

LOTS FOR SALE

COMMERCIAL LISTINGS FOR SALE

IN-TOWN LEWES OFFICE SUITES FOR LEASE



Lewes Real Estate News from

The Lee Ann Wilkinson Group



- Lot 27 16878 N. Hunters Run, Villages of Five Points East \$189,900
- Lot 40 Wellington Court, Pilottown Village \$199,900
- Lot 31 16908 Black Marlin Circle, Wolfe Pointe \$379,900
- 16650 Blue Marlin Court, Wolfe Pointe \$419,000
- 903 Cedar Street, Lewes Beach \$499,900
- Lot 59 E. Cape Shores Drive, Cape Shores \$499,900

- 409 Pilottown Road – Marina with Boathouse \$499,900



- 203 Savannah Road – High Traffic Corner - Across from Dairy Queen Lewes Beach \$1,395,000



- Single-room office suites
119 W. Third Street
- All utilities and internet included
- Shared lobby, conference room, restrooms
- 2nd Floor space with elevator access
- Prices start at \$350/month

Contact **Andrew Ratner**
(302) 745-9659

One for the Books

Happy fall! At The Lee Ann Wilkinson Group, we enjoyed another great summer in Lewes as visitors, neighbors, and other local businesses made it a thriving season all around. The real estate market stayed strong, a trend that is continuing this fall. We hope this newsletter gives you a helpful glimpse of the market, and we are happy to answer any questions you may have!

Just as I keep an eye on new properties and new construction on the market, I have been keenly interested in the progress of one project in particular: the new Lewes Public Library.

Our newsletter last year discussed the scope of The Gateway and Lewes Library project - a plan to repurpose a 5.5-acre property adjacent to the current library building - and the area growth projections that support a new, larger building. (Our area population is expected to practically double by 2030.) I am happy to report, since last year at this time, this effort has made tremendous progress.

The Next Chapter

Construction of the new Lewes Public Library is the culmination of several factors; however, most notable is the fact that The State's Division of Libraries recognized our projected population boom over the next 15 years and offered to fund \$5M

toward a new building. Members of the Lewes Public Library Campaign visited other libraries and consulted with national experts, the Delaware Division of Libraries, library patrons, and other members of our community to assess the feasibility and fine-tune its mission:

"To create a state-of-the-art Library to serve the Greater Lewes region for the next 50 years."

Their analysis also yielded five primary community needs: to prepare our youth for success; help patrons access and make sense of new technologies; provide space for people to meet and come together; facilitate continued free access to vital information; and reserve connections to our historic past.



The new Library will be built to fulfill community needs and have the flexibility to adjust to future trends. The facility itself will be 28,500 square feet - double its current size with three times the parking. With lots of windows, the building is intended to make the most of outdoor light and landscape, as well as maximize flexibility for the future. Once coupled with the trailhead and recreation, the project will serve as a wonderful cultural and community center.

Looking at the Books

In addition to nearly half the funding for the \$10.4M project coming from The Delaware Division of Libraries, major funding has also come from Delaware foundations, other state and local monies, and private donors. To date, an amazing 75% of the overall campaign is achieved; with 85% of major donations (\$2M) already raised.

The final fundraising phase starts now: **The Community Campaign**, which includes various naming opportunities.

If you are still wondering why we need a new facility, consider the numbers: Over the past 14 years, patron visits are up 76% (to 525 people/day), items checked out are up 63%, and library programs/attendance has increased exponentially. Our service area population grew by 38% and library membership grew by 71%. Expectations are that 878 programs and 14,511 attendees will increase to 1,470 programs and 26,250 attendees by 2021. Moreover, as counterintuitive as it may sound, the more technology evolves, the more people turn to libraries to learn to maximize the technology.

Just as our community has embraced and enjoyed the Lewes Canallfront Park, I expect the new Library and increased capacity will expand its value in our community. Groundbreaking on the project is expected in November and should take 18 months.

