



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

**40 S BRADFORD RETAIL LEASE PROPERTY**  
**1,457 SQUARE FEET VACANT SPACE FOR LEASE**  
**125 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

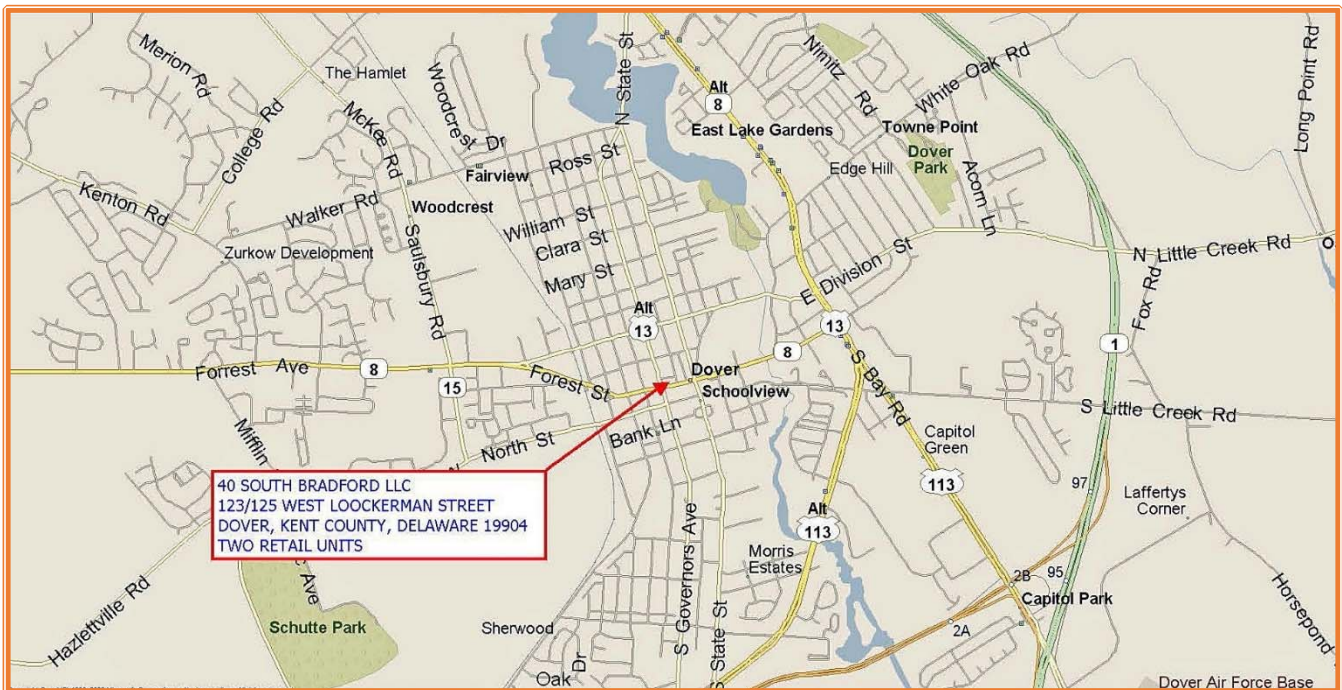
**Flood Hazard Map** 10001C0186J; Zone AE, JULY 7, 2014

