



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

40 S BRADFORD RETAIL LEASE PROPERTY
1,400 SQUARE FEET VACANT SPACE FOR LEASE
125A WEST LOCKERMAN ST, DOVER, KENT COUNTY, DELA 19904
FILE #222370 *MLS # N/A



Tax Map Identification ED - 05 - 07709 - 02 - 0400 - 0001

Deed Reference D10429 - 148

Zoning C-2, CENTRAL BUSINESS DISTRICT, CITY OF DOVER

Census Tract 410

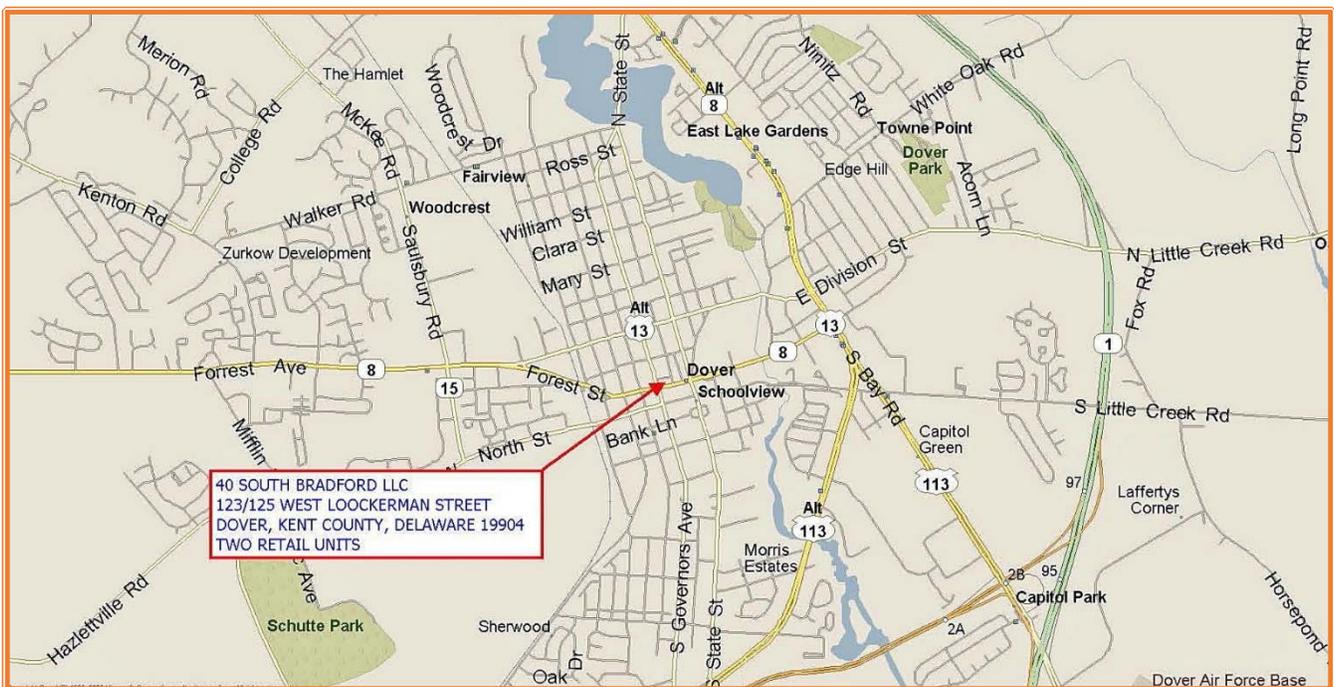
Flood Hazard Map 10001C0186J; Zone AE, JULY 7, 2014

Land Area			8,003	sq ft +/-	0.184	acre
	Frontage	61.00	If +/-			
	Depth	150.69	If +/-			
Bldg Area (sq ft)			6,615	sq ft +/-		
	Coverage Ratio		82.65%			
	Parking Spaces		5			
	Parking Ratio		0.76	per	1000	sq ft +/-
City Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$641,200		\$96.93	\$0.415	\$2,660.98	\$0.40	Bldg
County Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$171,400		\$25.91	\$2.7412	\$4,698.42	\$0.71	Bldg
TOTAL PROPERTY TAX				\$7,359.40	\$1.11	Bldg