Naming opportunities are only available through the construction phase, so call Rebecca Lowe at The Lewes Public Library at (302) 645-2733 to find out how you can help with this exciting project. Or, check out all of the details online at <http://www.lplnext50.org/>.

A Look At The Market

Date Sold	Sale Price
2004	\$390,000
2005	\$605,000 (after extensive renovations)
2014	\$595,000
Total change from 2004 at \$390k – to 2014 at \$595k = +152.5%	



113 Dewey Avenue, Historic Lewes

The Lee Ann Wilkinson Group ranked #7 out of 45,000 sales groups in the Berkshire Hathaway HomeServices and Prudential networks nationwide in 2013 and has ranked #1 in sales in Sussex County for the past 15 years. (*According to statistics taken from the Sussex County Association of REALTORS® Multiple Listing Service).

The Lee Ann Wilkinson Group



16698 Kings Highway, Suite A
Lewes, DE 19958
1-302-645-6664
1-888-770-6664
www.LeeAnnGroup.com
LeeAnn@LeeAnnGroup.com

BERKSHIRE HATHAWAY
HomeServices
Gallo Realty



Lewes Properties For Sale



17282 Chatham Street
\$359,900
 Three-story end unit;
 Pond views



215 W. Cedar Street Unit #3
\$389,900
 Furnished beach condo;
 Strong rental history



116 Dewey Avenue
\$399,999
 Fantastic price in town;
 Large fenced yard



5 Flamingo Court
\$499,900
 Spacious floor plan;
 Bright sunroom



**404 E. Savannah Rd. /
 Captains Quarters – \$499,900**
 Beach condo;
 Modern appointments



137 Jefferson Avenue
\$519,000
 Classic Lewes charm;
 Large fenced yard



304 Lightship Lane
\$529,000
 Contemporary home;
 Entertainer's dream



38 Shipcarpenter Square
\$610,000
 Colonial touches;
 Multiple fireplaces



315 Park Avenue
\$650,000
 Fabulous rooftop deck;
 Off-street parking



208 Angler's Road
\$719,900
 New on Lewes Beach;
 Angler's Nest community



16913 Black Marlin Circle
\$799,900
 Flawless style;
 Private, wooded lot



35528 Peregrine Road
\$819,000
 Like-new in Hawkseye;
 3-car garage



336 Pilottown Road
\$1,100,000
 Amazingly crafted;
 Canal frontage



7 Delmar Avenue
\$1,295,000
 Four private suites;
 1,000+ sq. ft. of porches!



300 Gills Neck Road
\$1,395,000
 Meticulous renovation;
 100 feet Canal frontage



**130 Bay Ave. / Breakwater
 House Units E & F –
 \$1,499,000**
 Bayfront and furnished;
 Luxurious rooftop deck



8 Lewes Avenue
\$1,595,000
 Spacious coastal masterpiece;
 Bay views



640 Pilottown Road
\$1,849,000
 Waterfront views;
 Pool, dock, more!



115 Savannah Road
\$1,899,000
 Impeccable 3-floor renovation;
 Victorian meets modern



1108 Bay Avenue
\$1,950,000
 Sprawling Bay views;
 Modern styling

Homes Recently Sold by The Lee Ann Wilkinson Group



206 ANGLER'S NEST



7 MICHIGAN AVENUE



40 HARBORVIEW ROAD



618 PILOTTOWN ROAD



17228 CHATHAM STREET



326 MARKET STREET



140 HENLOPEN SHORES CIRCLE



124 HENLOPEN SHORES CIRCLE



829 SAVANNAH ROAD



56 BAY BREEZE DRIVE



105 NEW ROAD



32838 PEAR TREE COURT



17269 DORSEY STREET



235 SECOND STREET



121 BREAKWATER REACH



35449 PEREGRINE ROAD



96 HENLOPEN GARDENS



346 CHESTNUT STREET



6 SHIPCARPENTER SQUARE



5 NEWARK AVENUE



303 CANARY COURT



16753 KALMAR STREET



422 PAYNTER AVENUE



35973 BLUE RUNNER LANE