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

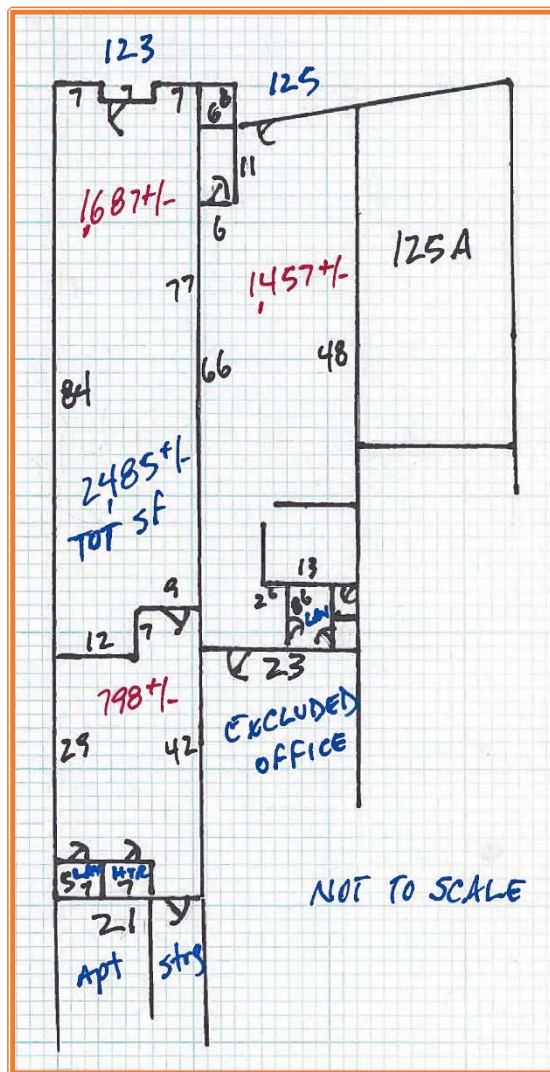
**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.**

**125 WEST LOCKERMAN ST**

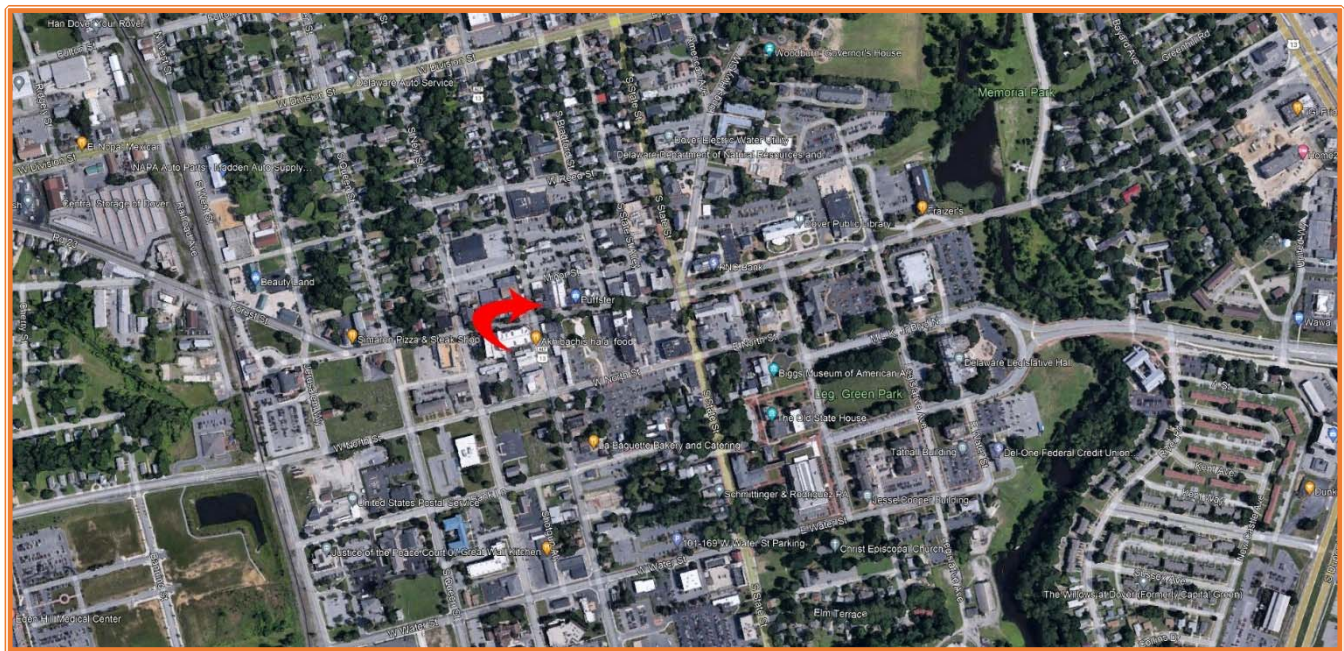
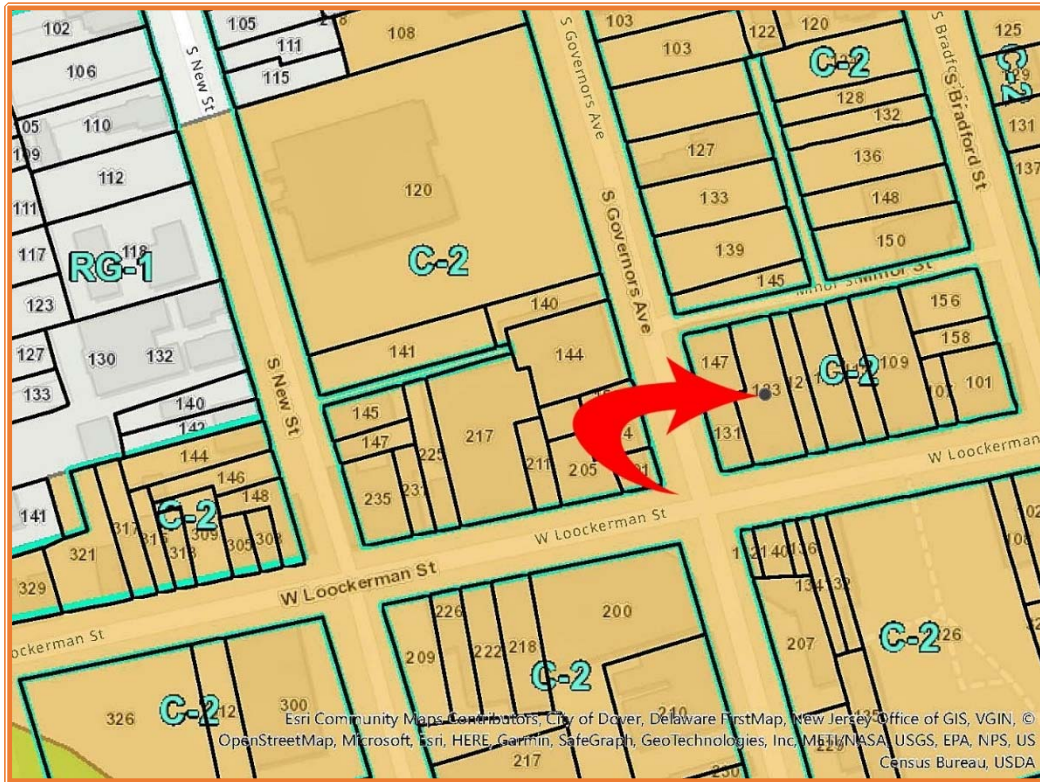
<b>SIZE OF SPACE</b>	<b>1,457</b>	<b>sq ft +/-</b>
<b>PERCENT OF TOTAL AREA</b>	<b>100.0%</b>	
<b>BASE RENT</b>	<b>\$11.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$16,027</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$0.00</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