



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

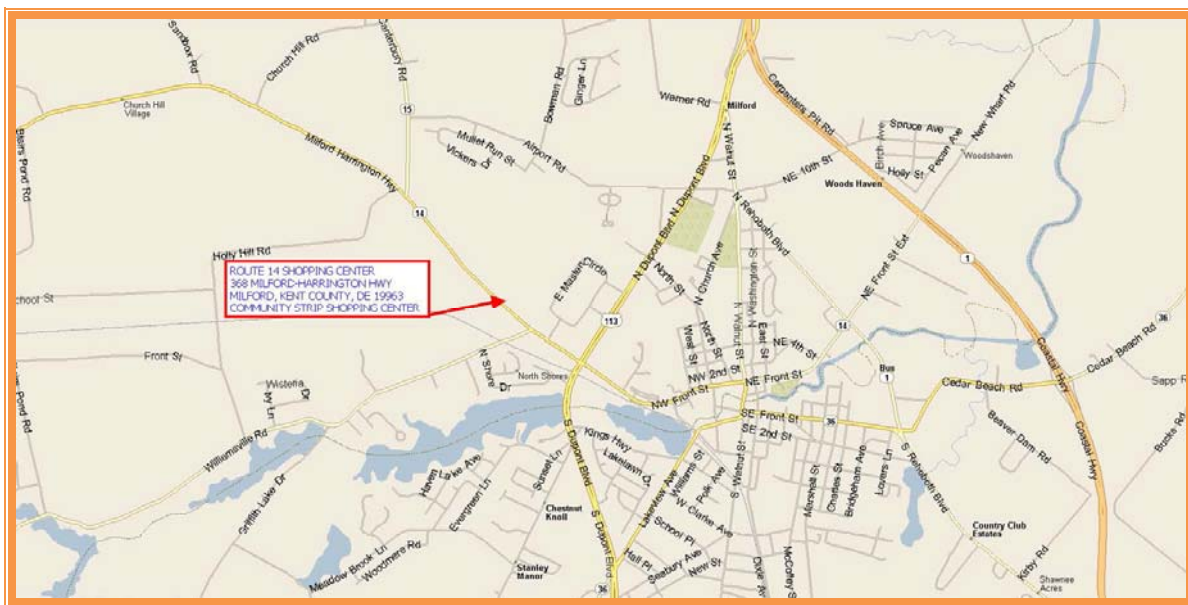
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

ROUTE 14 SHOPPING CENTER PROPERTY
360 MILFORD HARRINGTON HWY, MILFORD, KENT COUNTY, DELA 19963
FILE #215227 * MLS # N/A



1,280 SQUARE FEET * \$ 10.00 PSF NET * \$ 12.05 PSF TOTAL
FULLY EQUIPPED AND IMPROVED HAIR SALON



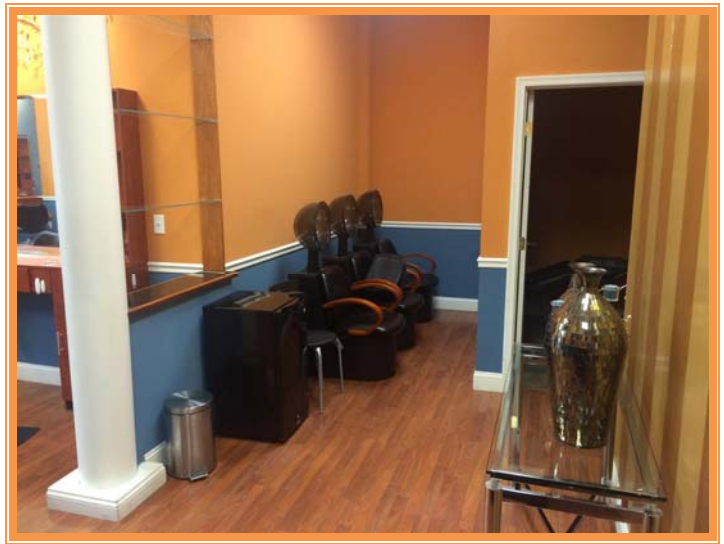
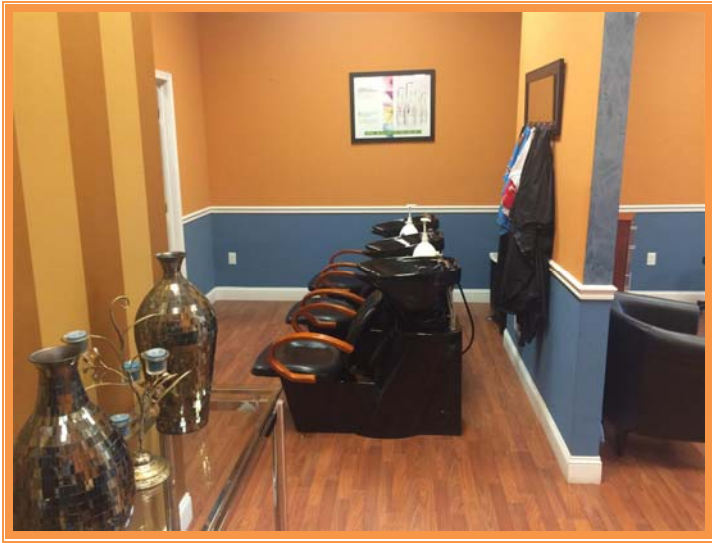
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SALON

