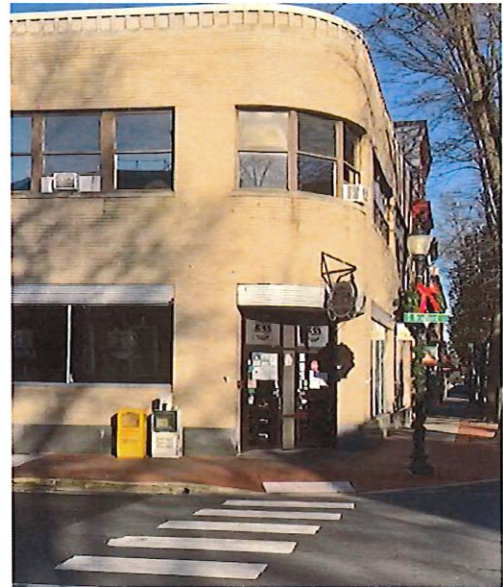


AVAILABLE FOR IMMEDIATE LEASE:
33 West Lookerman St. Dover, DE 19901

Restaurant space available for immediate occupancy, turnkey, prime location at the intersection of Lookerman and South Bradford Streets in downtown Dover.

Seeking pub-style with quality crafted sandwiches, local craft beers, piano bar/open-mic; Italian or ethnic eatery; others.

This restaurant location enjoys a broad audience of legislators, state/office employees, local residents, college affiliates, and hundreds for casual business lunches and entre dinners, and weekend brunch. Commercial kitchen, bar area, and dining, including equipment and furniture are in place. Restaurant space could be expanded into an adjoining space to double square footage. Occupancy (non-COVID) is 80-100.



Along with well-established gift and apparel shops, join many new, trendy, quality businesses in beautifully landscaped downtown Dover, including high quality vintage style at Tina's Timeless Threads, SoZo home goods, My Roots Boutique apparel/accessories and unisex styling gallery, Puffsters, La Baguette French Bakery, and House of Coffi. Dover, Delaware's capital and the second largest city in the First State, is home to Dover Air Force Base, strong state/legislative presence, four colleges, Bayhealth hospital, many significant historical landmarks/cultural attractions, including the historic Green all adjacent to the diverse business district.

The City of Dover and Downtown Dover Partnership (DDP) strongly support downtown merchants with ongoing business retention activities and events. The DDP coordinates an active merchant-led DDP Merchants Committee, works with the City to encourage physical improvements, partners with a host of other downtown entities to incentivize good development, and promotes downtown Dover as the "heart of the community" while creating an entrepreneurial-friendly environment. Learn more about downtown Dover:

DowntownDoverPartnership.com and CityofDover.com

Approximate interior square footage of space: 4448 (2224 SF finished, unfinished basement 2224 SF)

Lease Rate: \$3,000/mo., Gross

Restaurant equipment/accessories: Exist in space and may be purchased outright at a cost of \$80,000 or leased at \$2,500 per month, with consideration to own in time.

Incentives to tenant:

- **Landlord:** Open to negotiation
- **Downtown Dover Partnership:** \$2,500 funds to support smooth/immediate opening. Target June 1, 2021.

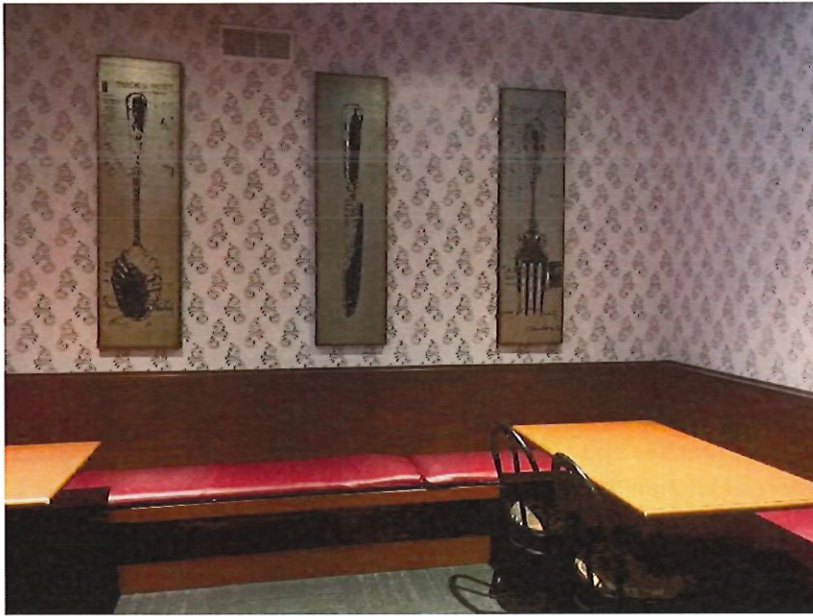
Other considerations:

