



PROPERTY DESCRIPTION

Reedville Business Park is home to the Route 1 Corridor's newest flex buildings, combining office, warehouse, and loading bays. Just 1.5 miles from the US-1 highway interchange and 16.5 miles to I-95 in Elkton, MD in the Philadelphia MSA Market. Units are vanilla shell with the ability to customize to your needs.

PROPERTY HIGHLIGHTS

- Minimum Lease Length: 5 Years with renewal option
- Escalation Clause - 3%/yr
- Minimum Leasable SF: 4,140 sf
- Maximum Leasable SF: 8,280 sf
- Zoning: C2 Lower Oxford Township

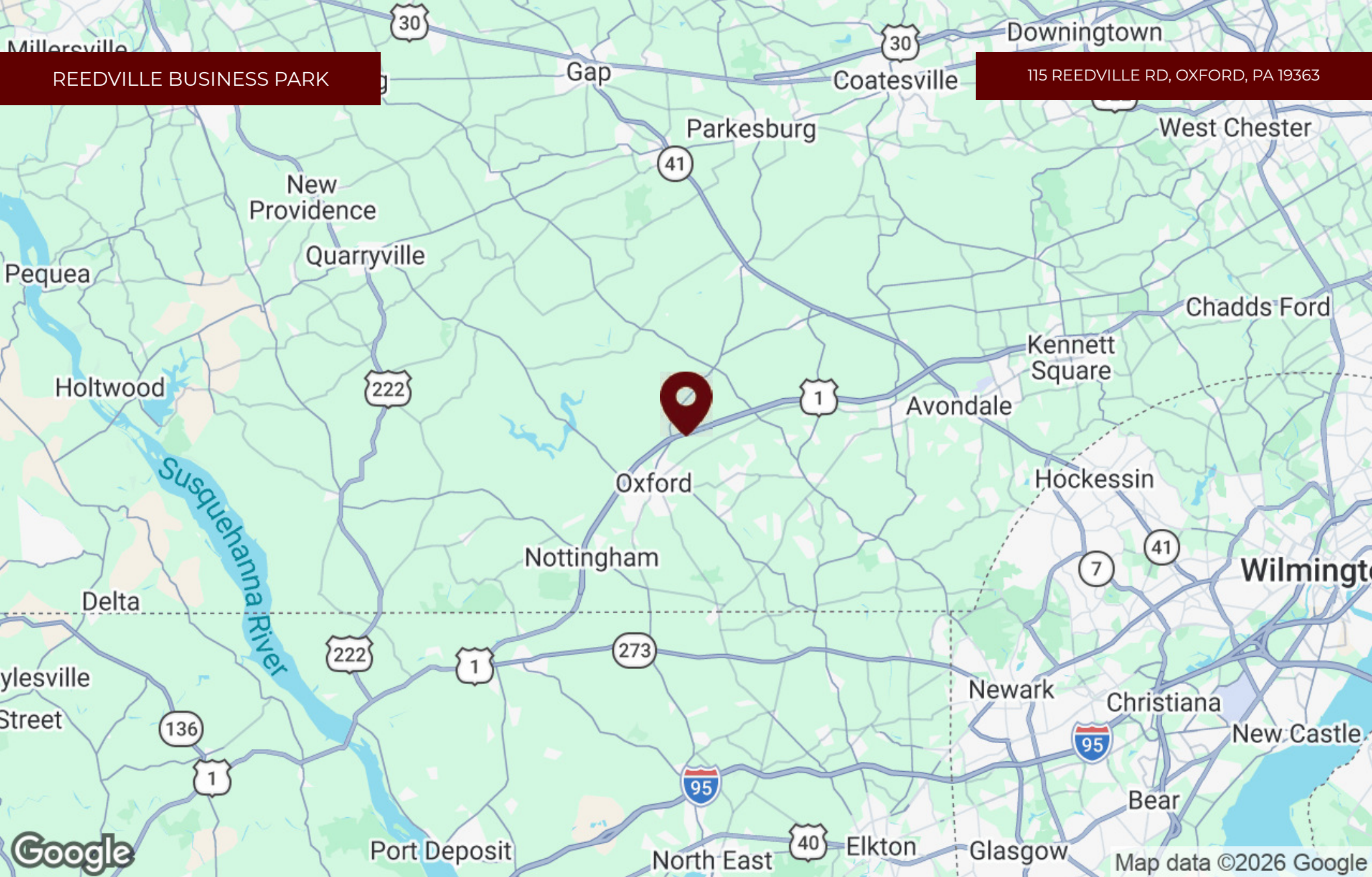
OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	2
Available SF:	4,020 - 8,040 SF
Lot Size:	446,284 SF
Building Size:	8,280 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	77	311
Total Population	70	280	1,080
Average HH Income	\$141,974	\$139,849	\$133,716

REEDVILLE BUSINESS PARK

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BEILER-CAMPBELL
COMMERCIAL DIVISION

REEDVILLE BUSINESS PARK

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	70	280	1,080
Average Age	35.7	35.7	35.9
Average Age (Male)	34.7	34.7	34.6
Average Age (Female)	40.6	40.5	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	77	311
# of Persons per HH	3.7	3.6	3.5
Average HH Income	\$141,974	\$139,849	\$133,716
Average House Value	\$398,557	\$380,858	\$371,057

