

FOR LEASE

College Park Shopping Center

RETAIL | 6 COLLEGE PARK LANE | GEORGETOWN, DE 19947



OFFERING SUMMARY

Available SF:	1,600 - 2,400 SF
Lease Rate:	Negotiable
Lot Size:	5.0 Acres
Building Size:	40,000 SF
Zoning:	HC

PROPERTY OVERVIEW

40,000 SF Strip Center and a 14,000 SF Pad Site with Walgreens as the Tenant. The property also shares a parking lot with Walmart who is a major attraction to the center and market.

LOCATION OVERVIEW

Located in Sussex County This shopping center is strategically located North of central Georgetown on Route 113 on the way to the Delaware Beaches -- 17,865 cars pass the center daily.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 2	Negotiable	1,600 SF
Suite 10	Negotiable	1,600 SF
Suite 16	Negotiable	2,400 SF



PETTINARO.COM

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CORPORATE OFFICES

234 North James Street
Newport, DE 19804
302.999.0708

LEASING INQUIRIES

Timothy "TJ" Spencer, CCIM
Retail / Office / Industrial Leasing
302.999.0708
tjspencer@pettinaro.com

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U.S. Route 113

Property NOT owned
by Pettinaro



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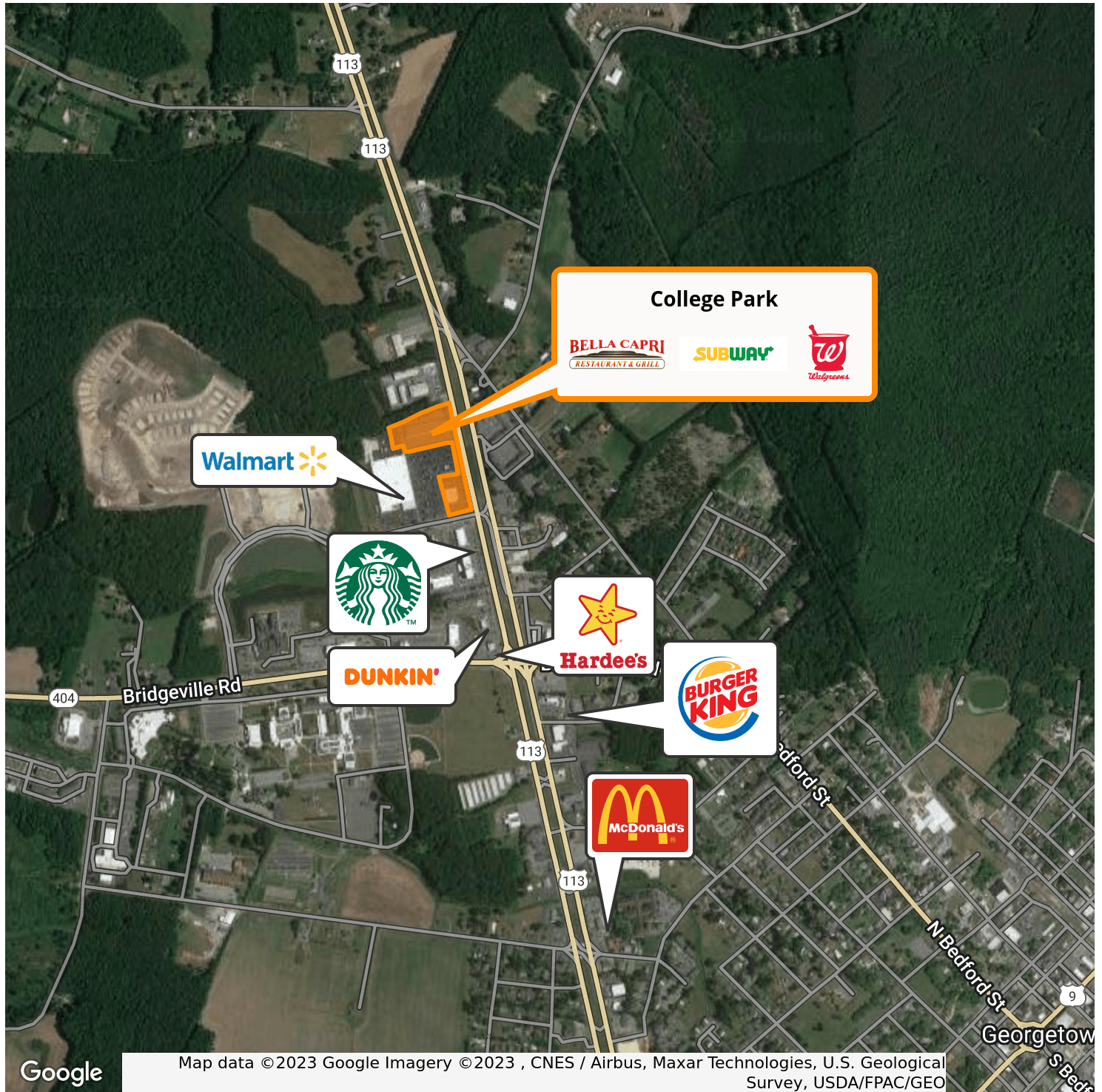
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Google

