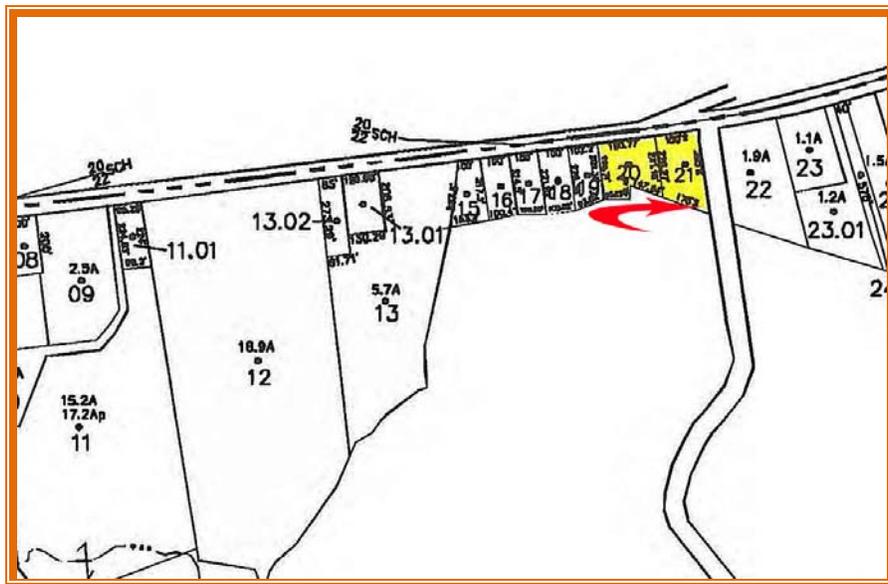
PARCEL 20

Frontage 190.77 feet +/- DE Rte 10
Depth 200.71 feet +/- Interior
Area 41,034 sf +/-

Total City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$0	\$0.00	\$0.3378	\$0.00	\$0.00	P21
\$0	\$0.00	\$0.3378	\$0.00	\$0.00	P20

Total County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$92,400	\$2.00	\$1.7052	\$1,575.60	\$0.03	P21
\$18,900	\$0.46	\$1.7052	\$322.28	\$0.01	P20

TOTAL PROPERTY TAX \$1,897.89 \$0.02



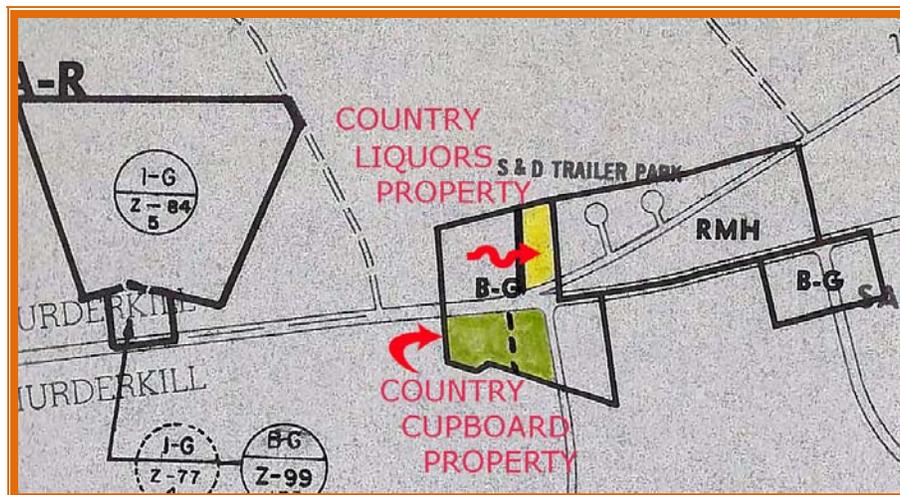
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VIEW OF COUNTRY CUPBOARD PROPERTY FROM STEPHEN SHORT SOUTH PROPERTY LINE TO NORTHWEST CORNER OF HOLLY SPRING ROAD ALONG DELAWARE ROUTE 10



COUNTRY CUPBOARD STORE BUILDINGS SITUATED ON TAX PARCEL 21.00 WITH 178 FEET +/- FRONTING ROUTE 10 AND 314 FEET +/- FRONTING HOLLY SPRING ROAD



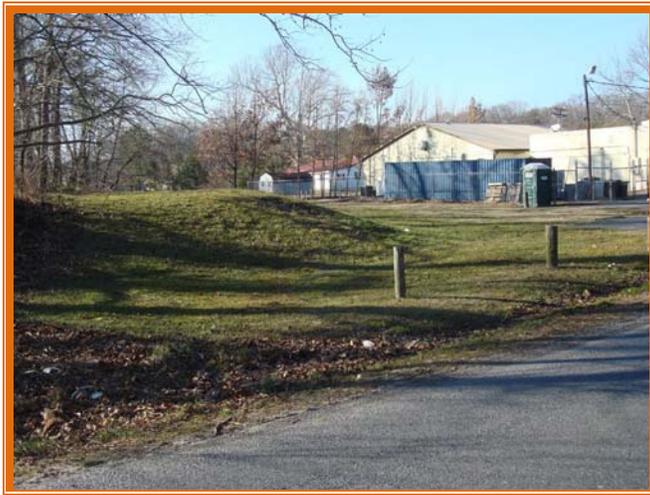
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VIEW SOUTH THROUGH HOLLY SPRING ROAD INTERSECTION
ALONG EAST SIDE WILLOW GROVE ROAD



FRONT VIEW EAST OF COUNTRY CUPBOARD BUILDINGS
TOTALING 4,668 SQUARE FEET



REAR VIEW EAST FROM HOLLY SPRING ROAD LOOKING SOUTH



VIEW ALONG SOUTH PROPERTY LINE OF STEPHEN SHORT PROPERTY
LOOKING EAST FROM WILLOW GROVE ROAD



VIEW ALONG NORTH PROPERTY LINE ON HOLLY SPRING ROAD
WESTERLY TOWARDS WILLOW GROVE ROAD