

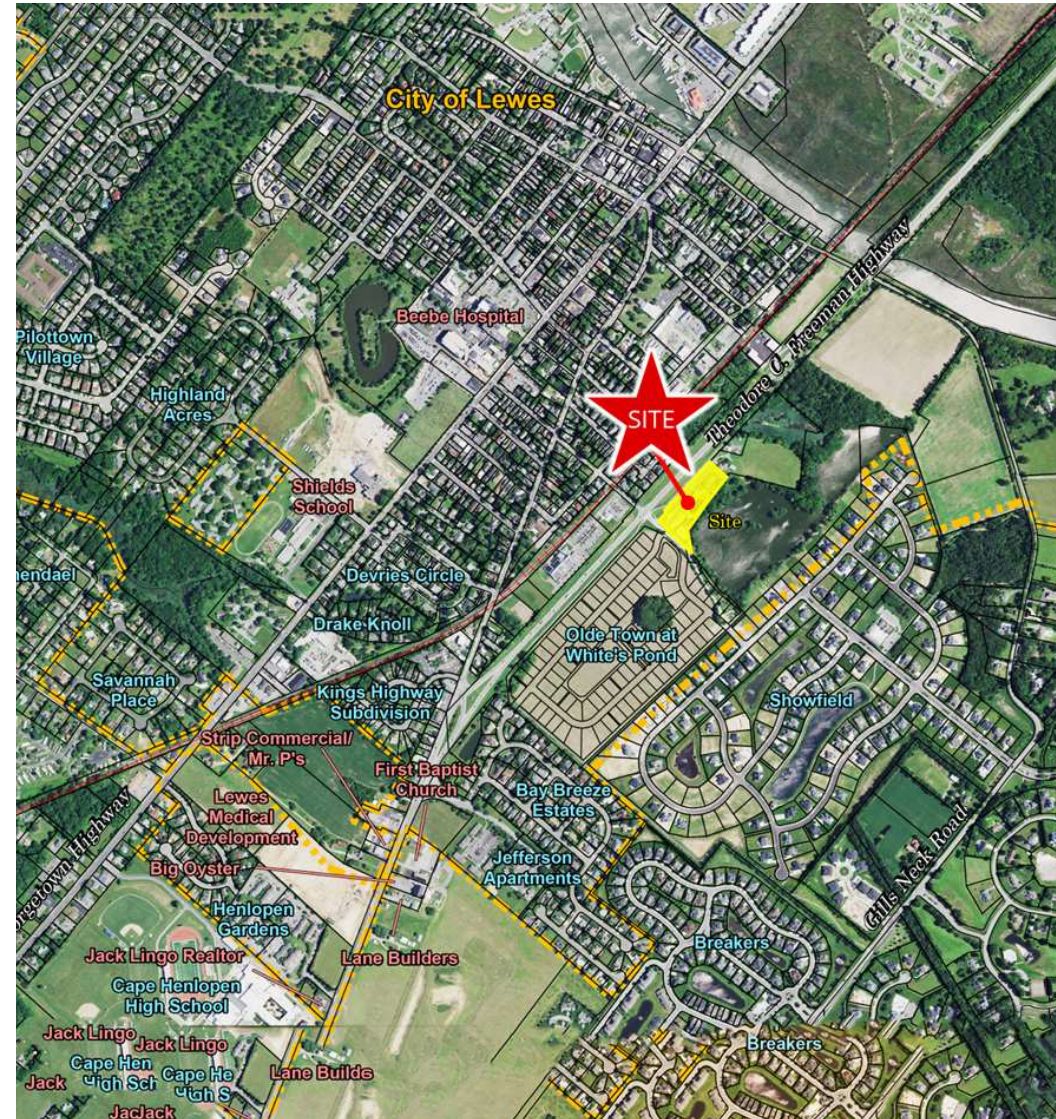


PROPERTY DESCRIPTION

Attention Developers, Investors, Retailers, and Tourism-Based Businesses: A prime opportunity awaits with 3 acres of developable land for sale in Lewes, DE, located at a brand-new full movement intersection at the NE corner of Freeman Highway and Monroe Avenue. This strategic location is surrounded by thriving residential neighborhoods in a high-demand demographic area. Positioned less than 1/2 mile from downtown Lewes, Cape May Ferry, and Cape Henlopen State Park, the property offers excellent access to both local residents and tourists. The area is amenity-rich, with proximity to popular restaurants and retailers, making it ideal for retail, mixed-use development, or hospitality ventures. This is a rare chance to invest in one of Delaware’s fastest-growing and most desirable coastal markets.

