



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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COURTNEY SQUARE SHOPPING CENTER PROPERTY
2,000 SQUARE FEET VACANT SPACE FOR LEASE
429 SOUTH NEW STREET, DOVER, KENT COUNTY, DELA 19904
FILE #212146 * MLS # N/A



CASH PLUS 429

SIZE OF SPACE	2,000	sq ft +/-
PERCENT OF TOTAL AREA	16.5%	
BASE RENT	\$12.00	PSF
YEAR #1 BASE RENT	\$24,000	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$2.69	PSF
YEAR #1 TOTAL ANNUAL RENT	\$14.69	PSF
YEAR #1 ANNUAL RENT	\$29,372	
YEAR #1 MONTHLY RENT	\$2,450	
YEAR #2 ANNUAL RENT		\$30,092
YEAR #2 MONTHLY RENT		\$2,510
YEAR #3 ANNUAL RENT		\$30,834
YEAR #3 MONTHLY RENT		\$2,570

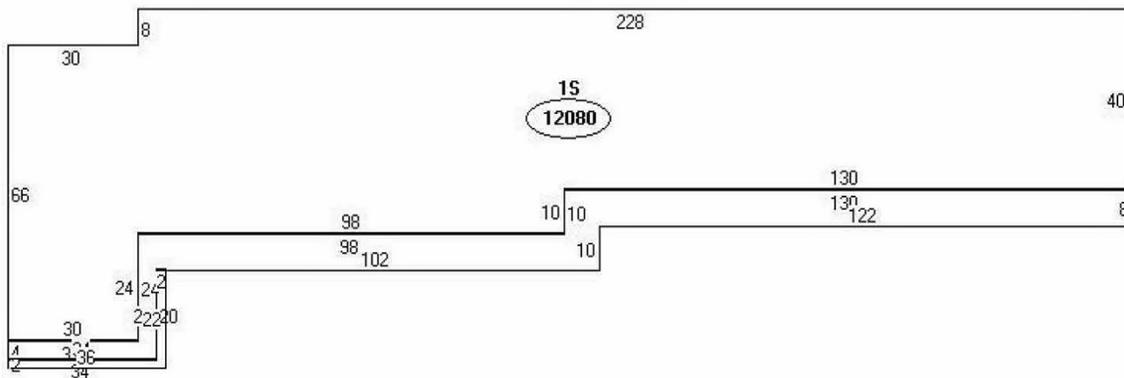
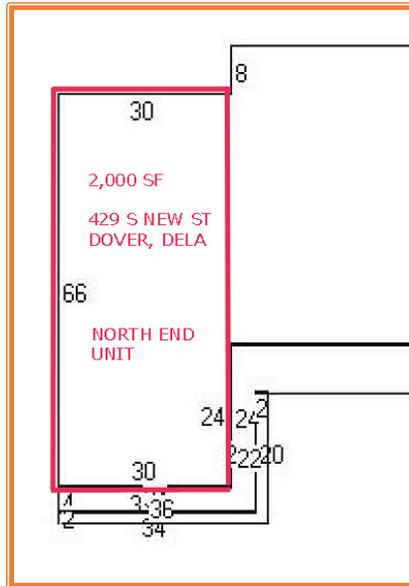
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Tax Map Identification ED05-077.09-03-18.00

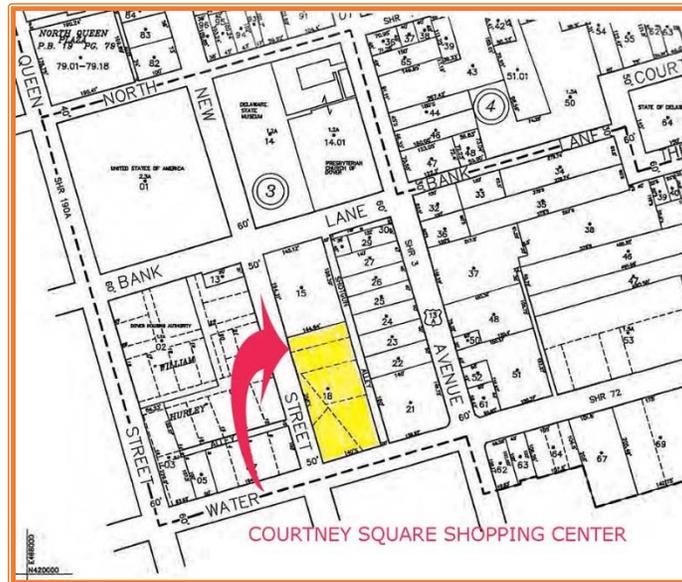
Deed Reference L - 32 - 024

Zoning C - 2A, Limited Central Commercial, City of Dover

Land Area		41,760	sq ft +/-	0.959	acre
Frontage	288.00	ft +/-			
Depth	140.00	ft +/-			
Bldg Area (sq ft)	12,100	sq ft +/-			
Coverage Ratio		28.98%			
Parking Spaces		47			
Parking Ratio		1.17	per 300 sf		
City Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$1,292,400	\$106.81	\$0.405	\$5,234.22	\$0.43	
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$224,500	\$18.55	\$2.6475	\$5,943.64	\$0.49	
TOTAL PROPERTY TAX			\$11,177.86	\$0.92	



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PAGE 3 OF 4 PAGES

