



555 East Loockerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginisrealty.com

Linkside Shopping Center 52-56 West Birdie Lane, Magnolia, DE 19962

OFFICE FILE #217304

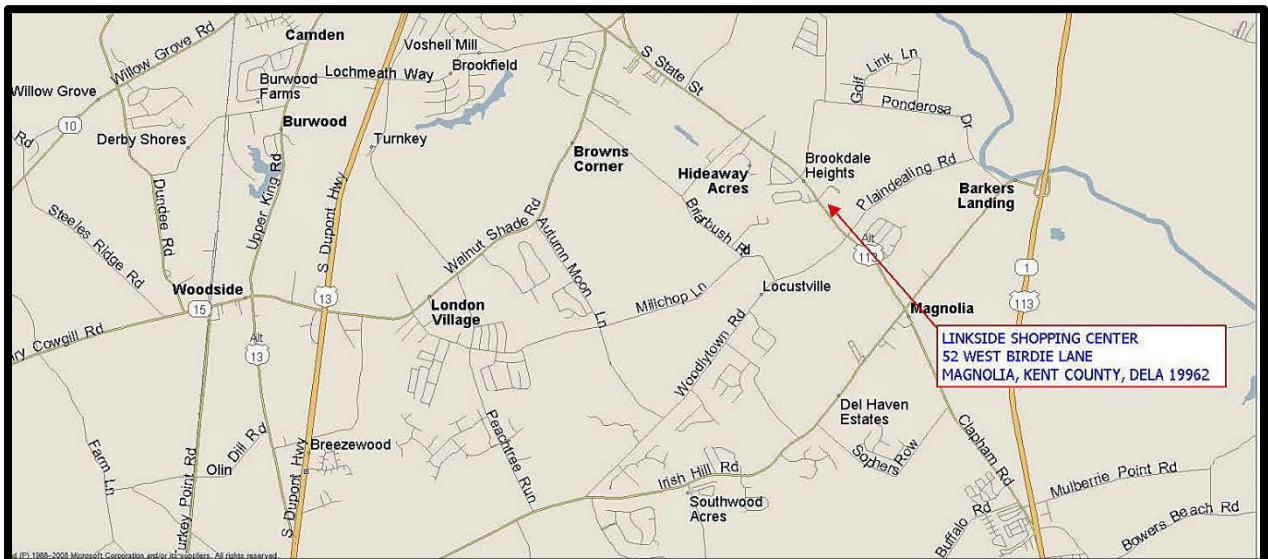
RETAIL SPACE FOR LEASE

AVAILABLE NOW FOR \$14.75 PER SQ FT, NET PLUS \$3.75+/-
PER SQ FT YEARLY C.A.M.



LOCATED NEAR GROWING RESIDENTIAL AREAS
LESS THAN 2 MILES FROM THREE SCHOOLS
LESS THAN 3 MILES TO A KENT COUNTY PARK
LESS THAN 1 MILE TO STATE POLICE TROOP 3
READY TO MOVE IN AND AVAILABLE IMMEDIATELY
RETAIL SPACES FROM 1,200 to 1,700 Sq Ft +/-
ON SITE PARKING
IN BUSY MODERN SHOPPING CENTER

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



Land Area	5	Acres +/-
Frontage	980.00	Ft +/-
Total Bldg Area	39,370	Sq Ft +/-
Total Available Area	4,089	Sq Ft +/-
Unit 5	1,200	Sq Ft +/-
Unit 7	1,680	Sq Ft +/-
Front Unit	1,200	Sq Ft +/-
Parking Spaces	100+	
2017 CAMS	\$3.75	Per SF +/-

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EASY ACCESS TO BAY RD (RT 113)

CLOSE TO DOVER AIR FORCE BASE

MODERN 1 STORY NEIGHBORHOOD CENTER WITH ADEQUATE PARKING

PYLON SIGNAGE AVAILABLE

JOIN WALGREENS, DOLLAR GENERAL, AND OTHER ESTABLISHED RETAIL AND RESTAURANTS

For Additional Information Contact:

Jeff Spiegelman, Agent

MCGINNIS COMMERCIAL REAL ESTATE

OFFICE: 302-736-2710

FAX: 302-736-2715

MOBILE: 302-399-7728

EMAIL: js@mcginnisrealty.com

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