



555 East Loockerman St.
Dover, Delaware 19901

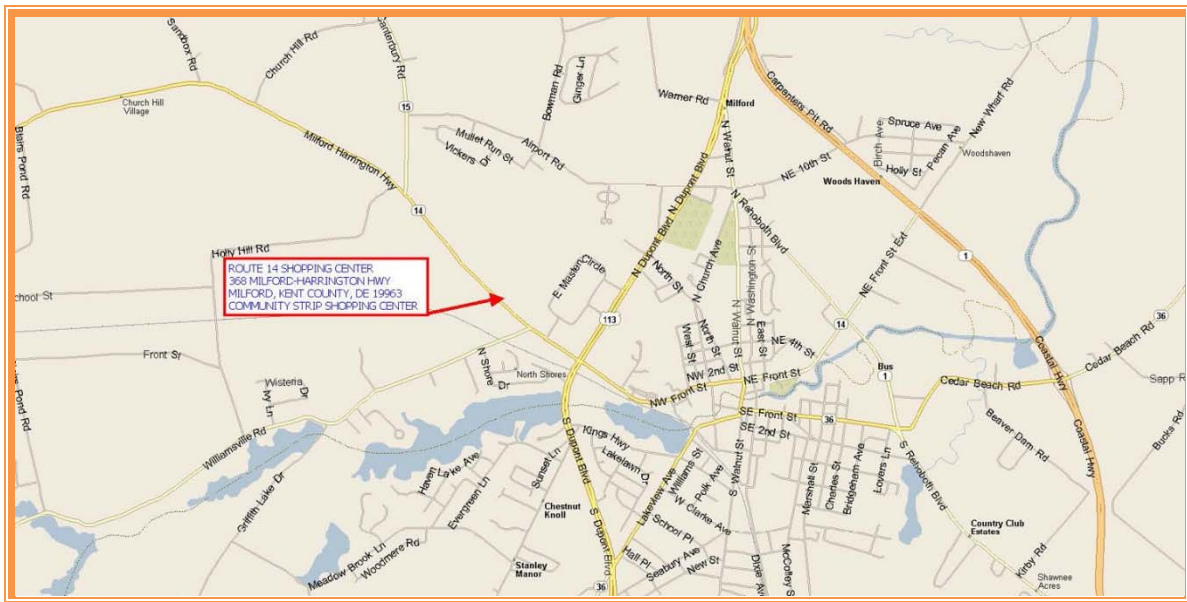
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

COSMO ROUTE 14 CENTER CONVENIENCE STORE RENTAL
350 MILFORD-HARRINGTON HWY, MILFORD, KENT CNTY, DE 19963
FILE #216267 * MLS # N/A



