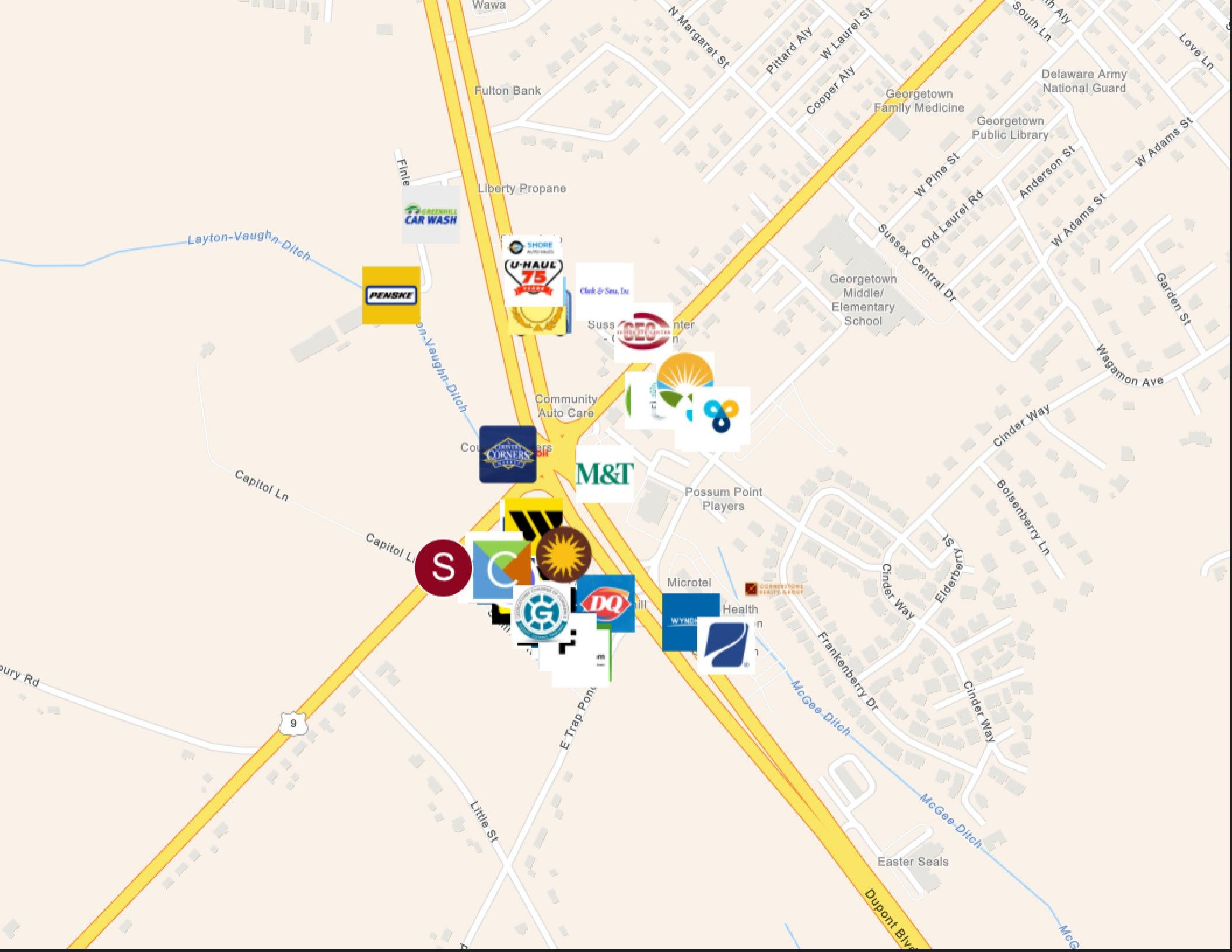


FOR LEASE



00 COUNTY SEAT, GEORGETOWN, DE 19947





Fulton Bank

Liberty Propane

GREENHILL
CAR WASH

PENSKE

SHORE
U-HAUL
75

Chek & Sess, Inc

Sussex
GEO

Community
Auto Care

COUNTRY
CORNERS

M&T

Possum Point
Players

S

G

G

DQ

Microtel

Health

WYMON

9

Little St

E Trap Pond

McGee Ditch

McGee Ditch

Dupont Blvd

Easter Seals

Frankenberry Dr

Cinder Way

Elderberry Ln

Bolsenberry Ln

Cinder Way

Wagon Ave

Garden St

Delaware Army
National Guard

Georgetown
Public Library

Georgetown
