

1 Wilmington, DE 19808



Price	\$3,300,000
Building Size	2,200 SF
Cap Rate	4.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Fee simple interest in this Chipotle in Wilmington, Delaware. The Tenant, Chipotle, is subject to a new 15-year NNN lease set to commence in Summer 2016. The lease features 10% rental increases every five years in the base term and options periods. While Chipotle is generally a ground leased tenant, a potential investor will benefit from the ability to depreciate this asset as it is fee simple. The tenant completed a thorough renovation of a former 7-Eleven location. The Tenant occupies a 2,200 square foot freestanding building at an outstanding high traffic corner adjacent to Panera Bread and nearby many other national retailers. Chipotle Mexican Grill, Inc. is a publicly traded company with more than 1,800 locations and \$3.21 Billion in revenue in 2013.

2 Milford, DE 19963



Price	\$6,818,181
Building Size	12,500 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

12,500 square foot freestanding building on a 1.7 acre lot, and is currently net leased to Walgreen's. The property sits at the south east corner of Route 113 and Front St, and has one point of ingress/egress along each of these roads. Walgreen's has 13 years remaining in the base term, with four, 5-year option periods. Walgreen's assumed this lease from Happy Harry's in 2006, and as such the lease provides rare increases of \$12,500 every 3 years during the base term and 2.5% annually in the option periods, while still maintaining a full Walgreen's guaranty. The next increase will occur in 2017.

3 Wilmington, DE 19802



Price	\$2,270,000
Building Size	9,873 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant building redeveloped for Dollar General. Assemblage of 3 parcels. In 5th year of 10-year initial term. Two 5-year renewal options. Corp lease.



Price	\$5,200,000
Building Size	10,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a freestanding 10,000+/- sq. ft. Delaware Eye Care located on Governors Ave. in Dover, Delaware. Governors Ave., is a major medical thoroughfare with a reported traffic count of approximately 11,000 cars per day which joins near US13 with 58,536 cars per day. Delaware Eye Care Center was opened and operated by Dr Gary Markowitz, the tenant has been operating in this location for more than 20 years with locations all over Delaware, dominating the eye surgical market. This is the main HUB store in Delaware supplying 6 other locations. In 2014 ESP (Eye Service Partners under Varsity Health Care) bought this multi million dollar company together with other high quality eye care corporate brands. Corporate Guaranteed by Eye Service Partners (ESP)ESP is one of the largest eye care groups consisting of Katzen Eye Group, Aesthetics, Dulaney Eye institute, Delaware Eye Care Center and Inland Eye Specialists.ESP is a \$100 Million Dollar company backed by the multi-billion dollar equity firm ,Varsity Partners.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.