The image shows the exterior of a brick building with a curved facade. A large sign on the upper part of the building reads "Emory Hill" in white letters with a red shadow effect. Below the sign are several large windows with dark frames. The sky is clear and blue. A white and red diagonal graphic element is overlaid on the bottom half of the image.

Emory Hill

Emory Hill

NEWSLETTER

MARCH-APRIL 2025 NEWS

Featured Project

ACADEMY ART MUSEUM



Emory Hill is pleased to announce that the construction division has been awarded the bid to complete a significant expansion project for the **Academy Art Museum** in Easton, Maryland.

The project includes the construction of a new visitor center and a dedicated storage area for artwork, located directly across the street from the Museum. Designed to seamlessly integrate with the charm and historic character of Easton, the new facility will enhance the Museum's ability to serve the community while preserving and protecting its valued collection.



Construction commenced in February 2025, marking an exciting chapter in the Academy Art Museum's continued growth and commitment to the arts. Originally founded as the Academy of the Arts in 1958, the Museum has long been a cultural anchor on the Eastern Shore, providing exhibitions, educational programs, and artistic enrichment to the region. Over the years, the Museum has expanded significantly, including the addition of a Performing Arts Auditorium, new galleries, a library, and administrative offices. Its most recent transformation included a contemporary entrance and enhanced visitor experience.

"We are honored to contribute to the legacy of the Academy Art Museum through this project," said **John Nocket, Director of Construction** at Emory Hill. "Our team is dedicated to delivering a facility that not only meets the Museum's functional needs but also reflects the beauty and character of Easton."



Featured Deal

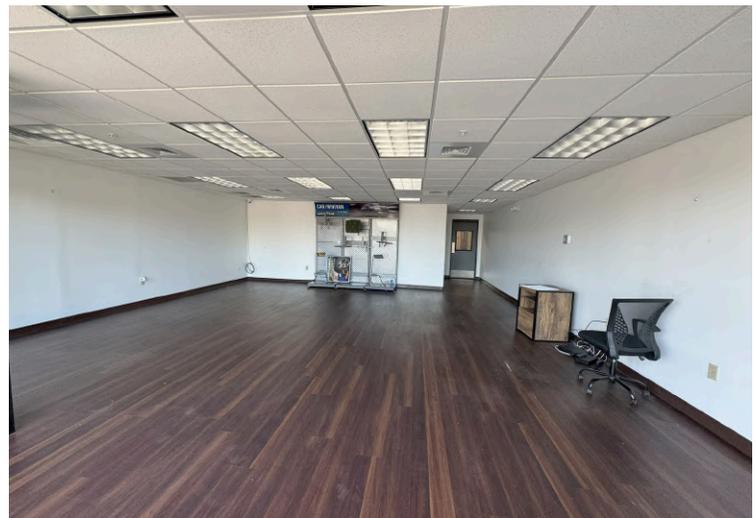
3401 N MARKET ST

Rich Dudek, SIOR, represented the landlord in the lease of an **18,790 square-foot retail/flex building** at **3401 N Market Street** in Wilmington, Delaware.

Lexus of Wilmington has leased the building to serve as its new auto repair facility.

The property is well-equipped for automotive use, featuring six lifts, 18' ceilings, three-phase power, and a fully-sprinklered system. The rear of the space includes two 14' drive-in doors, while the front is fitted with a 14' drive-in door. Additionally, the site offers parking for 25 vehicles.

Lexus of Wilmington's new facility is designed to enhance its service capabilities, providing customers with state-of-the-art auto repair and maintenance solutions.



LEXUS OF WILMINGTON



Blue Hen Quilt Shop

**Emory Hill proudly provides
Property Management at
Interchange Business Park**

705 Interchange Blvd, Newark, DE 19711

Since 2021, **Blue Hen Quilt Shop** has been a vibrant tenant at **Interchange Business Park** in Newark, Delaware, occupying **4,779 square feet** of creative space. Founded by Erin Underwood, a seasoned quilter, pattern designer, and educator, the shop has become a cornerstone for the local quilting community.

Blue Hen Quilt Shop offers an extensive selection of over 3,000 bolts of fabric, quilting kits, notions, and exclusive patterns designed by Erin herself. As an authorized dealer for BERNINA, Janome, and Handi Quilter, the shop provides sales, service, and training for a range of sewing machines and longarm quilting systems. Their spacious showroom and dedicated classroom host a variety of classes, from basic quilting techniques to specialized projects like tuffets and bags, catering to quilters of all skill levels.

