



PELICAN LANDING

East of Rte. 24 & Rd. 279 Intersection
Sussex County, DE

APPROVED RETAIL PROPERTY FOR LEASE

OVERVIEW

Pelican Landing is a new retail center situated on +/-10 acres in Sussex County, DE. The property is comprised of approximately 77,425 square feet of in-line retail and (2) pad sites with prime frontage on Route 24. One pad site will have the ability to offer a drive thru lane and there will be a fully signalized intersection at the front of the property. Unit sizes will range from +/-1,500 SF to +/- 22,000 SF.

The property is located west of Love Creek Bridge, on the north side of Route 24 & is approximately 2.5 miles west of Coastal Highway & 4.5 miles north of Long Neck in Sussex County. Daily traffic counts are approximately 19,285 VPD on Route 24.

ASKING RENT & NNN EXPENSES

- Available Space:
 - * 67,525 SF of inline retail space
 - * 4,100 SF pad
 - * 6,000 SF pharmacy/other commercial use
- Asking Rent: \$20/SF/NNN
- NNN Expense Breakdown (estimated):
 - * CAM: \$1.50/SF
 - * Taxes: \$1.00/SF
 - * Insurance: \$0.30/SF

DEMOGRAPHICS AT A GLANCE

DEMOGRAPHICS ₂₀₁₇	1 Mile	3 Mile	5 Mile
Population	1,307	16,752	43,747
Average Household Income	\$82,447	\$79,243	\$88,140
# of Households	604	7,881	20,453
Median Age	55.1	56.7	56.5



FOR MORE INFORMATION, CONTACT:

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 Andy Fox, afox@dsmre.com, 302-229-1304 Cell
 Brittany Danahy, bdanahy@dsmre.com, 302-858-8843 Cell

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DSM Commercial
 Real Estate Services
 910 S. Chapel Street
 Suite 100
 Newark, DE 19713

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SITE CONCEPT PLAN

SITE DATA

- | | |
|----------------------------|--|
| 1. TOTAL GROSS FLOOR AREA: | 77,425 S.F. |
| 2. TOTAL PARKING SPACES: | PARKING REQUIRED: 387 SPACES
PARKING PROVIDED: 418 SPACES |



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SATELLITE MAP



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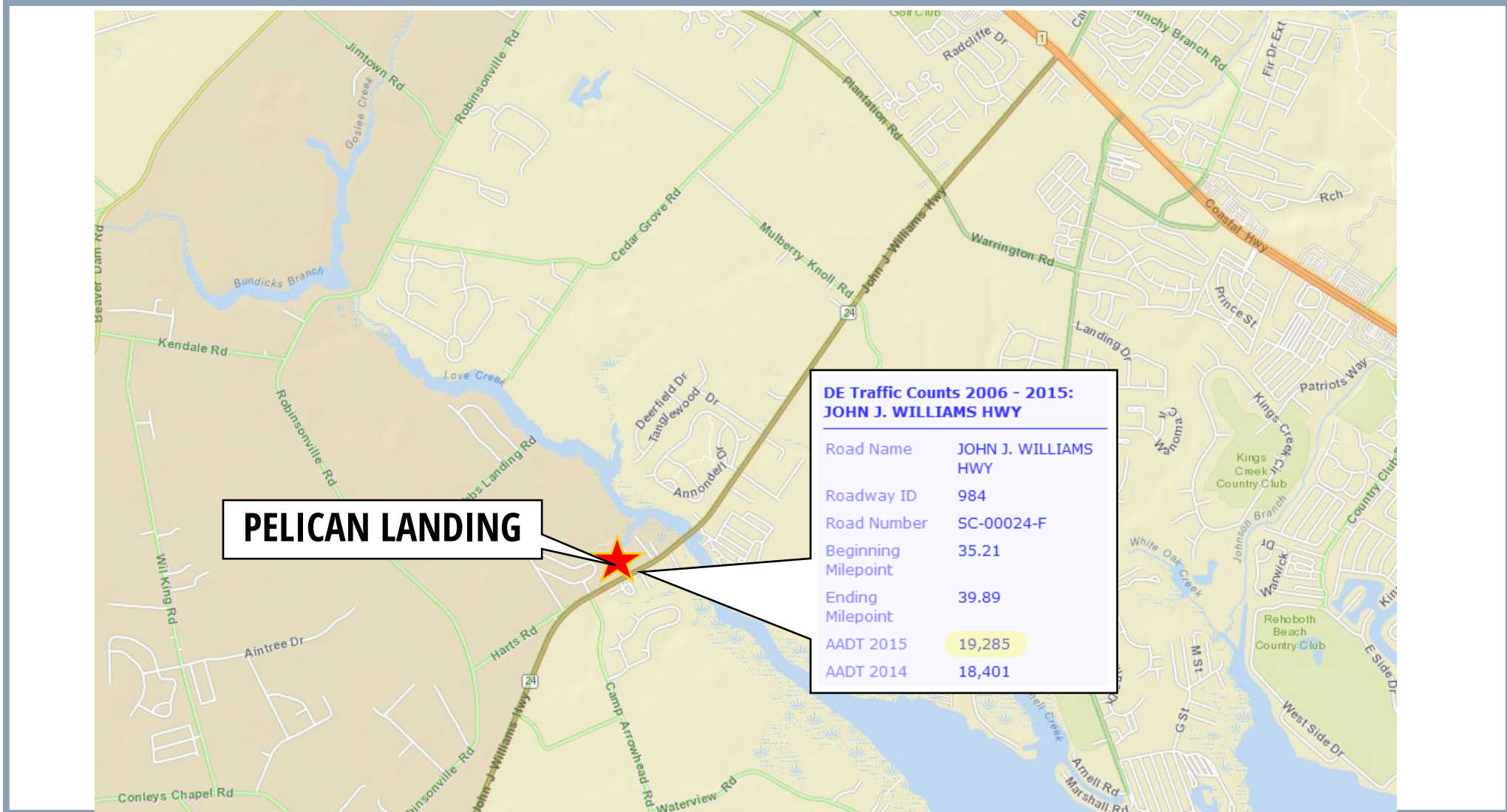
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TRAFFIC COUNT MAP



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