



555 East Loockerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

COURTNEY SQUARE SHOPPING CENTER PROPERTY
FORMER FRANKFURT BAKERY SPACE FOR LEASE
412 SOUTH NEW STREET, DOVER, KENT COUNTY, DELAWARE 19904
FILE #212146 * MLS # N/A



FRANKFURT BAKERY

<i>SIZE OF SPACE</i>	2,000	sq ft +/-
<i>BASE RENT</i>	\$12.00	PSF
<i>YEAR #1 BASE RENT</i>	\$24,000	
<i>ANNUAL INFLATOR</i>	3.00%	
<i>APPROX PASS-THRU CHARGES</i>	\$2.96	PSF
<i>YEAR #1 TOTAL ANNUAL RENT</i>	\$14.96	PSF
<i>YEAR #1 ANNUAL RENT</i>	\$29,918	
<i>YEAR #1 MONTHLY RENT</i>	\$2,493.13	
<i>YEAR #2 ANNUAL RENT</i>		\$30,638
<i>YEAR #2 MONTHLY RENT</i>		\$2,553.13
<i>YEAR #3 ANNUAL RENT</i>		\$31,379
<i>YEAR #3 MONTHLY RENT</i>		\$2,614.93

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 1 OF 5 PAGES

COURTNEY SQUARE SHOPPING CTR
429 South New Street
Dover, Kent County, Delaware 19904
March 30, 2012

Tax Map Identification ED05-077.09-03-18.00

Deed Reference L - 32 - 024

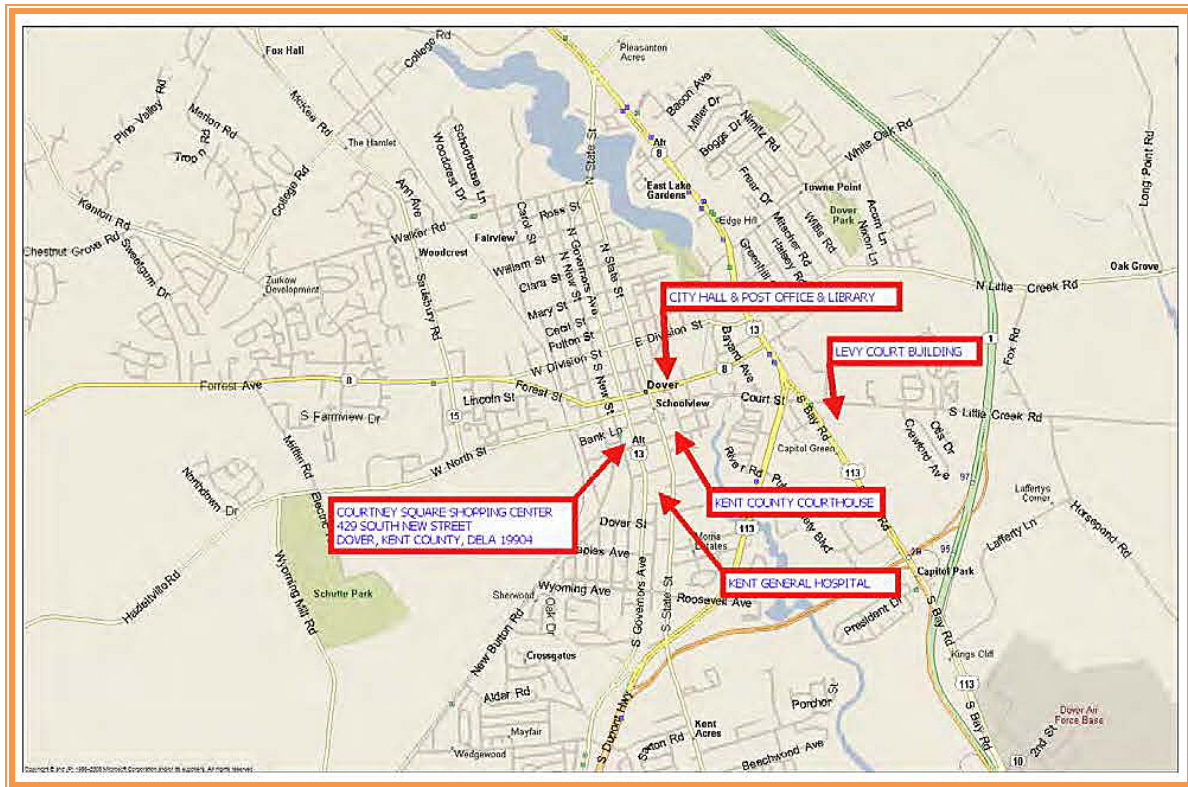
Zoning C - 2A, Limited Central Commercial, City of Dover