Family Medicine

Cooper Aly

Pittard Aly

N Margaret St

South Aly

Love Ln

W Adams St

W Adams St

W Pine St

Sussex Central Dr

Georgetown
Middle/
Elementary
School

Layton-Vaughn Ditch

Capitol Ln

Capitol Ln

bury Rd

Sussex County Government

Approx. 1,000 Employees
Approx. 1 mile

Georgetown School District

Approx. 800 Employees
Approx. 2 miles

Beebe Healthcare

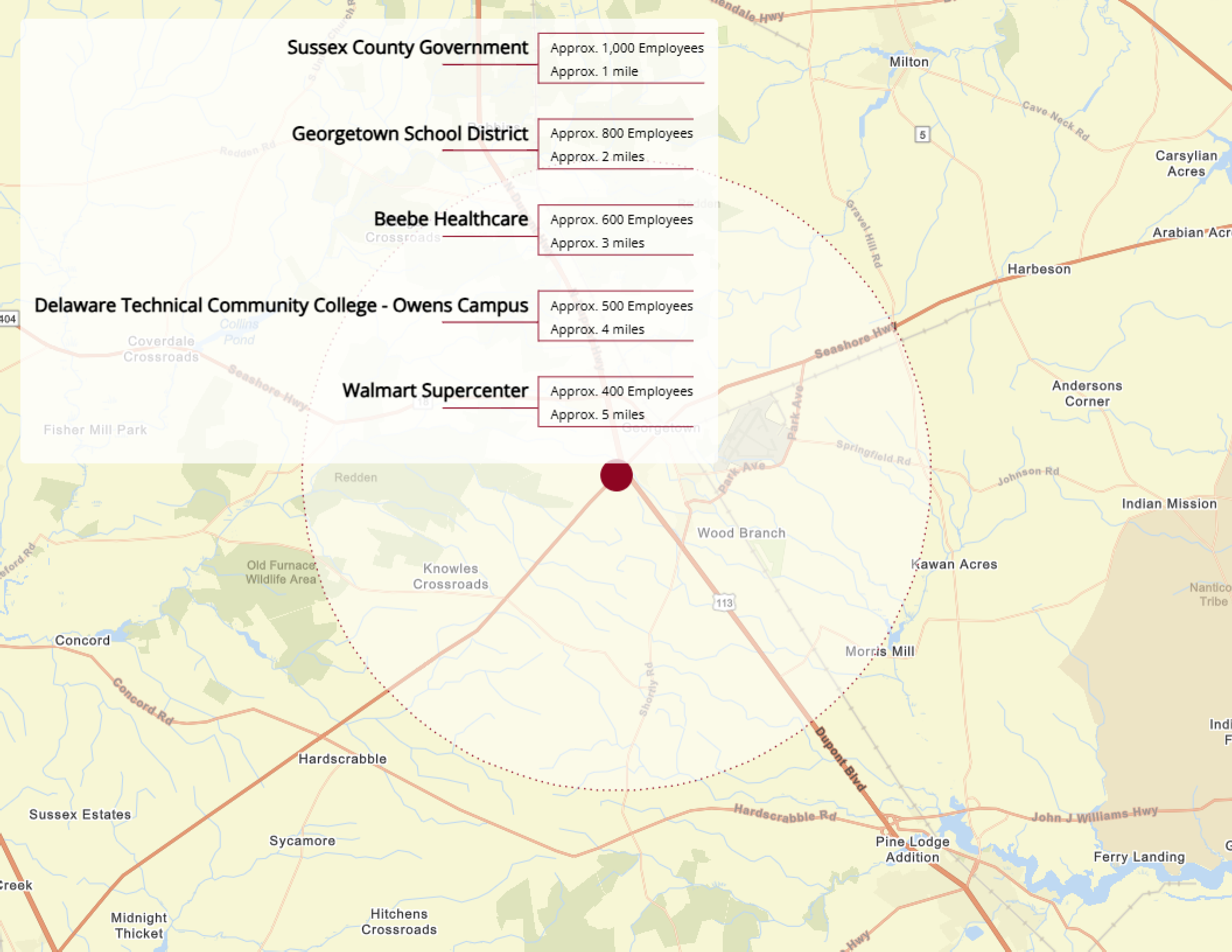
Approx. 600 Employees
Approx. 3 miles

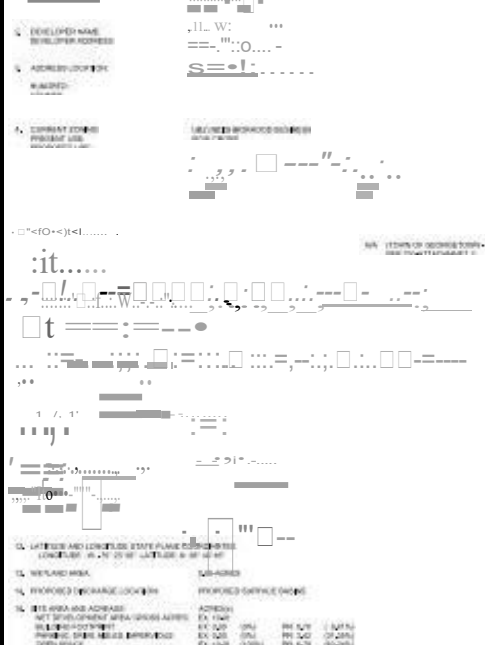
Delaware Technical Community College - Owens Campus