PROPERTY DETAILS

- **Lot Size:** +/- 3 acres
- **Sale Price:** \$5,900,000
- **Zoning:** GC (General Commercial)
- **Tax Map Parcel:** 335-8.12-80.00
- Conveniently located near downtown shops and restaurants
- Located next to the new Olde Town at Whites Pond development, with 85 units under construction.
- The property offers direct access to the Junction & Breakwater Trail and is across from the Monroe Ave/Freeman Hwy trailhead/parking lot
- Ideal for a boutique hotel (up to 45'), retail, or office space.

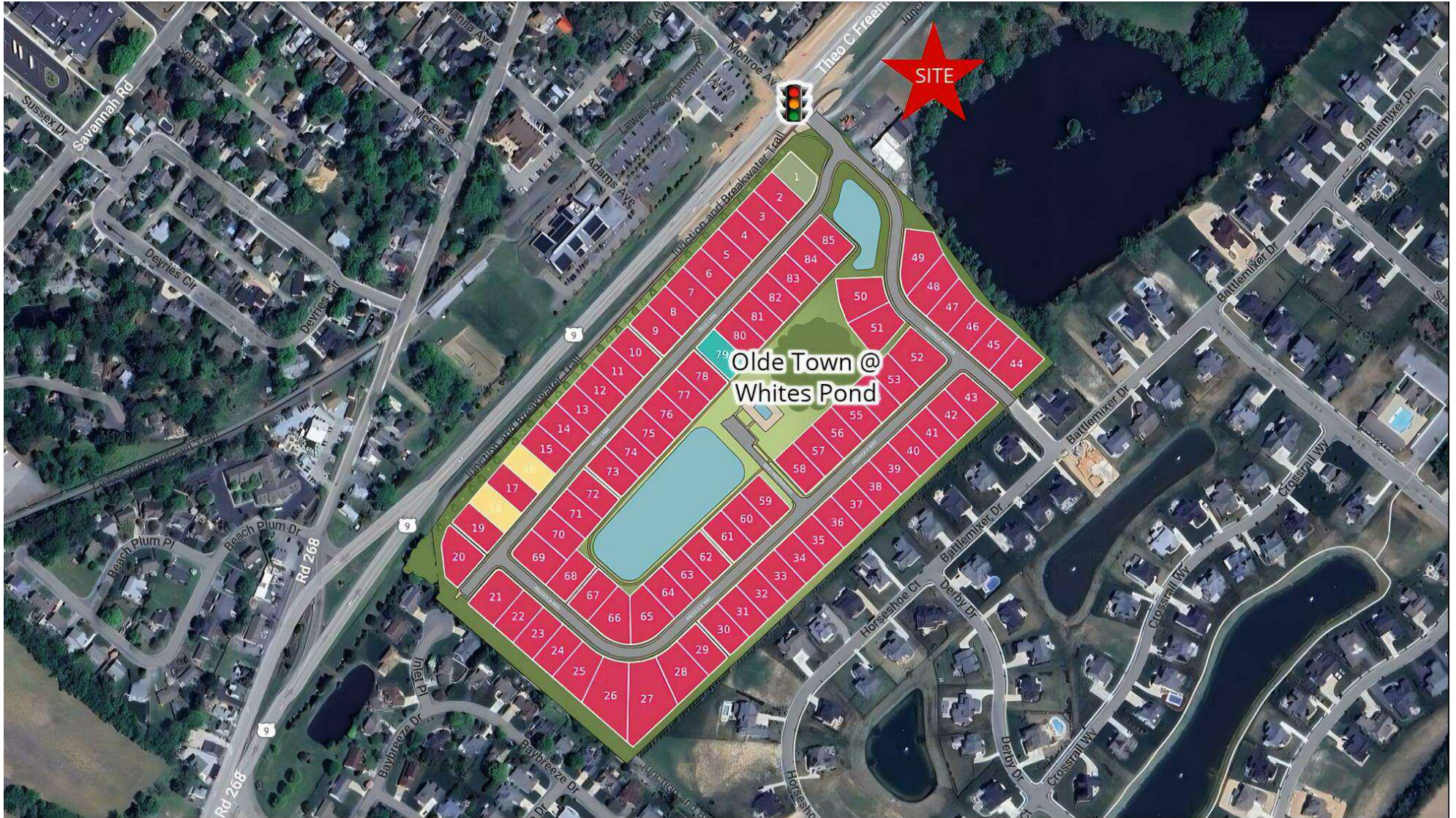


DEMOGRAPHICS AT A GLANCE	1 MILE	3 MILES	5 MILES
Total Population	3,427	16,103	35,862
Total Households	1,661	7,989	17,540
Average HH Income	\$150,303	\$135,132	\$132,752
Median Age	58	55	55

For More Information, Contact:

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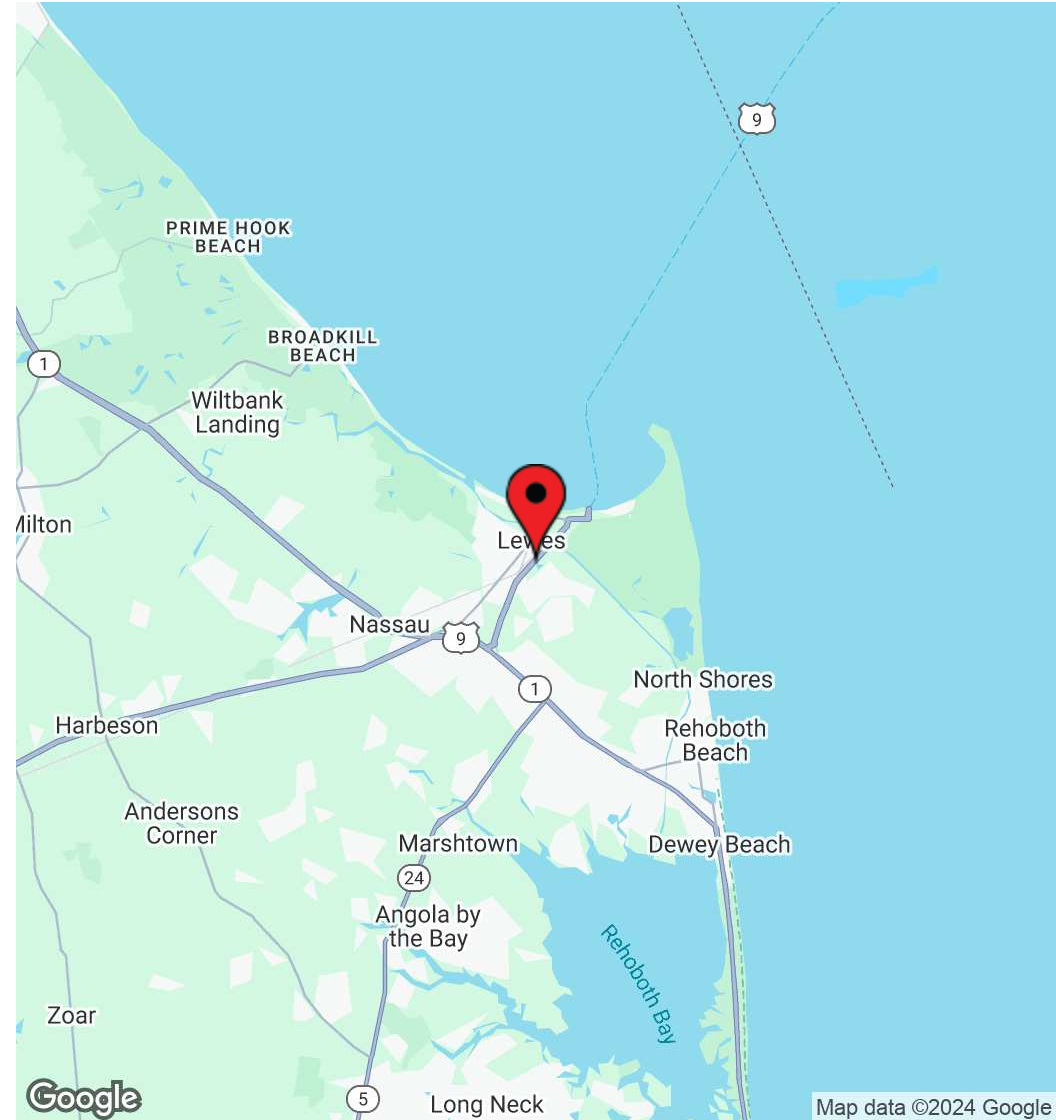
