



555 East Loockerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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**COURTNEY SQUARE SHOPPING CENTER PROPERTY**  
**2,000 SQUARE FEET VACANT SPACE FOR LEASE**  
**429 SOUTH NEW STREET, DOVER, KENT COUNTY, DELA 19904**  
**FILE #212146 \* MLS # N/A**



**CASH PLUS 429**

<b>SIZE OF SPACE</b>	<b>2,000</b>	<b>sq ft +/-</b>
<b>PERCENT OF TOTAL AREA</b>	<b>16.5%</b>	
<b>BASE RENT</b>	<b>\$12.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$24,000</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$2.69</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$14.69</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$29,372</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$2,450</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$30,092</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$2,510</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$30,834</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$2,570</b>

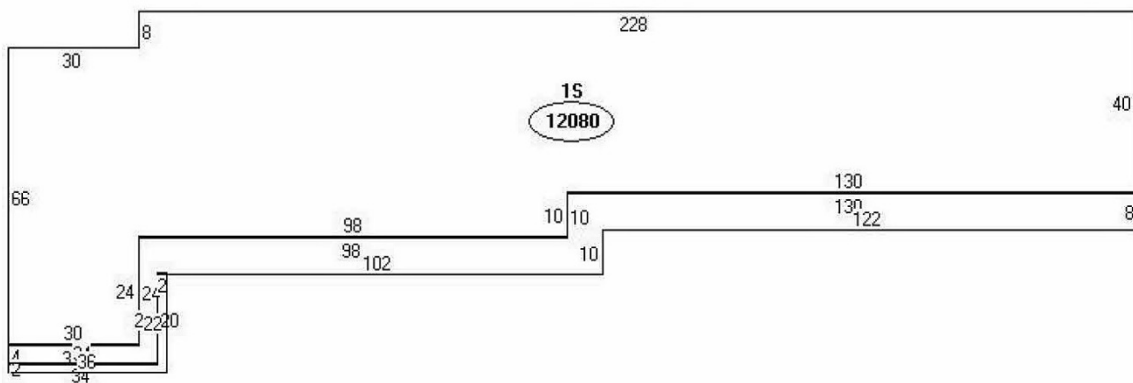
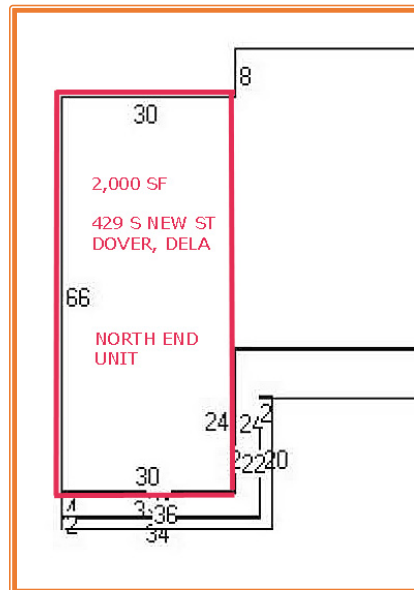
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**Tax Map Identification** ED05-077.09-03-18.00

