

LAUREL

(Sussex county)

Property address: 412 Laureltown

Downtown Location: “Laureltown” is a cluster of commercial properties located across from picturesque Janosik Park in downtown Laurel, just two blocks from the historic downtown. Thus it could be defined as a “proximate” location to the historic downtown – close walking distance. Five properties are available for suitable Pop Up candidates.

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. All properties are in excellent condition, have accessible ramped entrances and rear exits and are in close proximity with other commercial entities.

Approximate interior square footage of space: 1,600 SF (former attorney’s office)

- Open and well-lit front reception/open office area.
- Newly carpeted spaces; fresh paint; well-lit and plenty of windows with window treatments in place.
- Hall divides several offices/conference rooms each side.
- Spacious room at rear with exit; sizeable rest room.
- Ample free parking in front.

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: \$300 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: \$ 1,200 per month

We believe prospects especially suitable for this space include:

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

- Professional services, commercial office.