



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

40 S BRADFORD RETAIL LEASE PROPERTY
2,485 SQUARE FEET VACANT SPACE FOR LEASE
123 WEST LOCKERMAN ST, DOVER, KENT COUNTY, DELA 19904
FILE #222370 *MLS # N/A



Tax Map Identification ED - 05 - 07709 - 02 - 0400 - 0001

Deed Reference D10429 - 148

Zoning C-2, CENTRAL BUSINESS DISTRICT, CITY OF DOVER

Census Tract 410

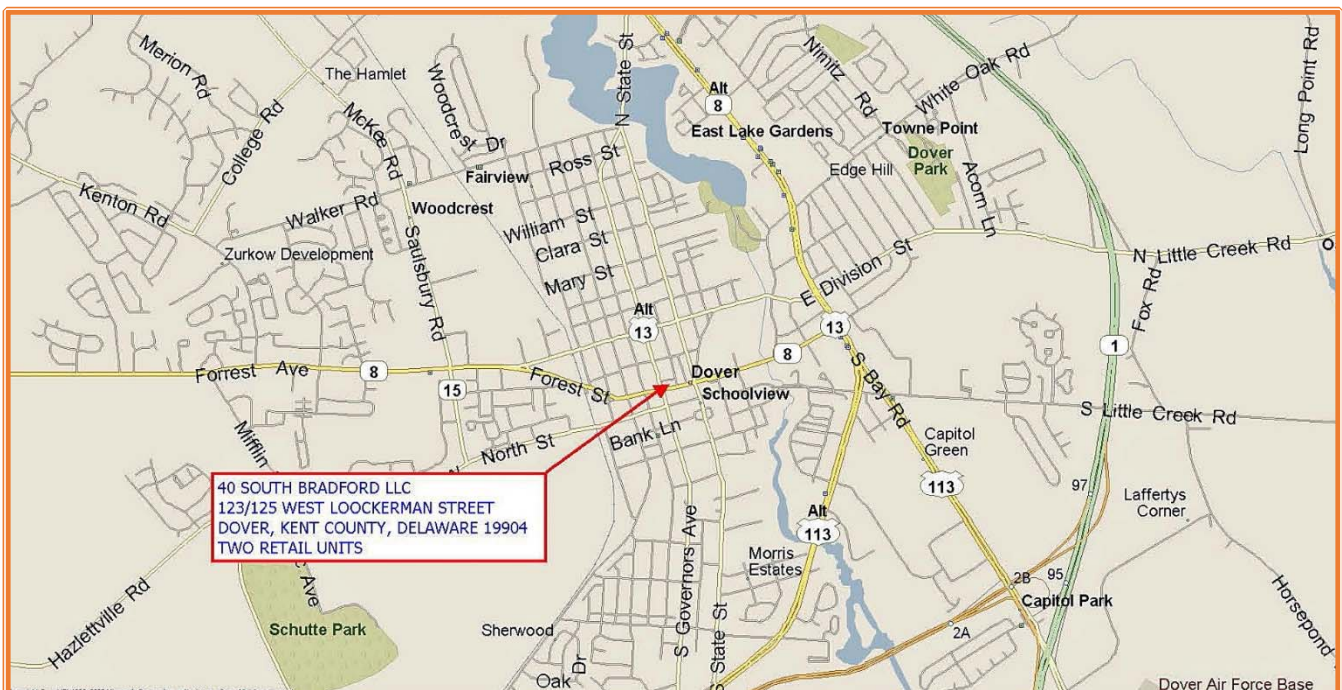
Flood Hazard Map 10001C0186J; Zone AE, JULY 7, 2014

Land Area			8,003	sq ft +/-	0.184	acre
	Frontage	61.00	If +/-			
	Depth	150.69	If +/-			
Bldg Area (sq ft)			6,615	sq ft +/-		
	Coverage Ratio		82.65%			
	Parking Spaces		5			
	Parking Ratio		0.76	per	1000	sq ft +/-
City Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$641,200		\$96.93	\$0.415	\$2,660.98	\$0.40	Bldg
County Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$171,400		\$25.91	\$2.7412	\$4,698.42	\$0.71	Bldg
TOTAL PROPERTY TAX				\$7,359.40	\$1.11	Bldg