Beyond retail and education, Blue Hen Quilt Shop serves as a welcoming hub for creativity and connection. Through community events, clubs, and sew-alongs, they inspire makers to learn, share, and grow their craft in a supportive and engaging environment.

Emory Hill is proud to provide property management services for their Newark location, supporting a business that stitches together creativity, education, and community.

To learn more about Blue Hen Quilt Shop, visit:

<https://www.bluehenquiltshop.com/>



What is.....?

LEED CERTIFICATION

As a LEED-certified construction company, Emory Hill is committed to building smarter, healthier, and more environmentally responsible spaces.

What is LEED Certification?

LEED, which stands for Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Developed by the U.S. Green Building Council (USGBC), LEED provides a framework for designing, constructing, operating, and maintaining high-performance buildings that reduce environmental impact and support occupant well-being.

Why LEED Matters

LEED-certified buildings offer many benefits that extend far beyond energy savings. These include:

- Lower operating costs through efficient resource use
- Healthier indoor environments for occupants
- Increased property value and marketability
- Alignment with ESG (Environmental, Social, Governance) goals
- A smaller carbon footprint, contributing to global climate action

Emory Hill's Commitment to LEED Standards

As a LEED-certified company, Emory Hill brings sustainable construction expertise to every phase of the project. Whether our clients are seeking full LEED certification or simply want to incorporate green building principles, our team works to ensure each project supports long-term environmental and operational goals.

If you're considering a green building project or want to learn more about LEED and how it can benefit your next development, contact our construction division today at 302-322-9500.



“ **LEED certification** isn't just a box to check-it's a commitment to smarter, more sustainable construction. At Emory Hill, we work closely with clients to deliver high-quality projects that not only support their goals but also minimize environmental impact. ”

John Nocket

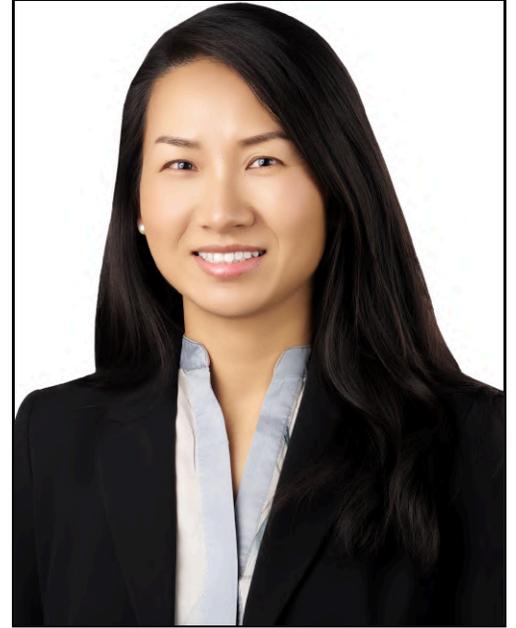
Director of Construction at Emory Hill

WELCOMES

Zuhua (Jenny) Sabol

The NAI Emory Hill Brokerage team is pleased to welcome **Zuhua (Jenny) Sabol** to the commercial real estate team.

Jenny brings extensive experience in both residential and commercial real estate, along with a commitment to providing her clients with the highest level of professional service. Fluent in Mandarin, Jenny's language skills and cultural insight allow her to effectively connect with the Chinese community, further enhancing NAI Emory Hill's ability to serve a diverse client base. She has represented a wide range of commercial tenants, including XiaoMi Electronics, Tianfu International Trading, YiFangk LLC, CPS Air East Inc., Home Decor Direct LLC, Mia Sushi and Asian Bistro, Brilliance Trade LLC, Annie's Acupressure Bodywork LLC, AMAZING PRO ELECTRONICS INC, and Umi Sushi and Seafood Buffet.



A graduate of the University of Delaware with high honors, Jenny earned a degree in Finance and a Minor in Japanese in 2003. She began her career at JP Morgan Chase, where she worked as an analyst and portfolio manager in Asset Management. Her expertise in navigating different economic cycles has made her a seasoned investor with a sharp understanding of market trends and asset values.

Prior to joining NAI Emory Hill, Jenny excelled as a sales agent at BHHS Fox and Roach, where she was recognized with the Top Agent Award, Breakfast Champion, and Agent of the Month honors. Known for her strong work ethic, calm demeanor, objectivity, and attention to detail, Jenny has earned the trust and loyalty of her clients by consistently delivering outstanding results.

Jenny's contributions extend beyond real estate - her outstanding commitment to the community was recognized by the Delaware Chinese American Association (DCAA), which awarded her the Outstanding Community Service Award.