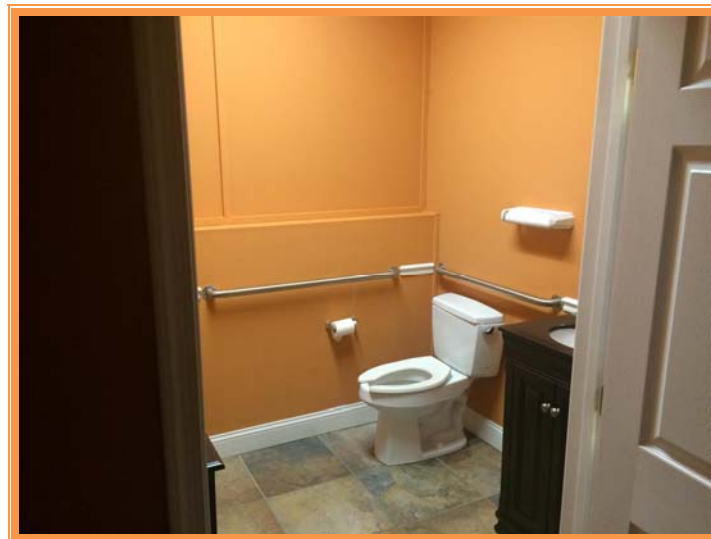
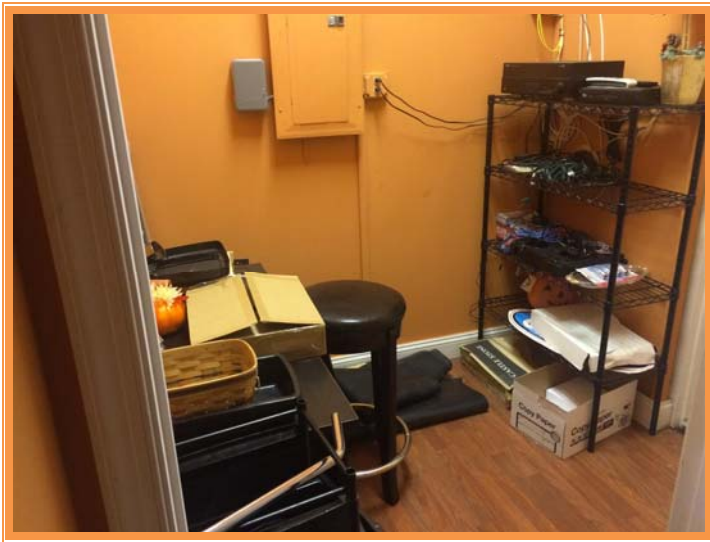
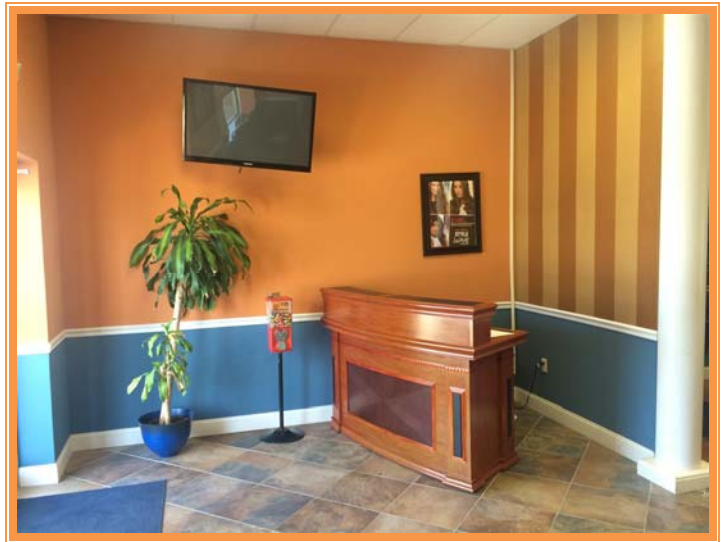
SIZE OF SPACE	1,280	sq ft +/-	
% OF TOTAL AREA	12.93%		
BASE RENT	\$10.00	PSF	
YEAR #1 BASE RENT	\$12,800		
ANNUAL INFLATOR	2.50%		
CAM FEE	\$0.75		
CAM CONTRIBUTION	\$960.00		
PROPERTY TAXES	\$9,411.69		
TAX CONTRIBUTION	\$1,216.86		
TAXES PSF	\$0.95		
HAZARD INSURANCE	\$3,413.00		
INSURANCE CONTRIBUTION	\$441.28		
INSURANCE PSF	\$0.34		
APPROX PASS-THRU CHARGES	\$2.05	PSF	
YEAR #1 TOTAL ANNUAL RENT	\$12.05	PSF	
YEAR #1 ANNUAL RENT	\$15,418		
YEAR #1 MONTHLY RENT	\$1,284.85		
YEAR #2 ANNUAL RENT		\$15,738	
YEAR #2 MONTHLY RENT		\$1,311.51	
YEAR #3 ANNUAL RENT			\$16,066
YEAR #3 MONTHLY RENT			\$1,338.85



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