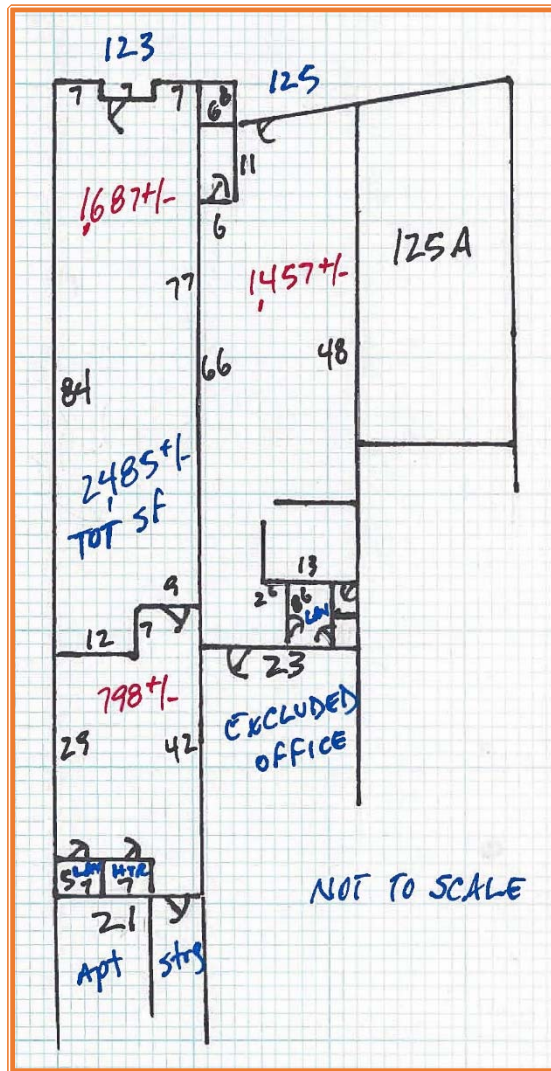
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT QUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