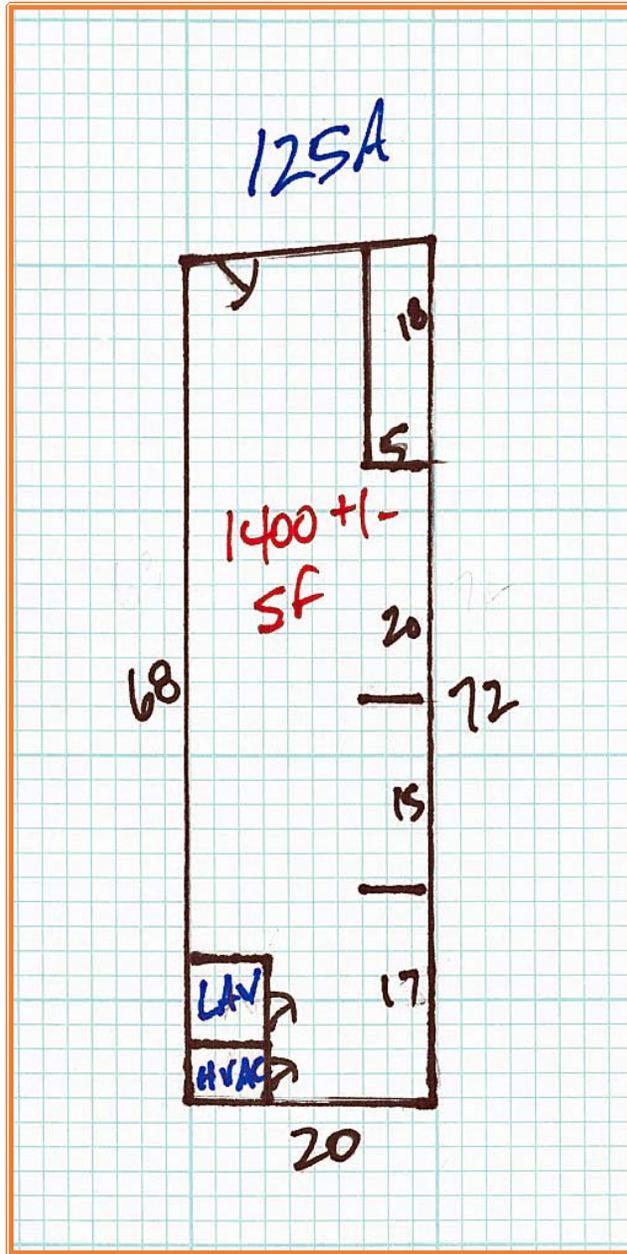
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT QUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

125A WEST LOOCKERMAN ST

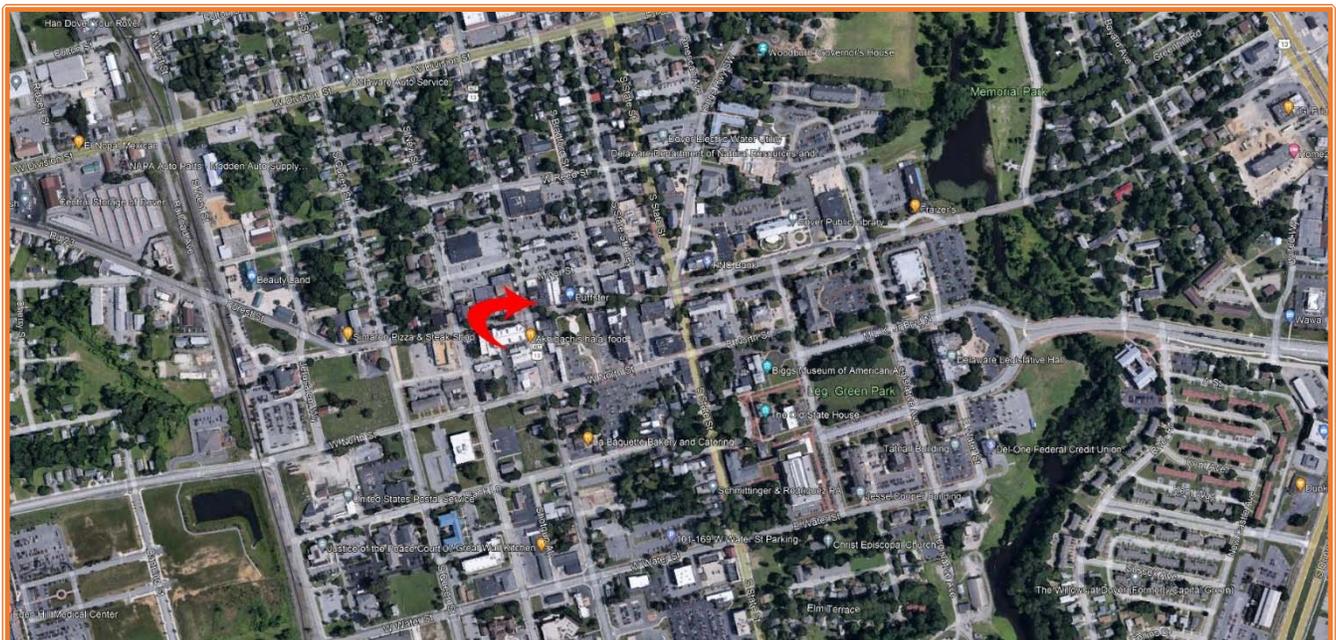
SIZE OF SPACE	1,400	sq ft +/-
PERCENT OF TOTAL AREA	100.0%	
BASE RENT	\$12.50	PSF
YEAR #1 BASE RENT	\$17,500	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$0.00	PSF
YEAR #1 TOTAL ANNUAL RENT	\$12.50	PSF
YEAR #1 ANNUAL RENT	\$17,500	
YEAR #1 MONTHLY RENT	\$1,460	
YEAR #2 ANNUAL RENT		\$18,025
YEAR #2 MONTHLY RENT		\$1,510
YEAR #3 ANNUAL RENT		\$18,566
YEAR #3 MONTHLY RENT		\$1,550



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