Approx. 500 Employees
Approx. 4 miles

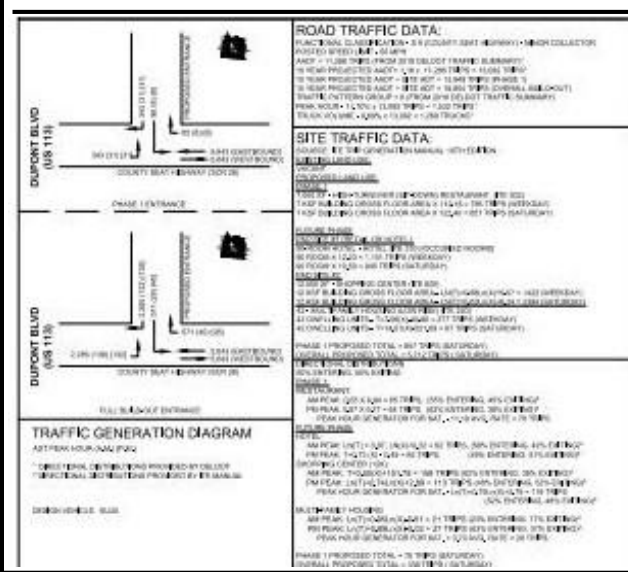
Walmart Supercenter

Approx. 400 Employees
Approx. 5 miles



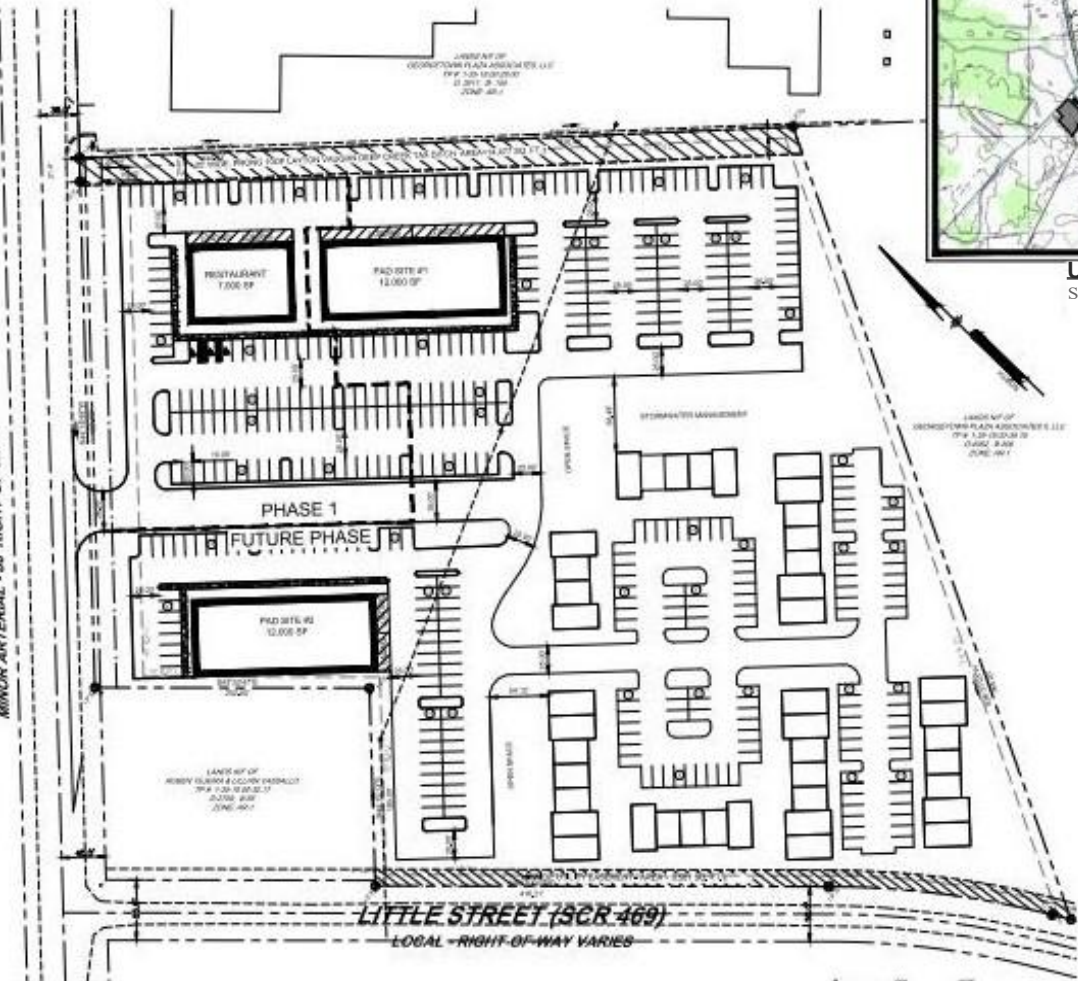


