

**We anticipate that this property will be available on August 20.**

## **WILMINGTON**

(New Castle County)

**Property address:** 222 Delaware Ave., Store #4

**Downtown location:** First floor retail fronting on Tatnall Street, directly across from PNC bank, near Subway, local barber shop, dry cleaner, and nearby Brew Ha!Ha! and new Starbucks on Delaware Ave.

**Approximate interior square footage of space:** 1,408

- Excellent location in downtown Wilmington on the corner of Delaware Ave. and Tatnall Streets; significant vehicular and foot traffic, particularly during the week
- Very clean space, ready for immediate move-in
- Spacious and well-lit room with large windowed front wall; additional storage room
- Front entrance for customers from street with metered street parking
- Two rest rooms
- Central heating and air conditioning

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

- Electric – \$280 per month
- Gas- N/A
- Phone - tenant's own system - \$ tenant responsibility
- WiFi or Internet connection - \$ tenant responsibility
- Water - TBD
- Other – TBD

**Value of space based on normal rental rate:** To be determined.

**We believe prospects especially suitable for this space include:**

- Retailer
- Professional services
- No food