

PROPERTY DESCRIPTION

Prime retail space available in Seaford Commons Shopping Center, a 33,680 SF neighborhood retail center located in the heart of Seaford, DE along the heavily traveled Route 13. Anchored by Lowe's, Texas Roadhouse and Concord Pets, Seaford Commons provides a great tenant mix and prime visibility. Join other national tenants such as Walgreen's, IHOP, AT&T, Little Caesar's and more! Housing demographics, strong population growth & income, as well as high traffic counts make this a premier location in a proven center.

PROPERTY DETAILS

- **Available:** 1,600 SF endcap with drive-thru lane ATM on side of building
 > Can easily be converted to restaurant with drive-thru
- **Lease Rate:** \$17/SF/NNN
- **Traffic Counts:** 27,495 AADT
- **Parking:** 300 surface spaces
- **Frontage:** 267' on Sussex Highway
- Space may accommodate a variety of retail uses including banks & fast food

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,706	19,995	30,906
Daytime Population	5,180	20,377	30,015
Households	1,043	7,510	11,582
Average Household Income	\$68,392	\$74,735	\$73,782
Median Age	39.7	41.0	40.2

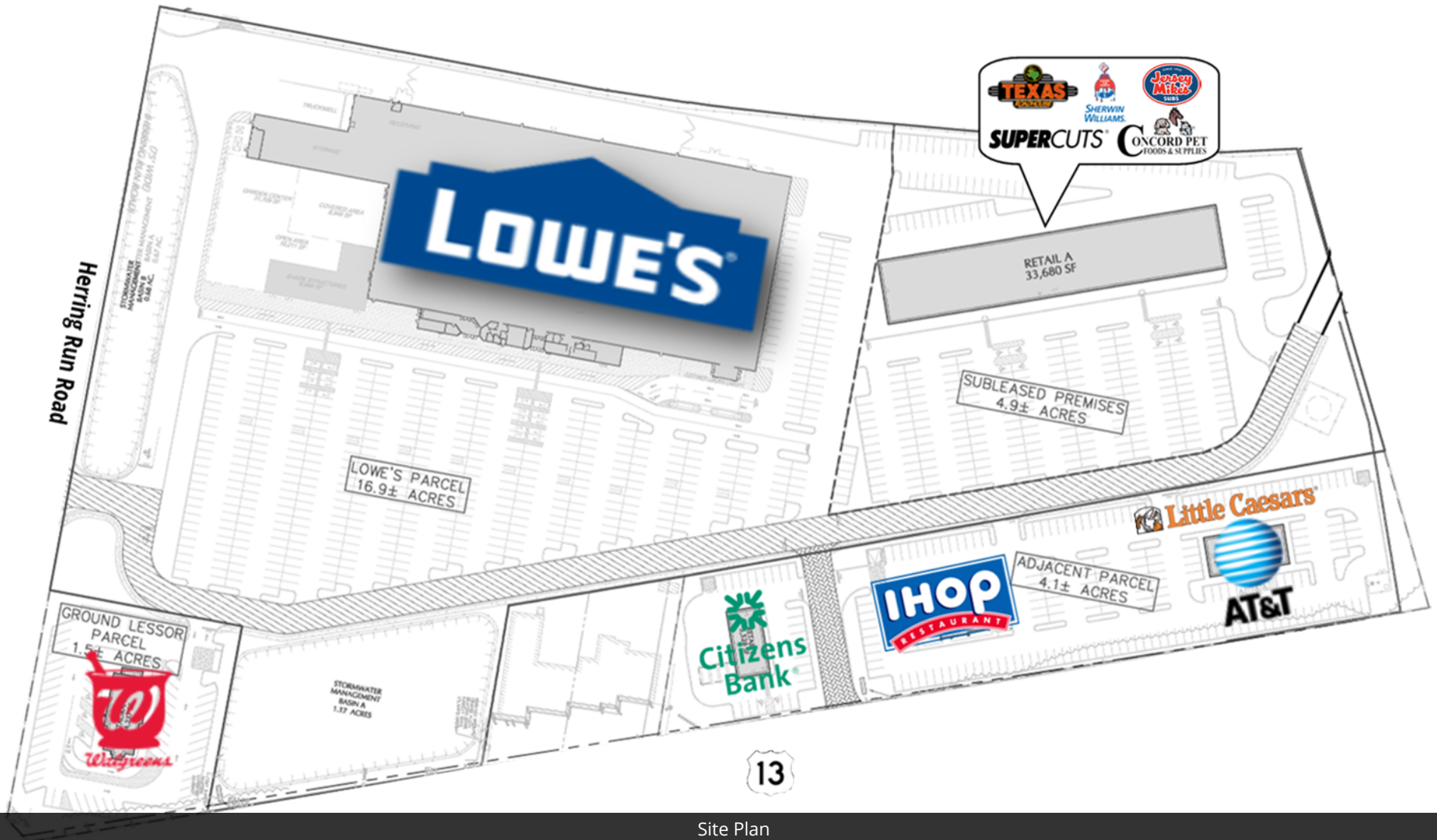


For More Information, Contact:

