



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

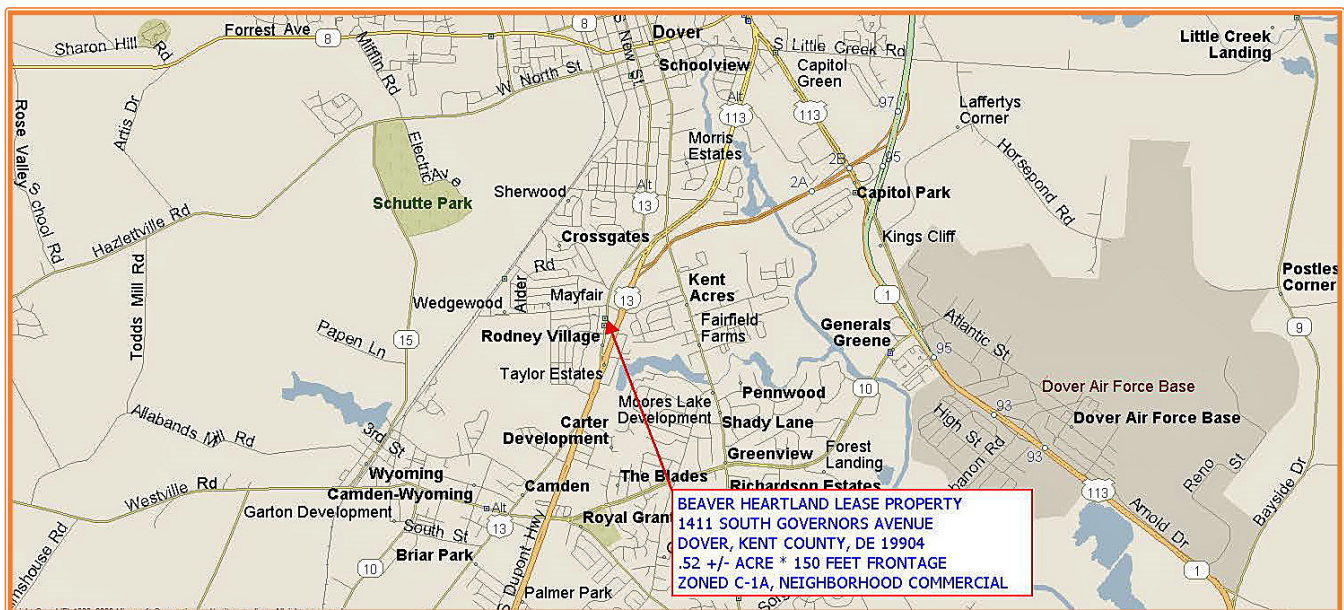
BEAVER HEARTLAND LEASE SPACE

1411 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DE 19904

FILE #219344 * MLS # N/A



1,268 SQUARE FEET * \$12.30 PSF * \$1,300 PER MONTH PLUS UTILITIES



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

Tax Map Identification ED05 - 08512 - 05 - 0300 - 00001

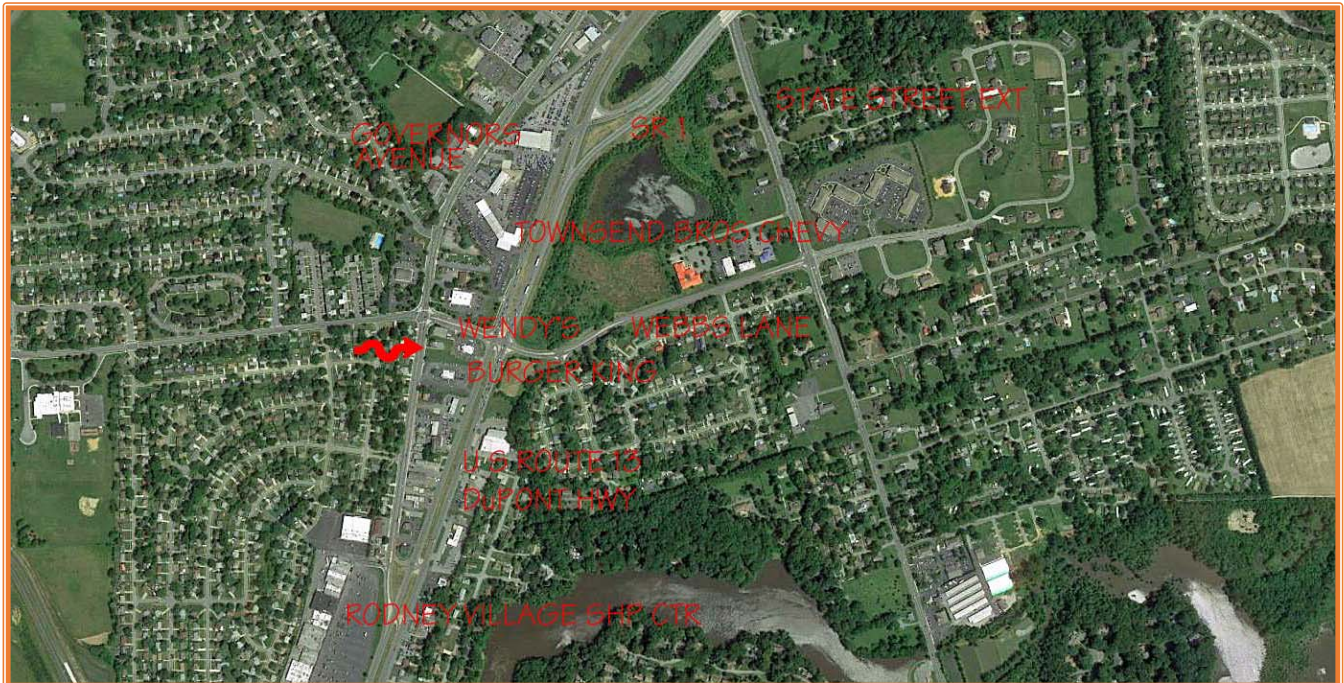
Deed Reference D5306 - 323

Zoning C - 4, HIGHWAY COMMERCIAL, CITY OF DOVER

Census Tract 416

Flood Hazard Map 10001C0169J; Zone X; July 7, 2014

Land Area		19,588	sq ft +/-	0.450	acre
Frontage	79.00	ft +/-			
Depth	187.94	ft +/-			
Bldg Area (sq ft)	1,268	sq ft +/-			
Coverage Ratio		6.47%			
Parking Spaces		5			
Parking Ratio		1.97	per 500 sf		
City Tax Assessment	\$261,800	Per Sq Ft \$206.47	Rate \$0.440	Tax \$1,151.92	Per Sq Ft \$0.91
County Tax Assessment	\$275,400	Per Sq Ft \$217.19	Rate \$2.5030	Tax \$6,893.26	Per Sq Ft \$5.44
TOTAL PROPERTY TAX				\$8,045.18	\$6.34

