



555 East Loockerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**COURTNEY SQUARE SHOPPING CENTER PROPERTY**  
**1,500 SQUARE FEET VACANT SPACE FOR LEASE**  
**431 SOUTH NEW STREET, DOVER, KENT COUNTY, DELA 19904**  
**FILE #212146 \* MLS # N/A**



**TRICELL**

<b>SIZE OF SPACE</b>	<b>1,500</b>	<b>sq ft +/-</b>
<b>PERCENT OF TOTAL AREA</b>	<b>12.4%</b>	
<b>BASE RENT</b>	<b>\$12.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$18,000</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>\$22,029</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$1,840</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$22,569</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$1,890</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$23,125</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$1,930</b>

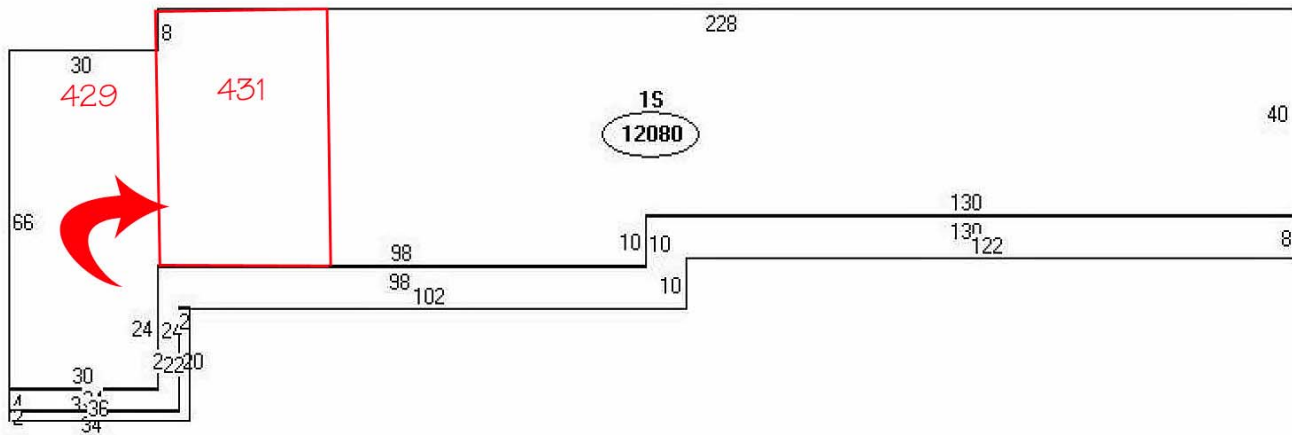
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS  
SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