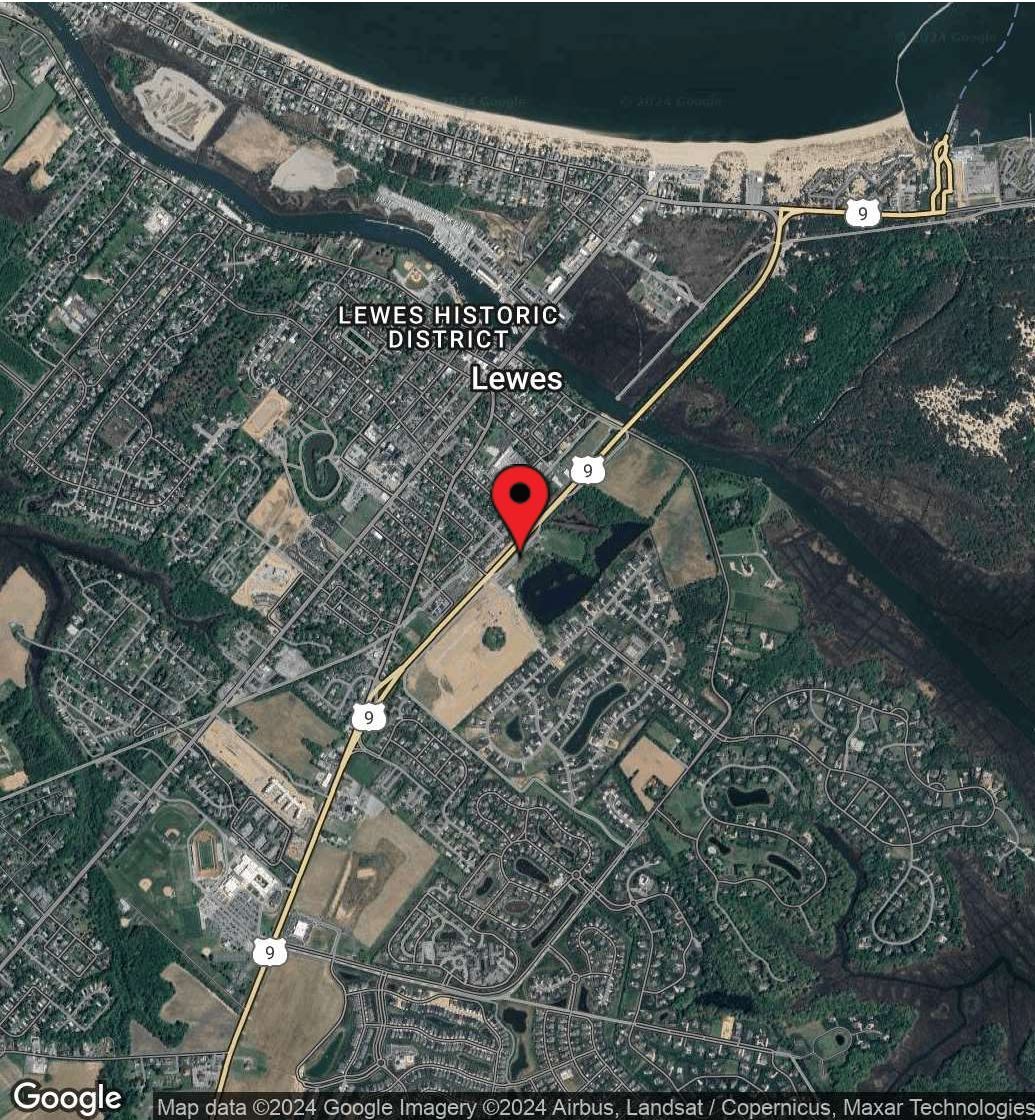
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