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3304 Old Capitol Trail
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Site Plan

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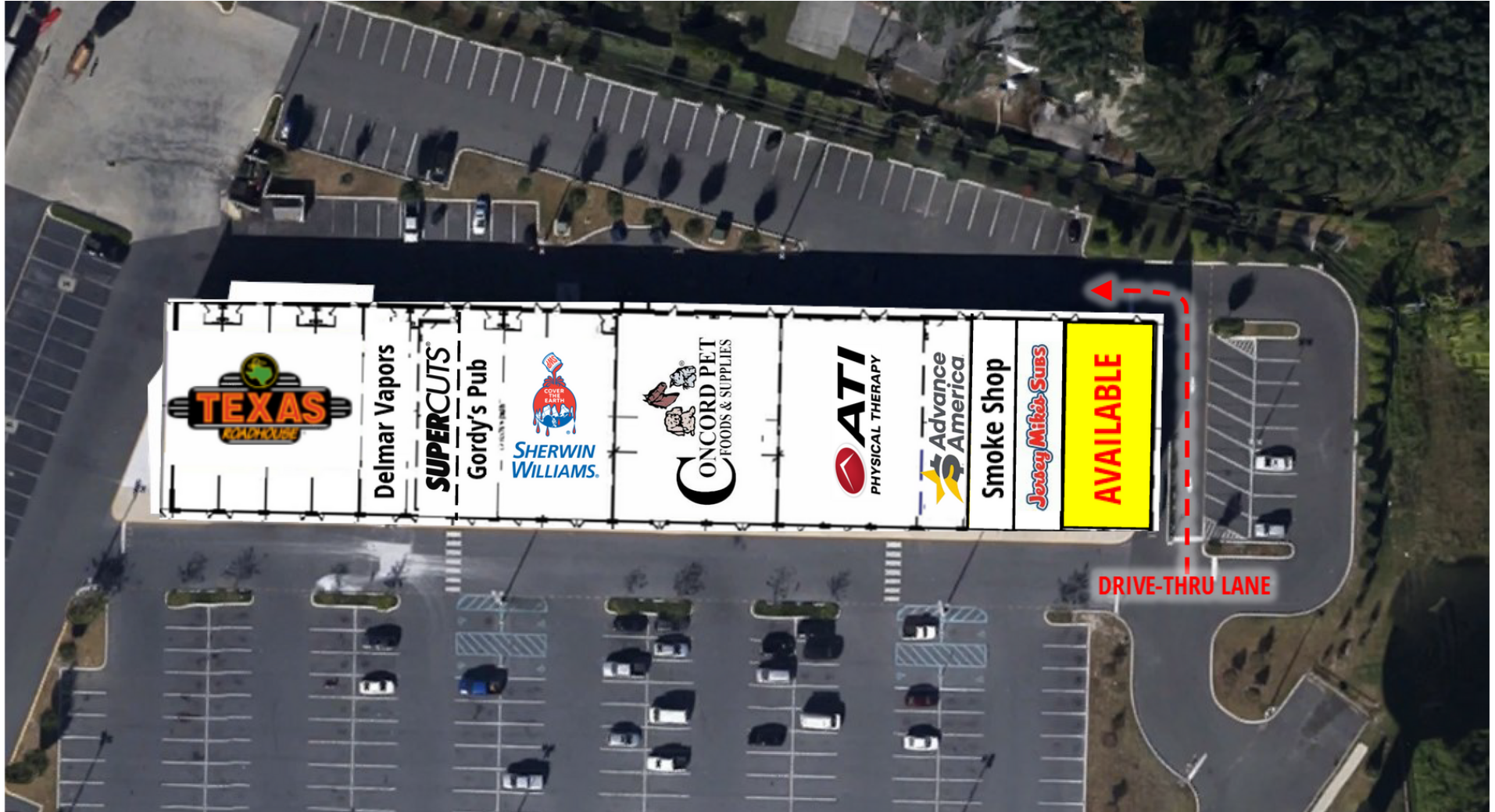
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SEAFORD COMMONS

22820-22950 Sussex Hwy
Seaford, DE 19973

RETAIL SPACE
FOR LEASE



Inline Leasing Plan

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RETAIL SPACE FOR LEASE



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