TAAMCCe,,EAATION-COUNTYSEAT HK:rtuV/SCA2n I



COUNTY SEAT HIGHWAY (DE RT 9 & SCR 28)

MINOR ARTERIAL - 80' RIGHT-OF-WAY



USGS MAP

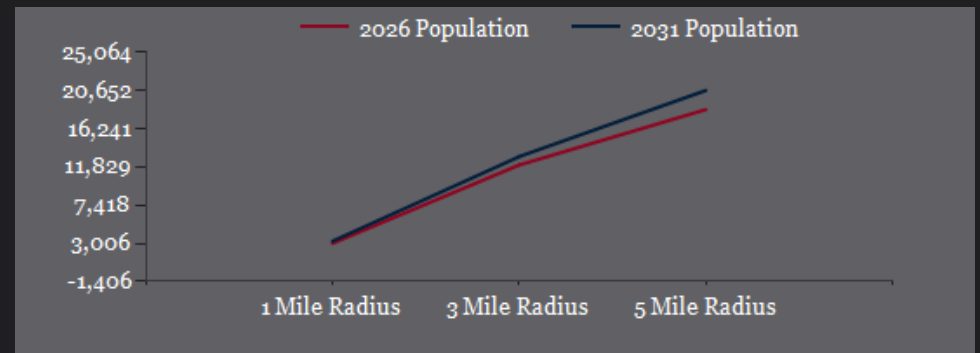
Scale: 1" = 2000'