2,660 SQUARE FEET * \$12.00 PSF NET * \$14.19 PSF TOTAL



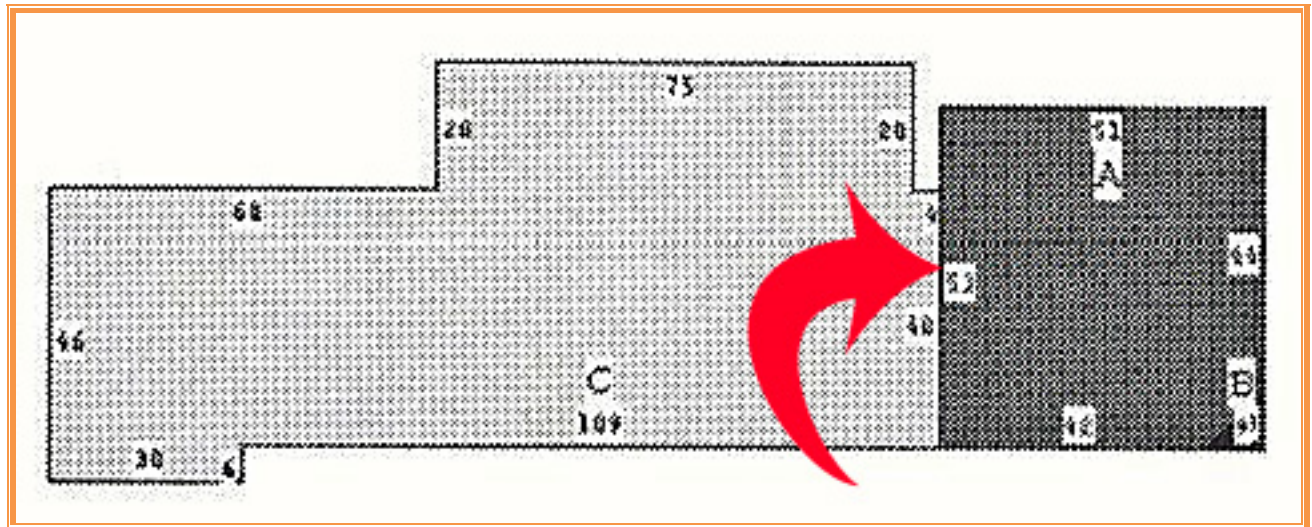
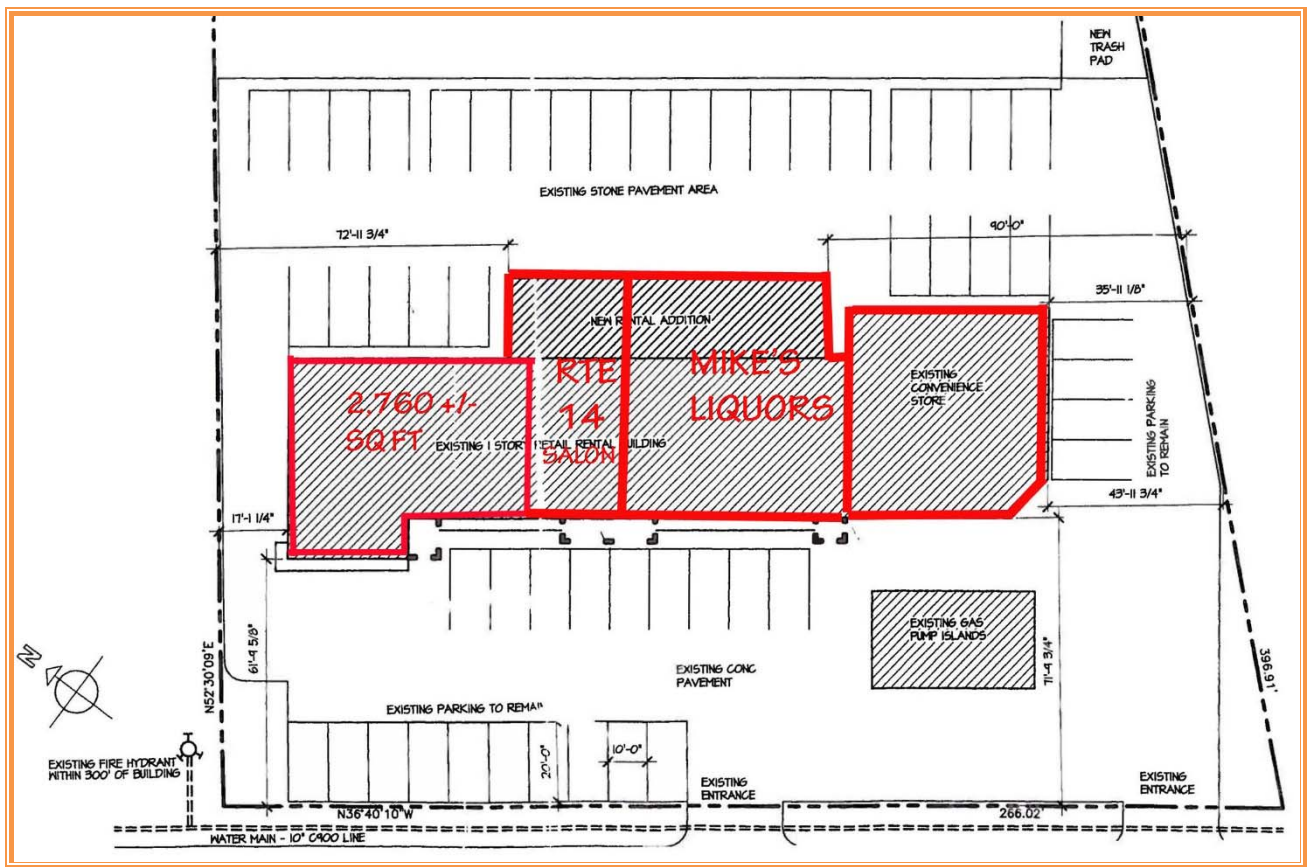
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CONVEN/GAS

SIZE OF SPACE	2,660	sq ft +/-
% OF TOTAL AREA	26.87%	
BASE RENT	\$12.00	PSF
YEAR #1 BASE RENT	\$31,920	
ANNUAL INFLATOR	3.00%	
CAM FEE	\$0.75	
CAM CONTRIBUTION	\$1,995.00	
PROPERTY TAXES	\$10,870.27	
TAX CONTRIBUTION	\$2,920.70	
TAXES PSF	\$1.10	
HAZARD INSURANCE	\$3,420.00	
INSURANCE CONTRIBUTION	\$918.91	
INSURANCE PSF	\$0.35	
APPROX PASS-THRU CHARGES	\$2.19	PSF
YEAR #1 TOTAL ANNUAL RENT	\$14.19	PSF
YEAR #1 ANNUAL RENT	\$37,755	
YEAR #1 MONTHLY RENT	\$3,146.22	
YEAR #2 ANNUAL RENT		\$38,712
YEAR #2 MONTHLY RENT		\$3,226.02
YEAR #3 ANNUAL RENT		\$39,699
YEAR #3 MONTHLY RENT		\$3,308.21