$111.00</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$16,027</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$1,336</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$16,508</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$1,376</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$17,003</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$1,417</b>



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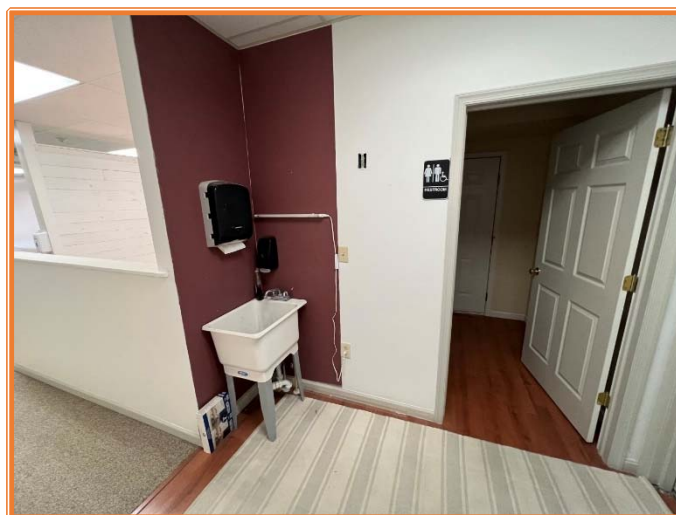


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