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

**Deed Reference** L - 32 - 024

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

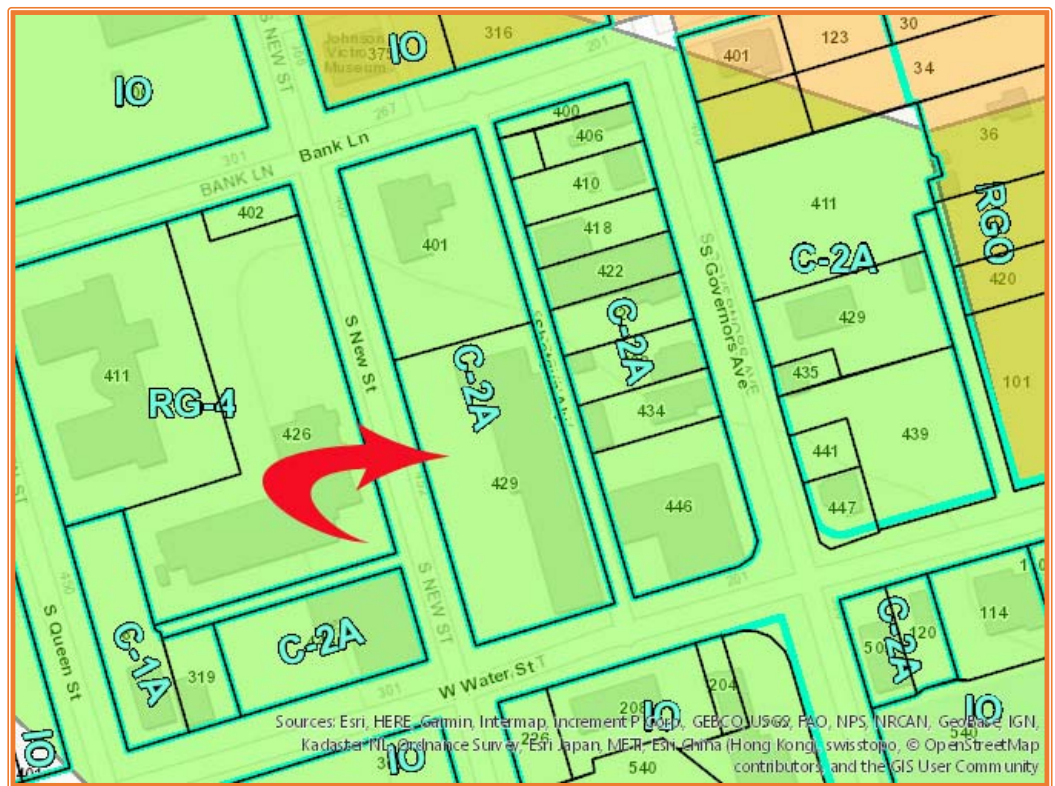
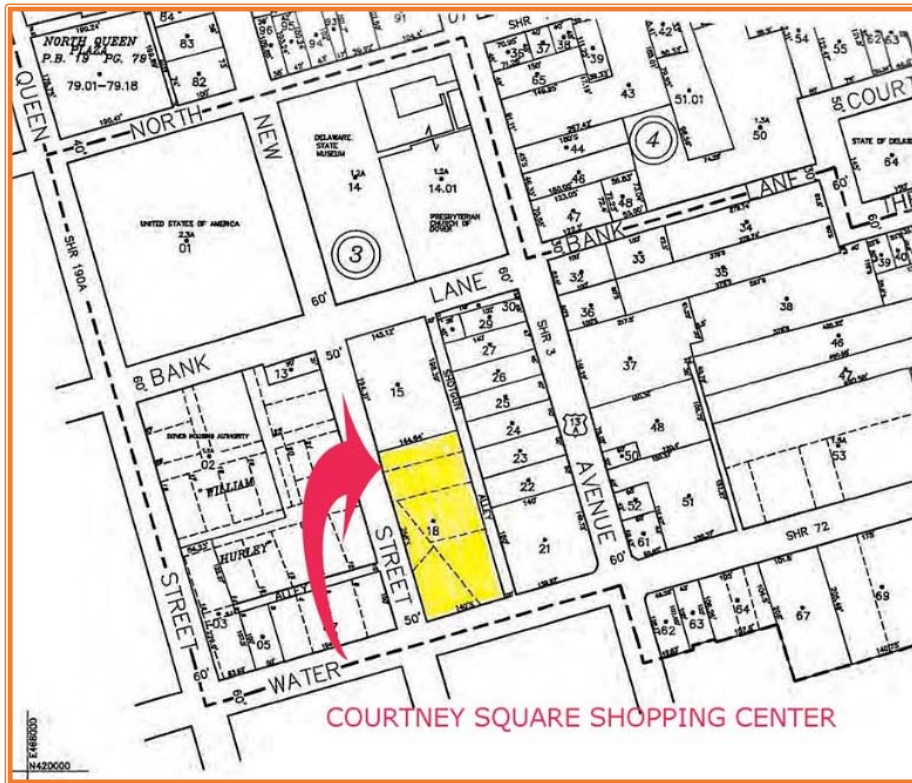
<b>Land Area</b>		41,760	sq ft +/-	0.959	acre
<b>Frontage</b>	288.00	ft +/-			
<b>Depth</b>	140.00	ft +/-			
<b>Bldg Area (sq ft)</b>	12,100	sq ft +/-			
<b>Coverage Ratio</b>		28.98%			
<b>Parking Spaces</b>		47			
<b>Parking Ratio</b>		1.17	per 300 sf		
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	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



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

PAGE 2 OF 4 PAGES





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

PAGE 4 OF 4 PAGES