Jenny lives in Hockessin with her family and enjoys playing tennis and pickleball, listening to music, and walking her dog in the woods during her free time.

Jenny can be reached at **302-221-7232** or via email at zuhuasabol@emoryhill.com

WELCOMES *Joy Sparks*

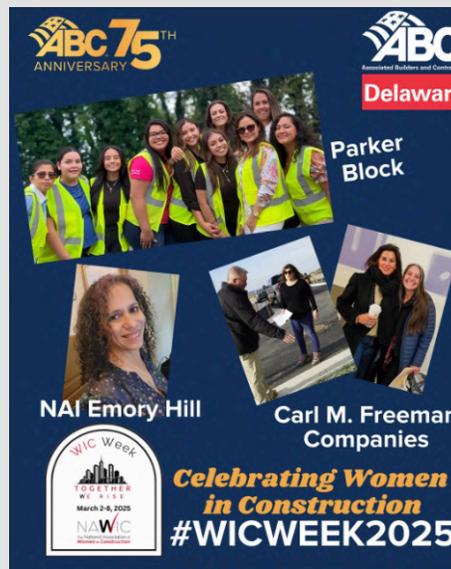


We're excited to introduce **Joy A. Sparks**, our newest team member and **Administrator to the Construction team**. Her expertise and enthusiasm are already making a difference, and we can't wait to see all she accomplishes. Welcome to the team, Joy!

With over 17 years of experience in administrative and office support, along with three years in the construction industry, Joy brings a wealth of expertise and dedication to her work. Joy is an active member of the International Association of Administrative Professionals, the American Society of Administrative Professionals, and the National Association of Women in Construction.

Outside of her career, Joy enjoys spending time with her blended family, which includes her husband, children, and grandchildren. Her hobbies include fishing, going to the beach, crocheting, arts and crafts, baking, cooking, and graphic design.

Joy can be reached at **302-221-7223** or **joysparks@emoryhill.com**.



Joy was recently featured by ABC (Associated Builders and Contractors) during Women in Construction Week, March 2-8.

EMPLOYEE

Anniversaries

Emory Hill is pleased to recognize and celebrate the work anniversaries of several valued team members for March and April 2025.

BROKERAGE

Rodney Smith - 12 Years



Matt Chacko - 4 Years



CONSTRUCTION

Brad Kellmyer - 27 Years



Mike Donovan - 17 Years



Dave Carasiti - 3 Years



Matt Allen - 2 Years



John Nocket - 1 Year



MAINTENANCE

Blair Tunnell - 18 Years



Curtis Williamson - 4 Years



Bret Murphy - 3 Years



PROPERTY MANAGEMENT

Araceli Rosario - 21 Years



Each of these individuals has contributed to the success and growth of Emory Hill, demonstrating dedication, professionalism, and expertise in their respective roles. We are grateful for their commitment and hard work, which continues to strengthen our company and services we provide to our clients.

OUT & ABOUT *In the Community*

Proud Sponsors

Team Emory Hill had a blast hitting the court for a great cause at **Easterseals Delaware and Maryland's Eastern Shore CAI Volleyball Challenge** at the University of Delaware on March 8th! We're proud to support Easterseals annually and their mission to empower individuals with disabilities, seniors, their families, and caregivers.



Proud Sponsors



Emory Hill's **Alan Ross, Lorraine Sheldon, Dave Morrison**, and guest **James Conroy (EcoLab)** at the annual **34th Annual ChristianaCare Golf Classic** at DuPont Country Club.



WHO WE ARE

Emory Hill

Our proven strategies lead to real-time results, local & global connections and flexible solutions to each project.

NAI Emory Hill has been providing full-service commercial real estate support for businesses throughout the Mid-Atlantic and developing wealth-building strategies for investors since 1981. Since our founding, we have executed well over a billion dollars in real estate transactions and we apply the strong core competencies that result from this experience to every client relationship we have. We also use this experience to expand our range of services, identifying the needs of our clients and customizing our programs to help them achieve their goals.

Brokerage

- Tenant Representation
- Landlord Representation
- Sales
- Land
- Investments
- Business Brokerage
- Healthcare Real Estate

Construction

- Construction Management
- General Contractor
- Design-Build

Property Management

- Operating & Capital Budget Preparation
- Tenant Relations & Retention
- Property Inspections & Reporting
- Third-Party Audit Services
- Asset Management
- Receivership/REO
- Proactive and Preventative Maintenance

Maintenance

- General Maintenance
- HVAC Solutions
- Grounds Maintenance
- Preventative Maintenance
- Locksmith/Security Services