



555 East Loockerman St.  
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McGinnis Commercial Real Estate

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**COURTNEY SQUARE SHOPPING CENTER PROPERTY**  
**800 SQUARE FEET VACANT SPACE FOR LEASE**  
**445 SOUTH NEW STREET, DOVER, KENT COUNTY, DELAWARE 19904**  
**FILE #212146 \*MLS # N/A**



**VACANT SPACE**

<b>SIZE OF SPACE</b>	<b>800</b>	<b>sq ft +/-</b>
<b>PERCENT OF TOTAL AREA</b>	<b>6.6%</b>	
<b>BASE RENT</b>	<b>\$12.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$9,600</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$2.69</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$14.69</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$11,749</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$980</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$12,037</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$1,010</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$12,333</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$1,030</b>

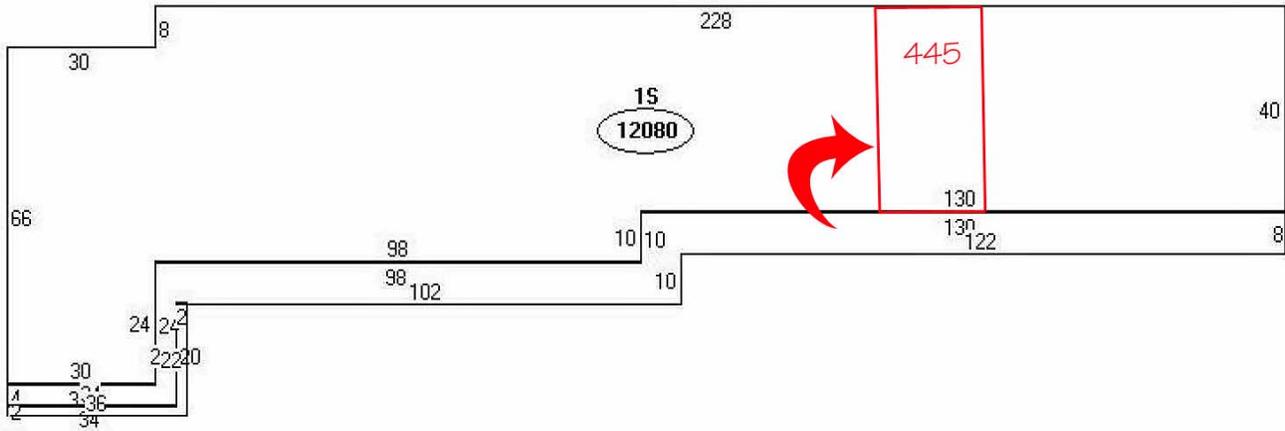
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.  
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**Tax Map Identification** ED05-077.09-03-18.00