- **Board of health and ABC:** allow 6-8 weeks for ABC approval/transfer of alcohol license, state inspections.
- **Outdoor dining and alcohol service** can be considered and will require City Planner approval as well as application to ABC.

Contacts:

- **Mike Harrington, Sr. Owner/Broker** for lease considerations and to tour space: **302.736.0800**
- **Downtown Dover Partnership** for information on downtown and lease incentives. **302.678.2940**

Over for interior space images, current floor plan, brokerage spec sheet.



Dining area and existing furniture



Bar area



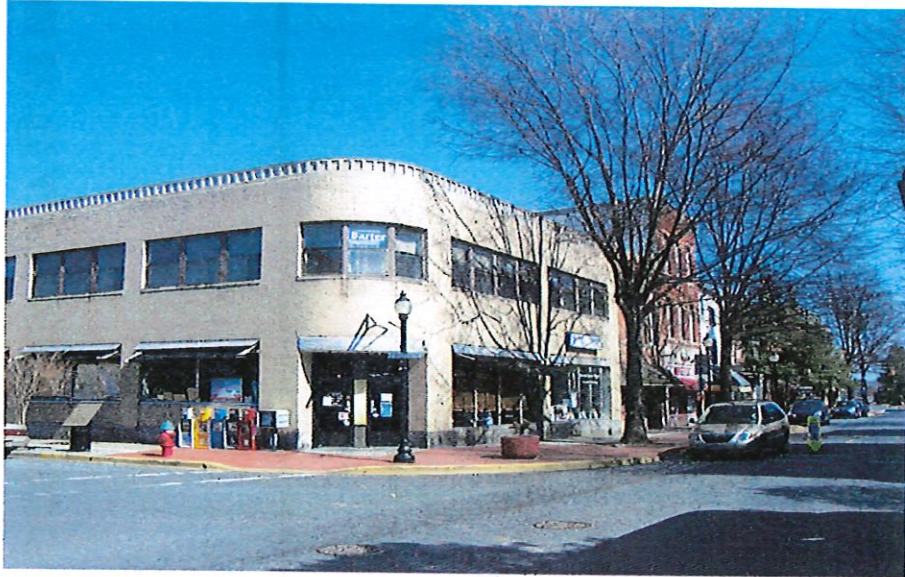
Kitchen and equipment



Kitchen and equipment



RETAIL SPACE FOR LEASE



Location: 33 W. Loockerman Street
Dover, Delaware 19901

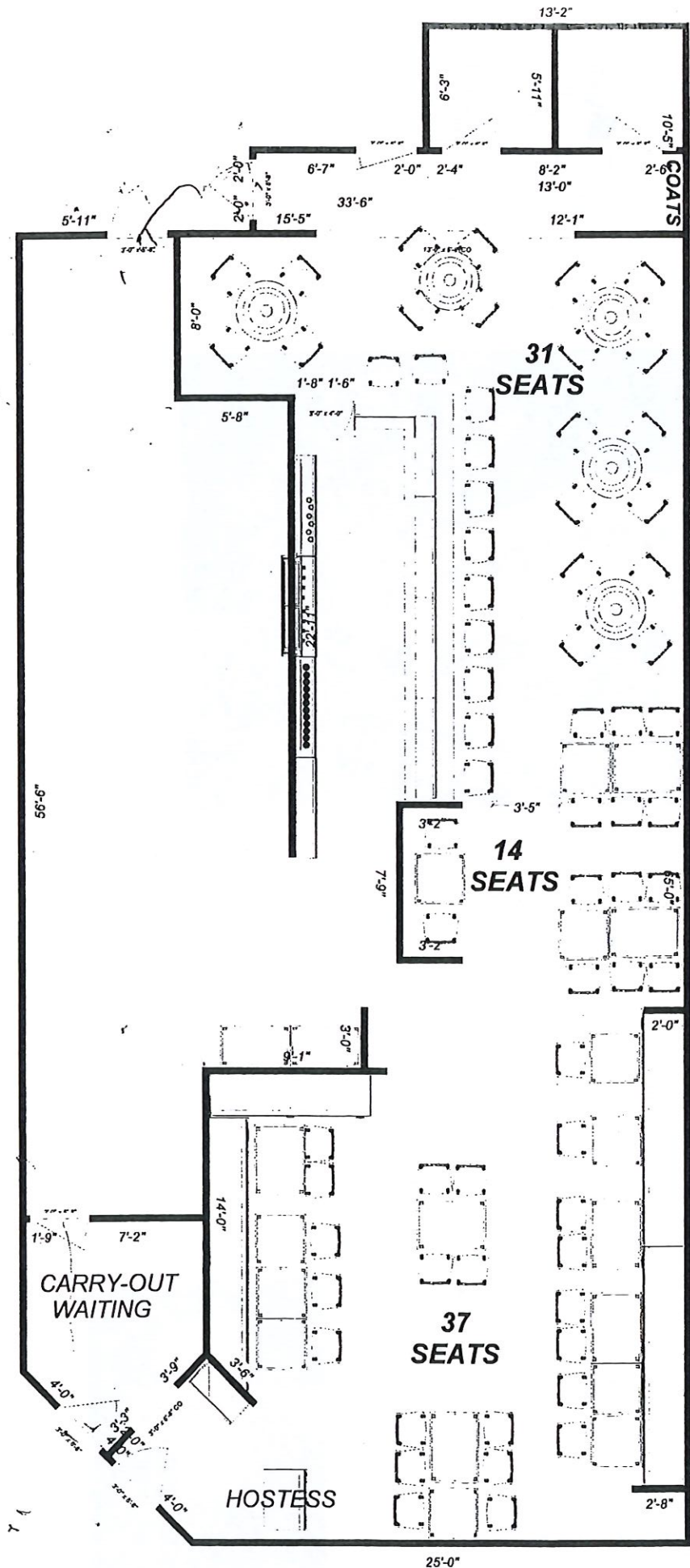
- . Desirable Downtown Dover Location
- . 4448 +/- S.F. total space, finished
 - 2224 +/- S.F., 1st floor finished
 - 2224 +/- S.F., Basement unfinished
- Floor plan can be modified to tenant's needs
- . Parking available
- . Gas heat
- . Central A/C
- . Display window
- 3% C.O.L. per year
- . Signage available
- . Available February 1, 2021
- Easy access to Rt. 1 & Rt. 13, North and South, Rt. 8 (Forrest Avenue) West to Md Rt. 301
- Flexible lease terms available.

Lease Rate - \$3,000.00/mo., Gross

- Totally equipped – turn key ready for occupancy
- Equipment can be leased for \$2,500/month or may be purchased for \$80,000

For additional information, please contact:
Michael J. Harrington, Sr., Owner/Broker
(302) 736-0800





REVISION 2- 02.23.2012

CORNER ETERY @ 33 WEST **WINTER 2012 RENOVATIONS**

57 CASTLE PINES CT
 WYOMING, DE 19934
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 WWW.TIDEMARKDE.COM

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PREPARED FOR:

BRANDON PELTON
 33 WEST LOOCKERMAN ST.
 DOVER, DELAWARE 19901

CONCEPT PLAN

C-1