

LAUREL

(Sussex county)

Property address: 129 North Central (corner of Front and Central Streets)

Downtown Location: Spacious one room property facing Central Street in downtown Laurel, near Laureltown, which is a cluster of commercial properties located across from picturesque Janosik Park in downtown Laurel, and just two blocks from the historic downtown. Nearby Abbotts Grill is a business-casual and family-oriented destination riverfront restaurant located along the water and park. An eco-tourism initiative, downtown branding, and other downtown revitalization planning activities are actively underway with UD, DEDO, Laurel Redevelopment Corporation and other downtown stakeholders.

- Well lit with fluorescent lighting and large windows with mini-blinds on three sides of room; carpeted, clean.
- 1 restroom.
- Two dedicated parking spaces adjacent to rear back entry, accessible by steps; free customer parking on street and nearby lot.
- Bait and tackle shop opposite corner and near antique store.
- Sign hanger in place...ready for your business sign!

Approximate interior square footage of space: 1,000 SF

Cost estimate for utilities (*These are monthly estimates that will become the Pop-Up tenant's responsibility during the three months of free rent.*)

- **Approximate combined monthly cost of utilities listed below: \$165 ESTIMATE**
Electric - \$
Gas- N/A
Phone – Tenant responsibility
WiFi or Internet connection - Tenant responsibility
Water - \$
Other – N/A

Value of space based on normal rental rate: \$ 500 per month

We believe prospects especially suitable for this space include:

- Possibly antique shop, consignment/resale that would benefit from very visible frontage into downtown proper.
- Bicycle shop, outdoor outfitter, and other retailers that will support the “eco” emphasis and related economic opportunities of this riverside community.
- Services, commercial/office.

NOTE: Existing customer base and/or eCommerce business component strongly recommended.