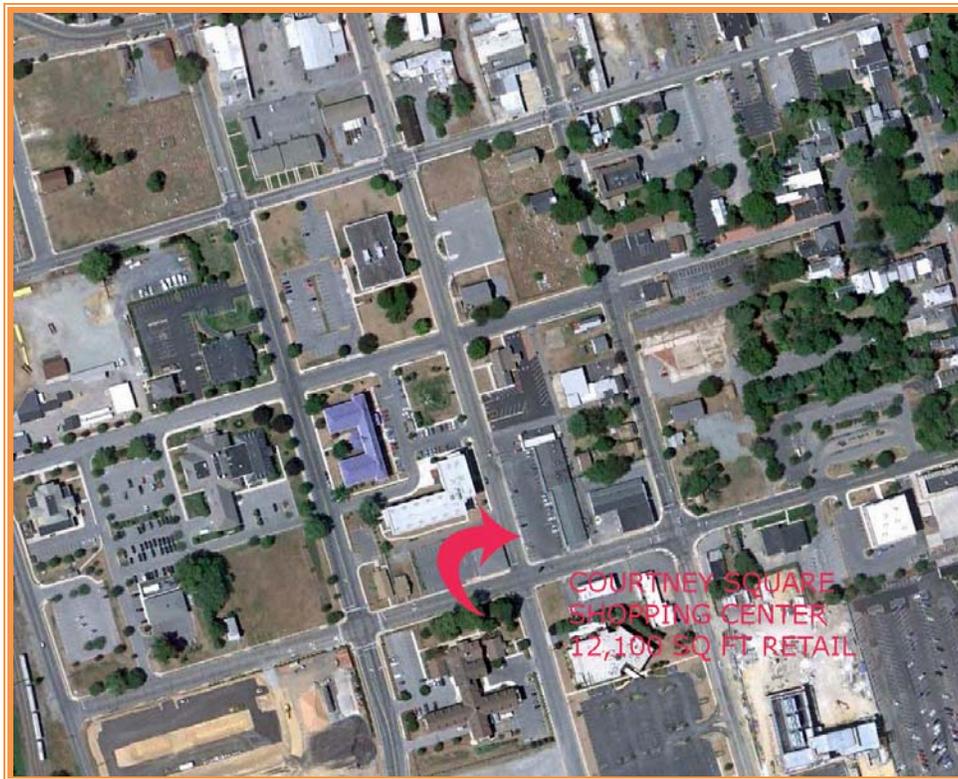
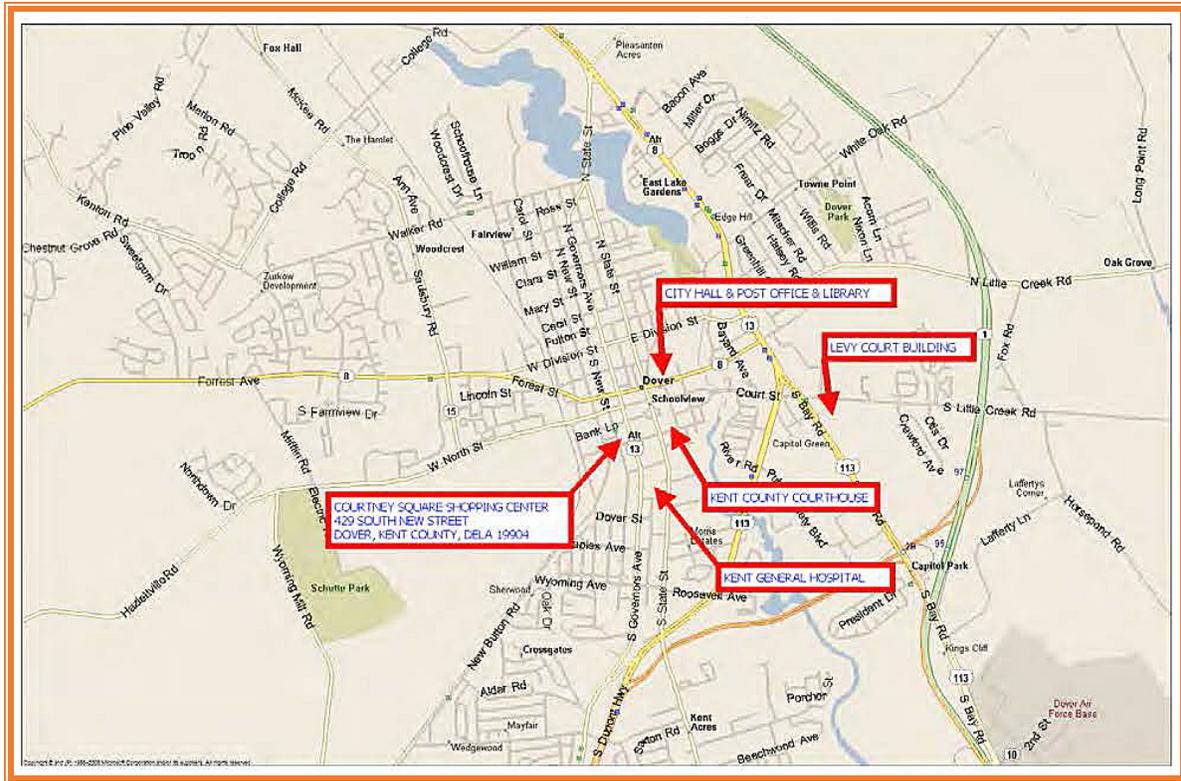
**Deed Reference** L - 32 - 024