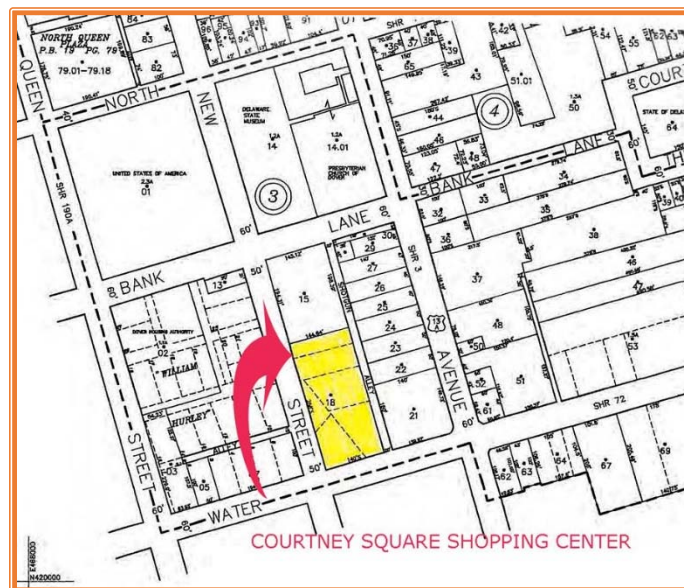
**Deed Reference** L - 32 - 024

**Zoning** C - 2A, Limited Central Commercial, City of Dover

Land Area		41,760	sq ft +/-	0.959	acre
Frontage	288.00	ft +/-			
	140.00	ft +/-			
Bldg Area (sq ft)	12,100	sq ft +/-			
Coverage Ratio		28.98%			
Parking Spaces		47			
Parking Ratio		1.17	per 300 sf		
City Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$1,292,400	\$106.81	\$0.405	\$5,234.22	\$0.43	
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$224,500	\$18.55	\$2.6475	\$5,943.64	\$0.49	
TOTAL PROPERTY TAX			\$11,177.86	\$0.92	

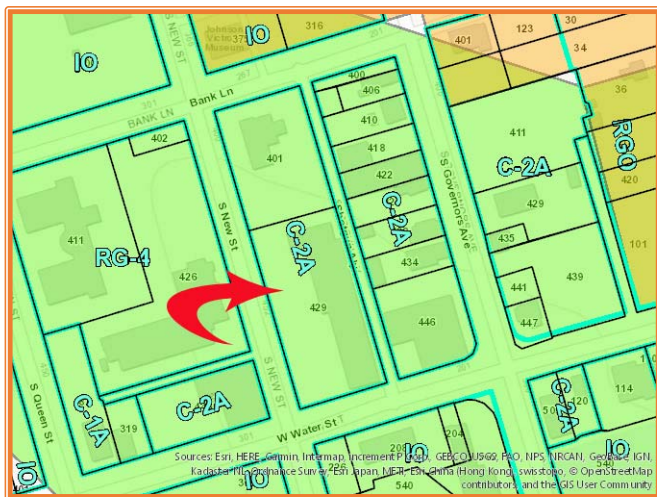
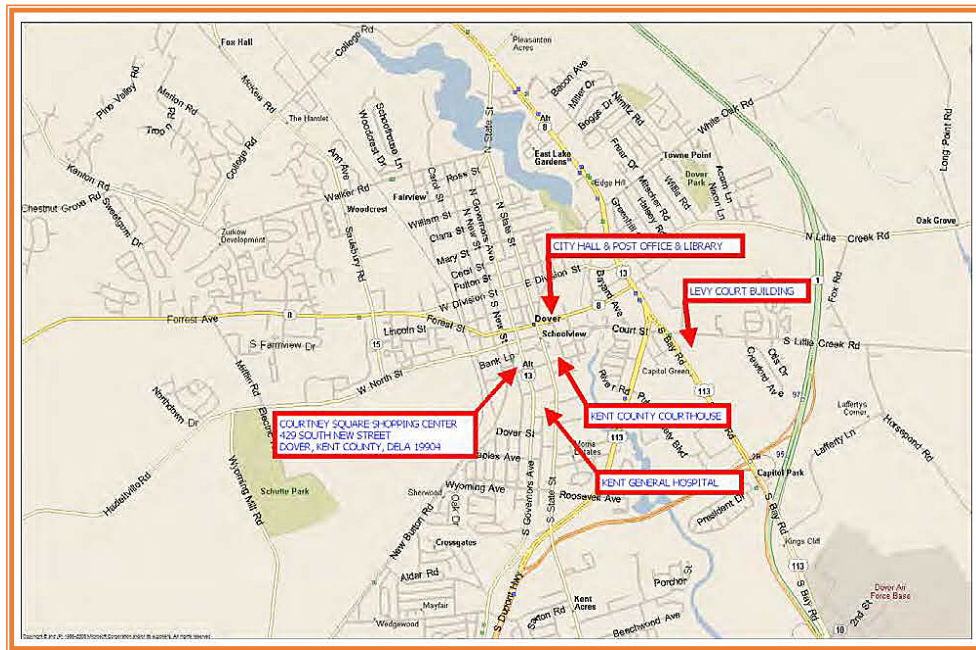


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