



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

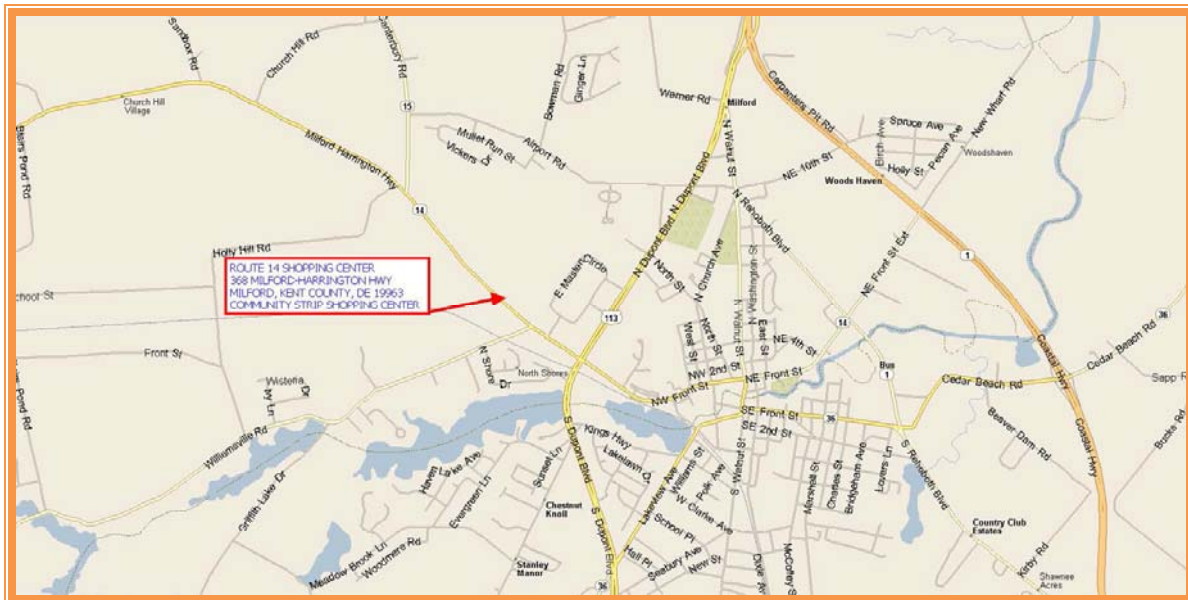
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www.mcginisrealty.com

ROUTE 14 SHOPPING CENTER PROPERTY
368 MILFORD HARRINGTON HWY, MILFORD, KENT COUNTY, DELA 19963
FILE #213171 * MLS # N/A



2,760 SQUARE FEET * \$ 10.00 PSF NET * \$ 12.05 PSF TOTAL
\$ 150,000 TENANT IMPROVEMENTS * FULLY EQUIPPED RESTAURANT



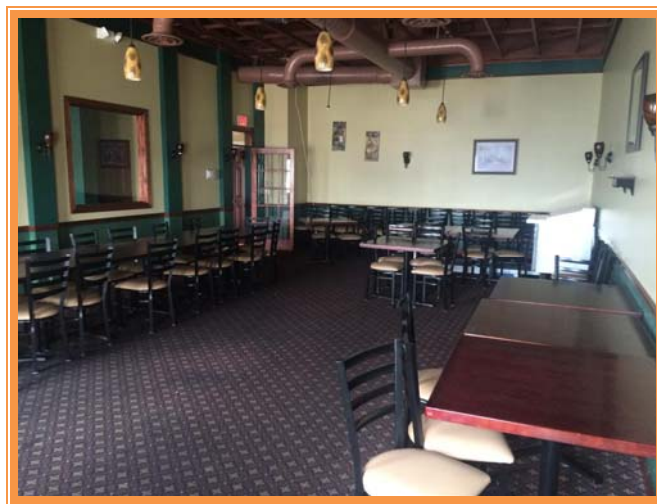
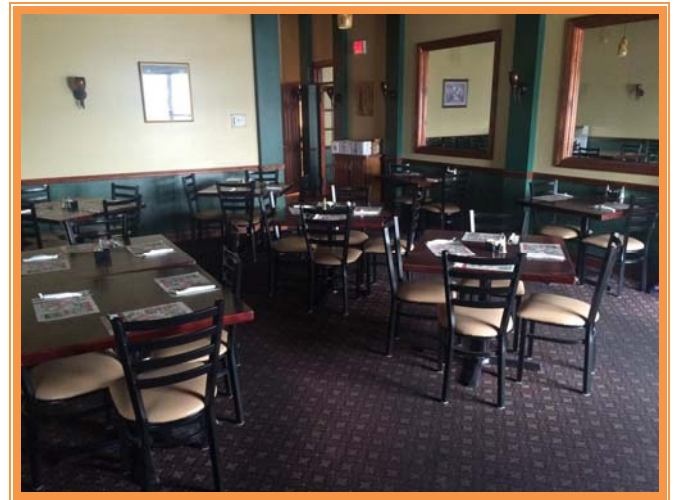
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VACANT

SIZE OF SPACE	2,760	sq ft +/-
% OF TOTAL AREA	27.88%	
BASE RENT	\$10.00	PSF
YEAR #1 BASE RENT	\$27,600	
ANNUAL INFLATOR	3.00%	
CAM FEE	\$0.75	
CAM CONTRIBUTION	\$2,070.00	
PROPERTY TAXES	\$9,411.69	
TAX CONTRIBUTION	\$2,623.87	
TAXES PSF	\$0.95	
HAZARD INSURANCE	\$3,413.00	
INSURANCE CONTRIBUTION	\$951.50	
INSURANCE PSF	\$0.34	
APPROX PASS-THRU CHARGES	\$2.05	PSF
YEAR #1 TOTAL ANNUAL RENT	\$12.05	PSF
YEAR #1 ANNUAL RENT	\$33,245	
YEAR #1 MONTHLY RENT	\$2,770.45	
YEAR #2 ANNUAL RENT		\$34,073
YEAR #2 MONTHLY RENT		\$2,839.45
YEAR #3 ANNUAL RENT		\$34,926
YEAR #3 MONTHLY RENT		\$2,910.52

**Approximately \$150,000 Of Tenant Improvements
And Restaurant Equipment To Be Reimbursed To Landlord**





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