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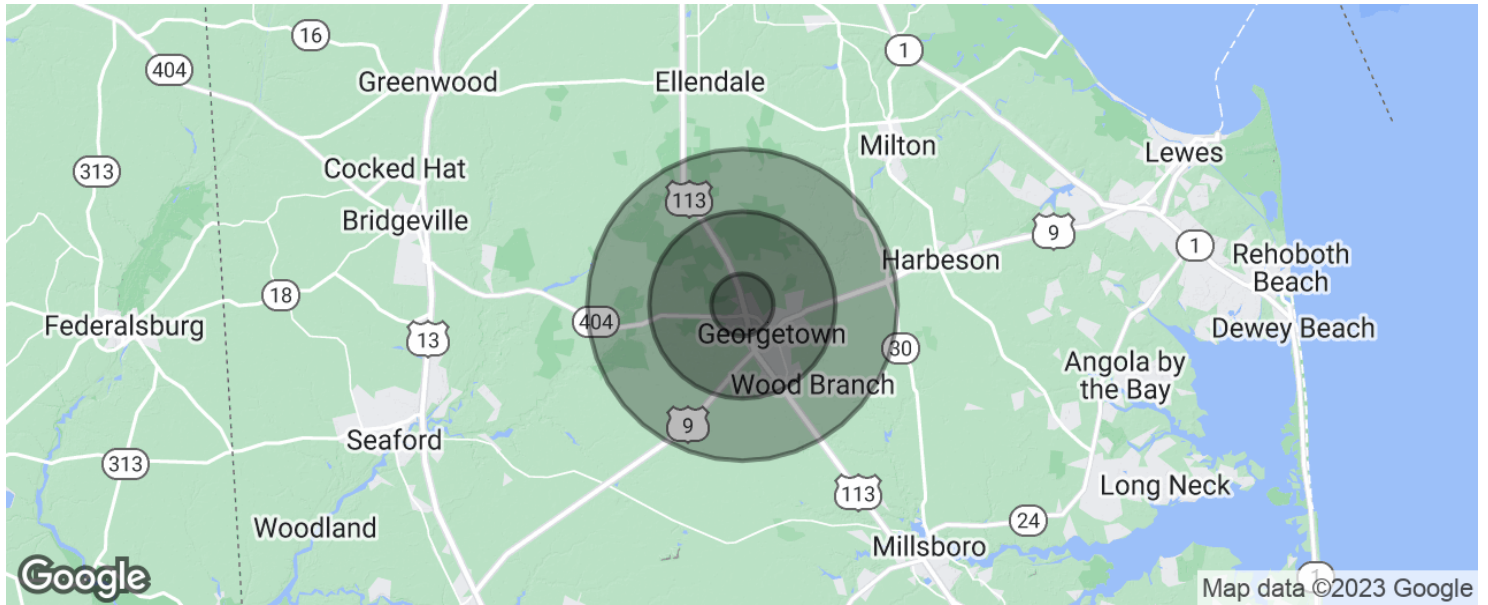
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	884	7,479	15,039
Median age	30.5	31.8	34.4
Median age (Male)	30.5	31.7	34.1
Median age (Female)	30.4	32.1	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	258	2,243	4,717
# of persons per HH	3.4	3.3	3.2
Average HH income	\$50,291	\$52,029	\$55,748
Average house value	\$180,316	\$179,079	\$185,735

* Demographic data derived from 2020 ACS - US Census



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