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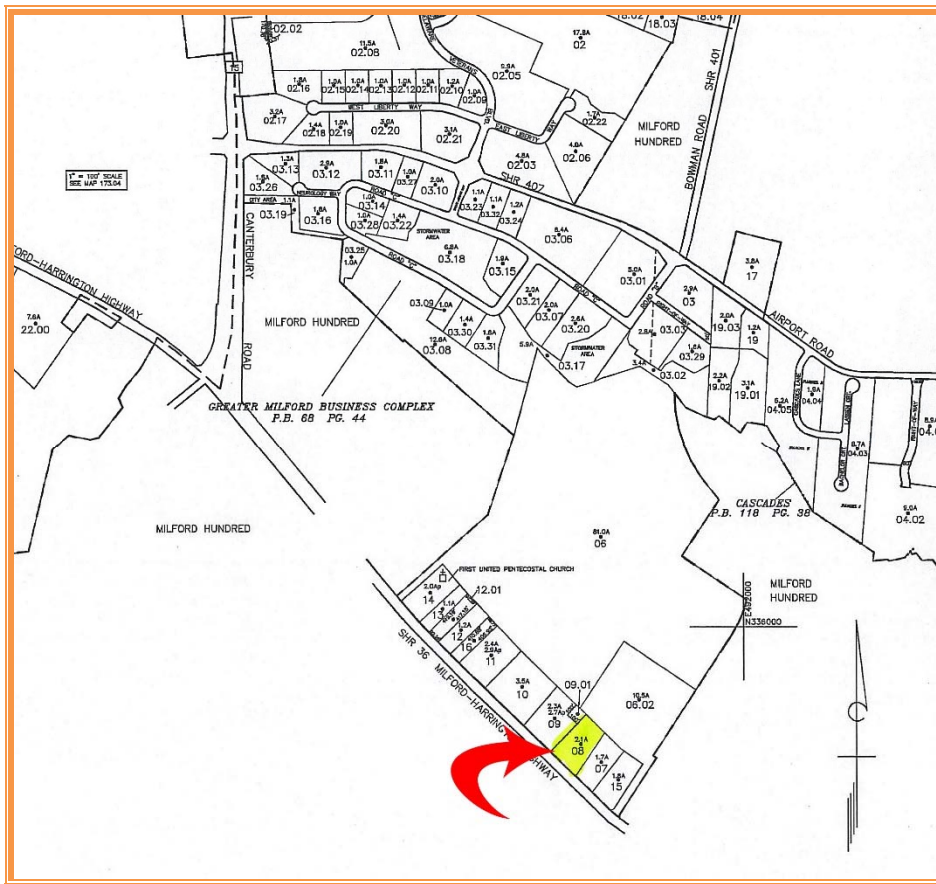
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Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2018 AADT	Year Last Counted	Traffic Group
DR RT 14						
K 60	SR14 VERNON ROAD		MARYLAND LINE			
K 60	SR14 VERNON ROAD	0.18	KNIFE BOX RD., RD. 5	3005	15	6
K 60	SR14 VERNON ROAD	2.67	CATTAIL BRANCH RD.,	3909	15	6
K 60	SR14 VERNON ROAD	4.99	PROSPECT CHURCH RD.,	4159	18	6
K 60	SR14 VERNON ROAD	7.75	WHITLEYSBURG RD., RD	4540	14	6
K 60	SR14 VERNON ROAD	8.41	W. HARRINGTON LIMITS	7194	14	6
K 60	SR14 COMMERCE STREET	8.59	WEST ST., RD. 314	6115	12	3
K 60	SR14 COMMERCE STREET	8.90	DORMAN ST., RD. 78	4567	15	3
K 60	SR14 COMMERCE STREET	8.98	DORMAN ST	5455	0	3
K 60	SR14 COMMERCE STREET	9.07	FLEMING ST	6307	0	3
K 60	SR14 COMMERCE STREET	9.22	WARD ST	7845	0	2
K 60	SR14 COMMERCE STREET	9.34	REED ST	8335	0	2
K 60	SR14 COMMERCE STREET	9.66	U.S. 13, RD. 6, S.B.	9183	0	2
K 36	SR14 MILFORD-HARRING		U.S. 13, RD. 6			
K 36	SR14 MILFORD-HARRING	13.06	BROAD ST., RD. 37	8211	18	2
K 36	SR14 MILFORD-HARRING	15.80	DEL. 15, RD. 388	9865	14	5
K 36	SR14 MILFORD-HARRING	16.73	WILLIAMSVILLE RD., R	12150	14	2
K 36	SR14 MILFORD-HARRING	16.98	W. MILFORD LIMITS	15747	11	2
K 36	SR14 MILFORD-HARRING	17.08	US 113, N DUPONT BLV	15969	15	2
K 22	SR14 NORTHWEST FRONT		U.S. 113, RD. 8			
K 22	SR14 NORTHWEST FRONT	18.53	N. REHOBOTH BLVD., R	6184	12	2
K 409	SR14 N.E. Front Stree		N. REHOBOTH BLVD., R			
K 409	SR14 N.E. Front Stree	19.00	N.E. MILFORD LIMITS	2724	17	3
K 409	SR14 N.E. Front Stree	19.47	N.E. MILFORD LIMITS	2724	17	3



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