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

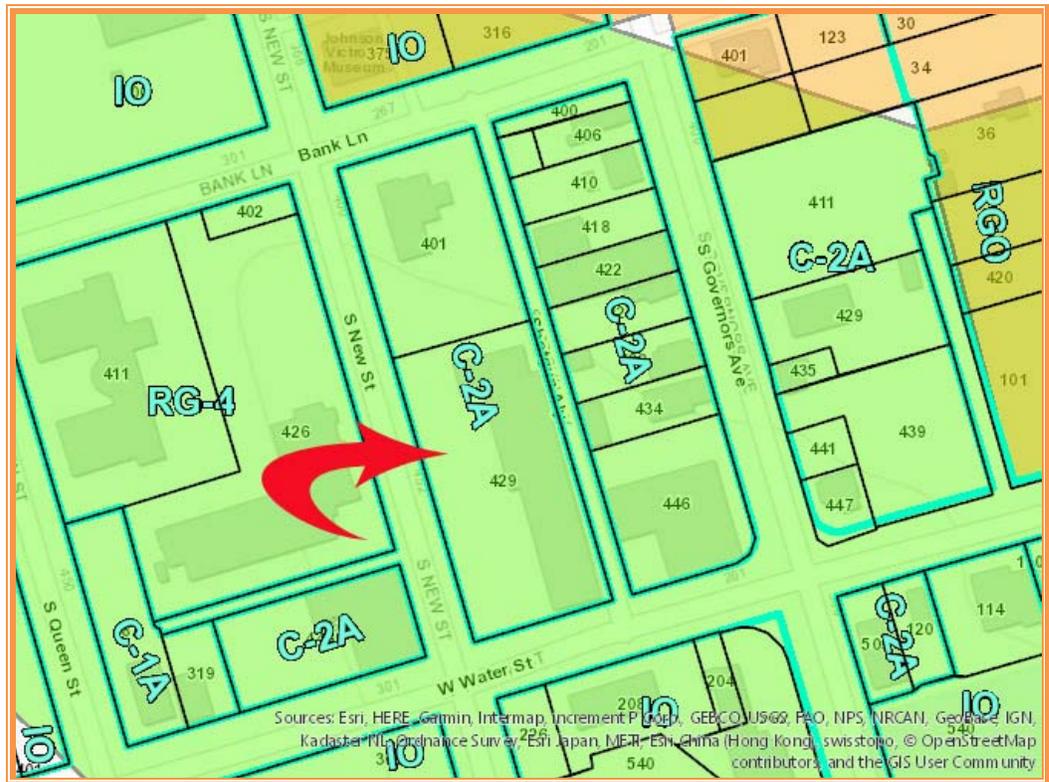
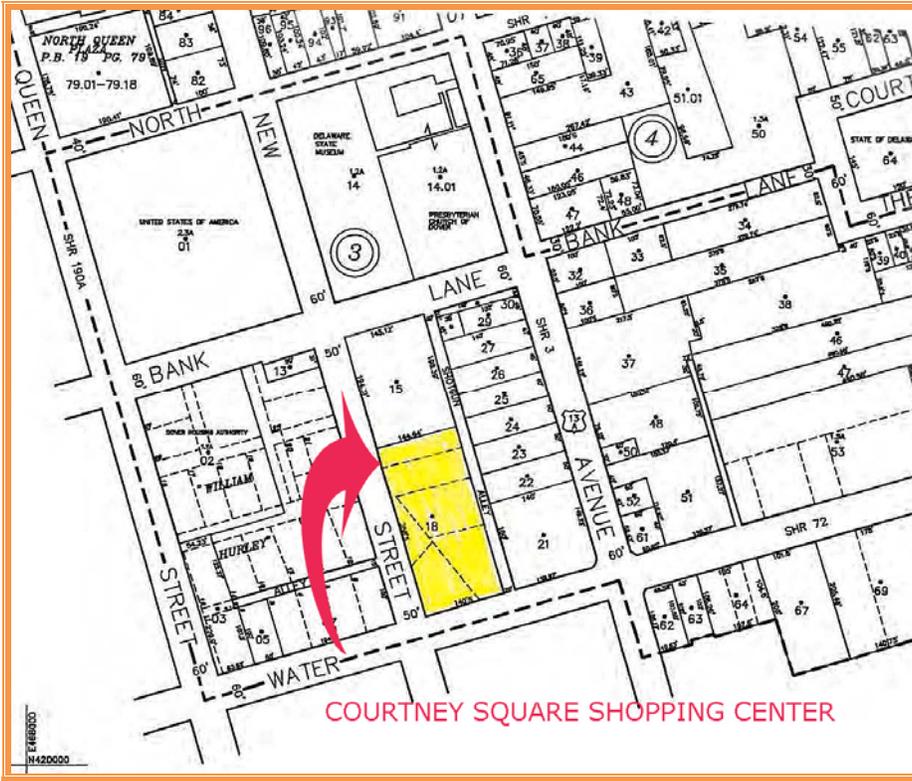
<b>Land Area</b>		41,760	sq ft +/-	0.959	acre
<b>Frontage</b>	288.00		ft +/-		
<b>Depth</b>	140.00		ft +/-		
<b>Bldg Area (sq ft)</b>	12,100		sq ft +/-		
<b>Coverage Ratio</b>		28.98%			
<b>Parking Spaces</b>		47			
<b>Parking Ratio</b>		1.17	per 300 sf		
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	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



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