123 WEST LOOCKERMAN ST

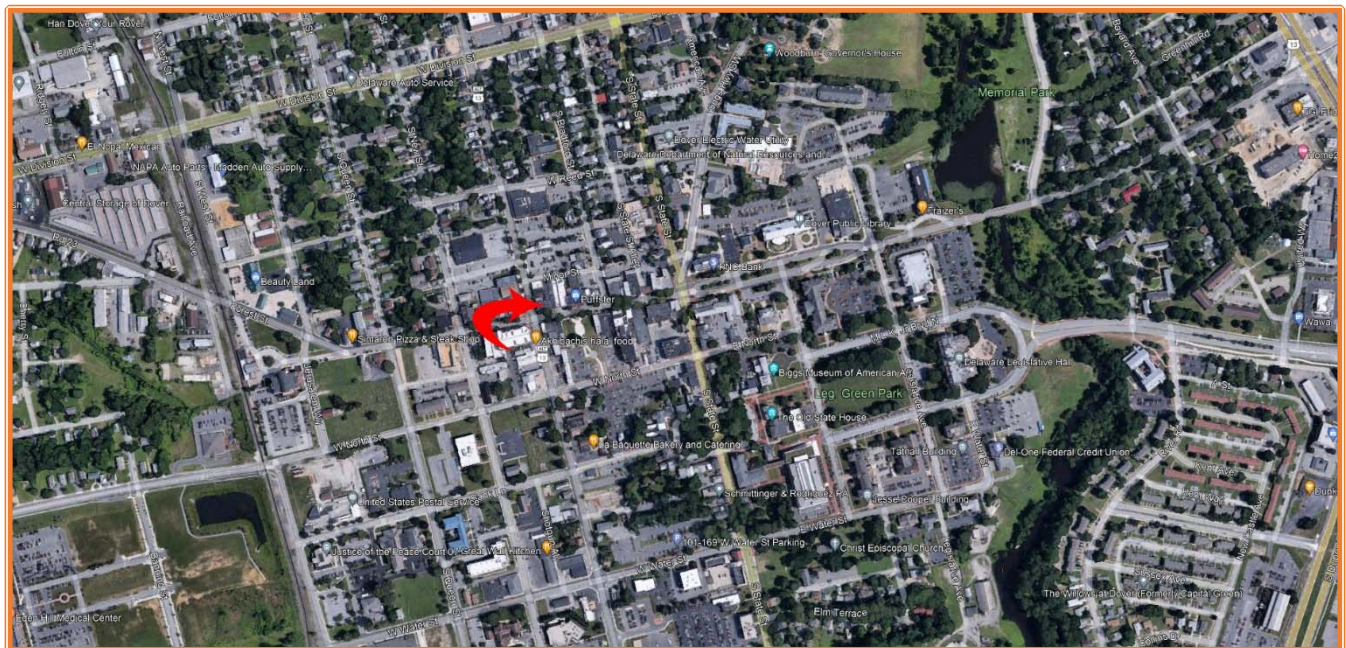
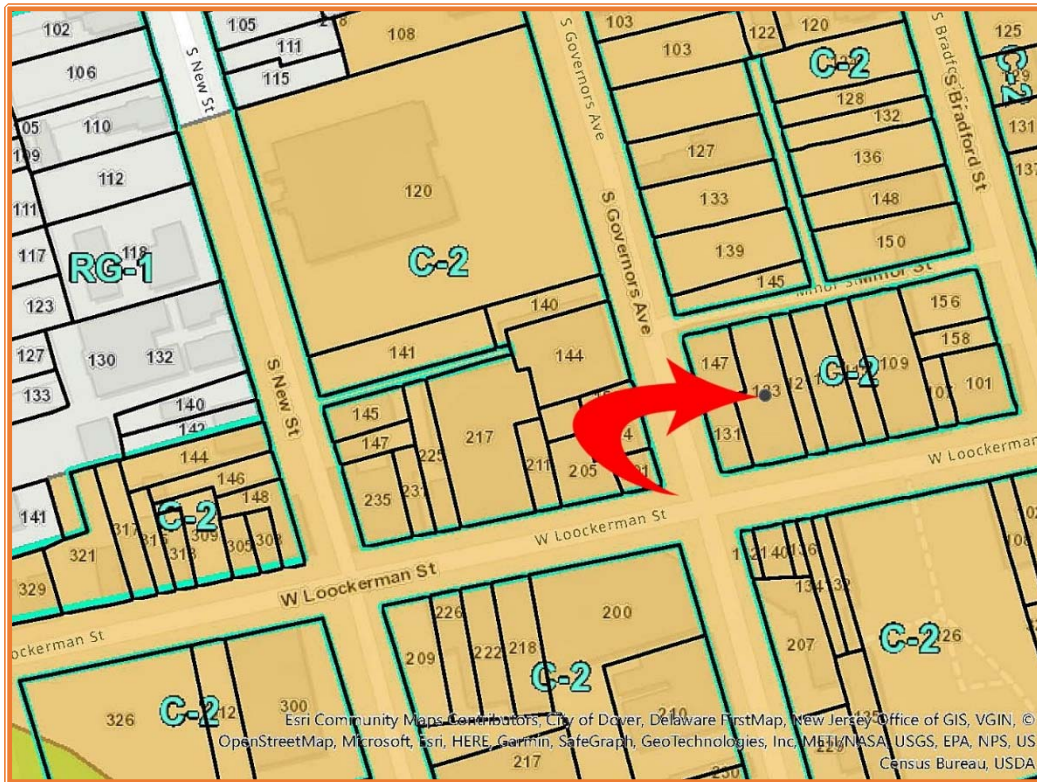
SIZE OF SPACE	2,485	sq ft +/-
PERCENT OF TOTAL AREA	100.0%	
BASE RENT	\$11.00	PSF
YEAR #1 BASE RENT	\$27,335	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$0.00	PSF
YEAR #1 TOTAL ANNUAL RENT	\$11.00	PSF
YEAR #1 ANNUAL RENT	\$27,335	
YEAR #1 MONTHLY RENT	\$2,280	
YEAR #2 ANNUAL RENT		\$28,155
YEAR #2 MONTHLY RENT		\$2,350
YEAR #3 ANNUAL RENT		\$29,000
YEAR #3 MONTHLY RENT		\$2,420



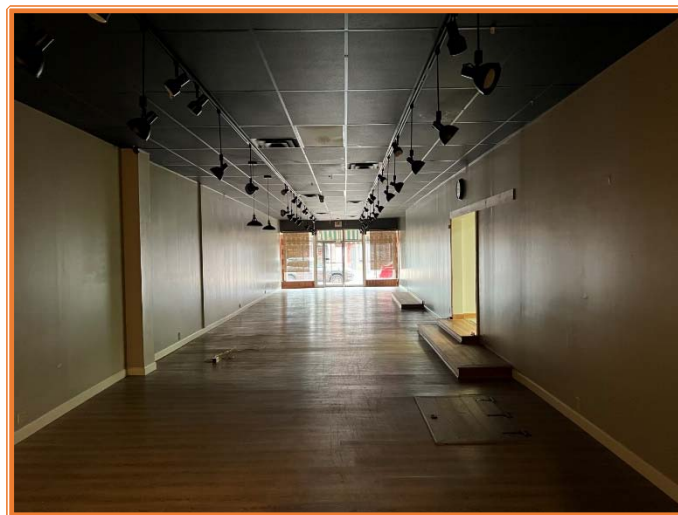
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