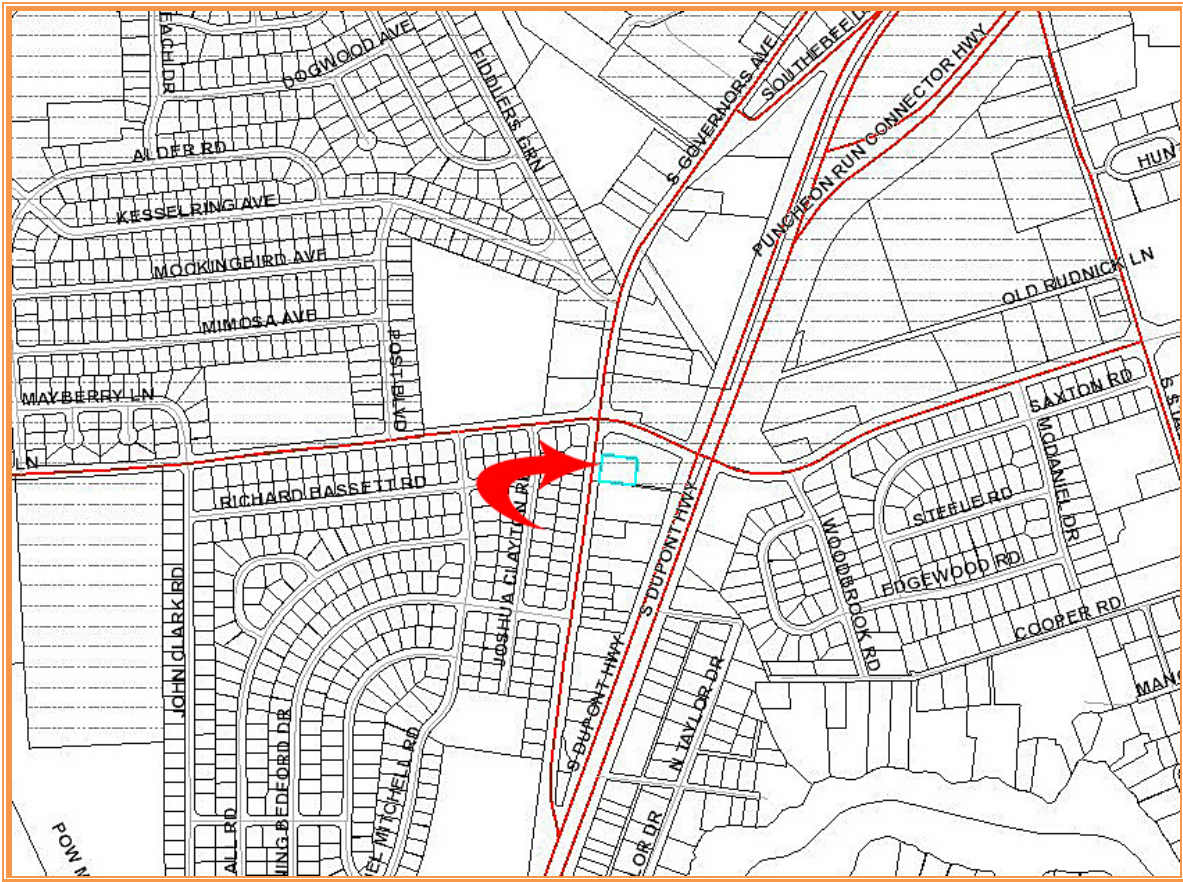


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Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2018 AADT	Year Last Counted	Traffic Group
K 3	US13A SOUTH GOVERNOR		U.S. 13, RD. 24			
K 3	US13A SOUTH GOVERNOR	0.39	WEBBS LN., RD. 192	11698	12	2
K 3	US13A SOUTH GOVERNOR	0.01	E. DOVER LIMITS	11255	13	2
K 3	US13A SOUTH GOVERNOR	1.21	WYOMING AVE.	9588	12	2
K 3	US13A SOUTH GOVERNOR	1.94	WATER ST., RD. 72	10118	12	2
K 3	US13A SOUTH GOVERNOR	2.12	NORTH ST., RD. 73	9035	14	2
K 3	US13A SOUTH GOVERNOR	2.19	W. LOOCKERMAN ST., R	9195	12	2
K 3	US13A SOUTH GOVERNOR	2.44	DEL. 8, DIVISION ST.	6264	14	2
K 3	US13A NORTH GOVERNOR	3.07	COLUMBIA AVE.	6535	14	2
K 3	US13A GOVERNORS BOUL	3.30	WALKER RD., RD. 70	5469	12	2
K 3	US13A NORTH STATE ST	3.86	U.S.13, RD. 2, S.B.	14714	12	2

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