Land Area		41,760	sq ft +/-	0.959	acre
Frontage	288.00	ft +/-			
Depth	140.00	ft +/-			
Bldg Area (sq ft)	12,100	sq ft +/-			
Vacant Space		2,000	sq ft +/-	16.53%	
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	
\$1,125,100	\$92.98	\$0.338	\$3,800.59	\$0.31	PROPERTY
\$1,125,100	\$92.98	\$0.035	\$392.66	\$0.03	BID II
\$1,125,100	\$92.98	\$0.373	\$4,193.25	\$0.35	TOTAL
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$224,500	\$18.55	\$2.2671	\$5,089.64	\$0.42	
TOTAL PROPERTY TAX			\$9,282.89	\$0.77	

PASS THRU CHARGES DECEMBER 2012

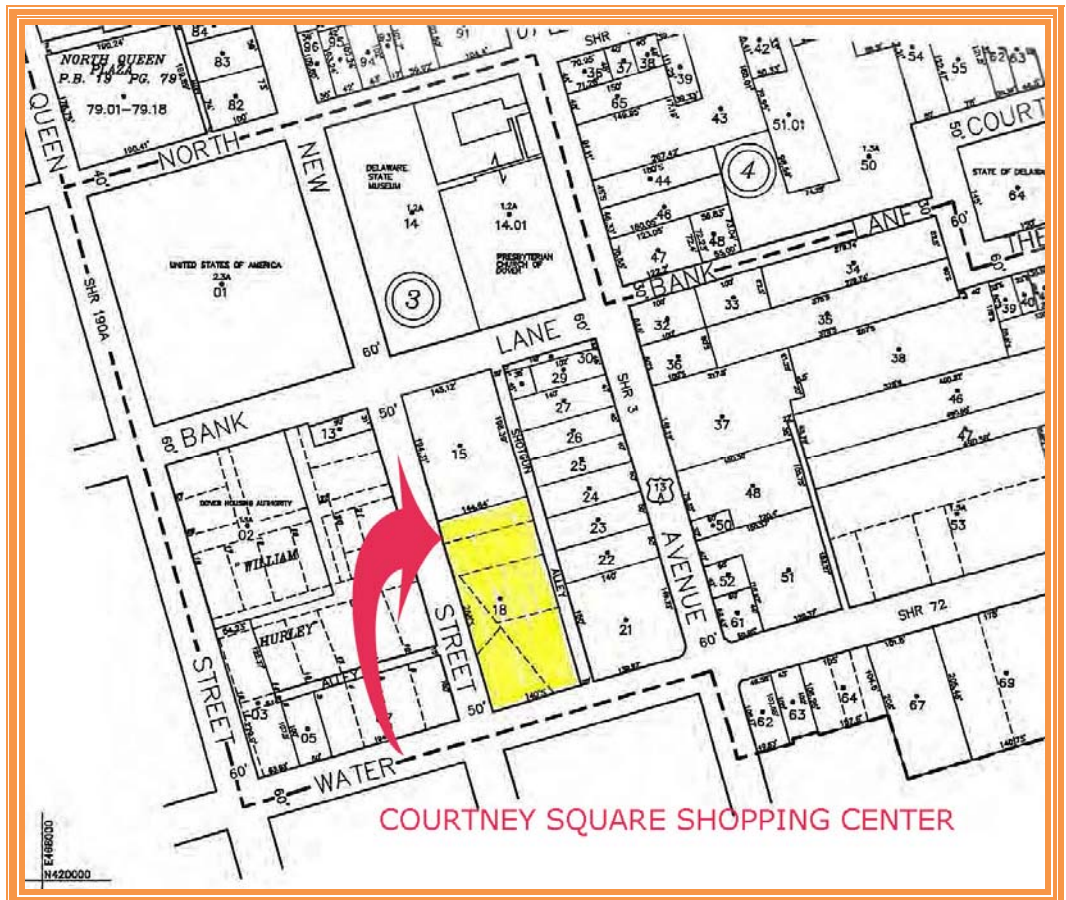
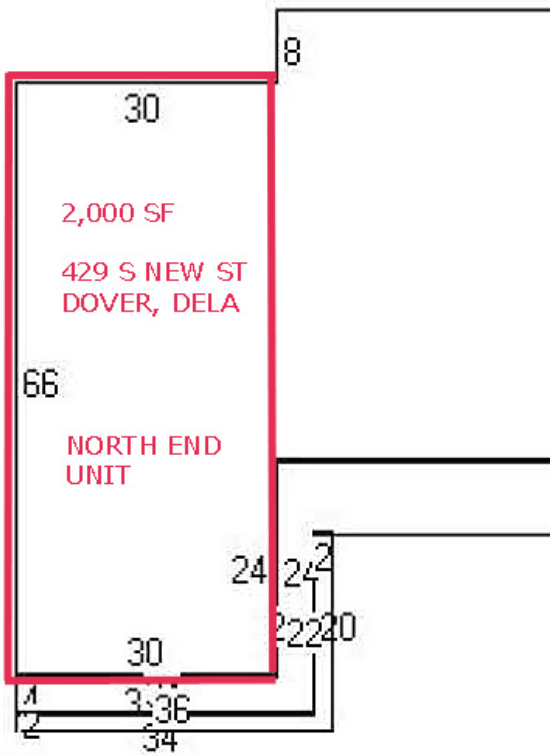
PROPERTY TAXES	\$9,282.89	\$0.77
PROPERTY INSURANCE	\$6,471.00	\$0.53
COMMON AREA MAINTENANCE	\$13,891.00	\$1.15
UTILITIES	\$1,156.00	\$0.10
REPAIRS	\$5,000.00	\$0.41
TOTAL BUDGET	\$35,800.89	\$2.96

**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 5 PAGES**



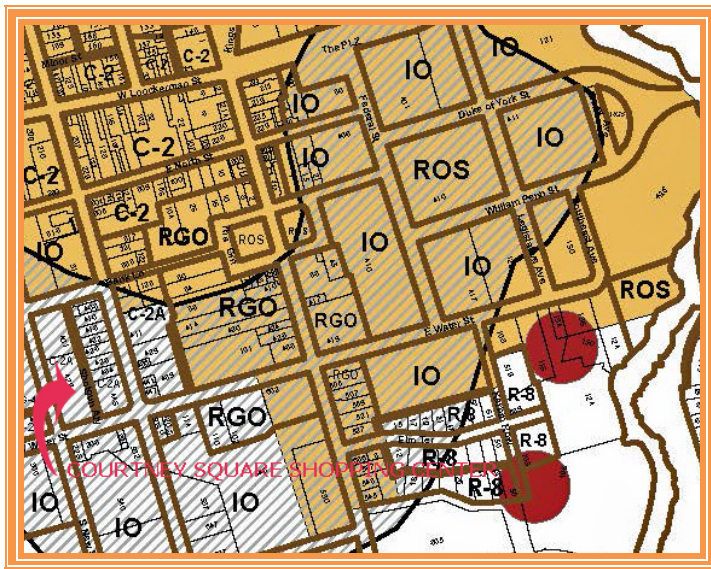
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

PAGE 3 OF 5 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 5 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 5 OF 5 PAGES