LITTLE STREET (SCR 469)

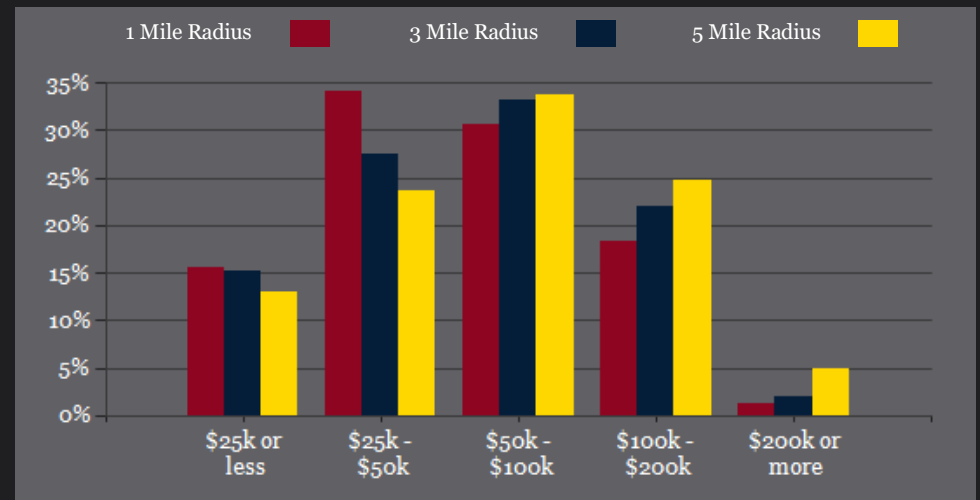
LOCAL - RIGHT-OF-WAY VARIES

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,026	8,369	11,849
2010 Population	2,520	10,601	15,039
2026 Population	3,006	12,047	18,444
2031 Population	3,254	13,016	20,652
2026 African American	549	1,909	2,467
2026 American Indian	55	265	354
2026 Asian	20	73	115
2026 Hispanic	1,076	5,133	6,812
2026 Other Race	642	3,221	4,276
2026 White	1,414	5,262	9,320
2026 Multiracial	319	1,302	1,895
2026-2031: Population: Growth Rate	8.00%	7.80%	11.45%

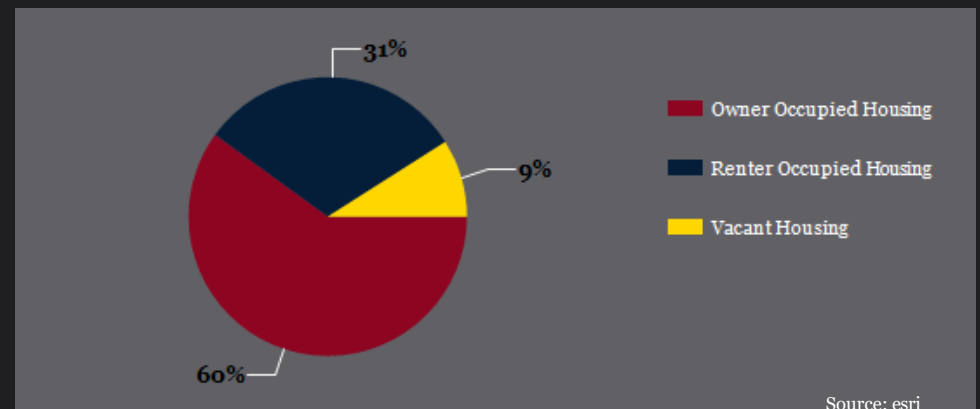
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	67	288	367
\$15,000-\$24,999	97	223	366
\$25,000-\$34,999	94	278	419
\$35,000-\$49,999	263	642	925
\$50,000-\$74,999	177	640	1,114
\$75,000-\$99,999	145	474	801
\$100,000-\$149,999	126	549	981
\$150,000-\$199,999	66	187	424
\$200,000 or greater	14	69	281
Median HH Income	\$50,565	\$60,417	\$66,254
Average HH Income	\$68,743	\$72,727	\$84,929



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

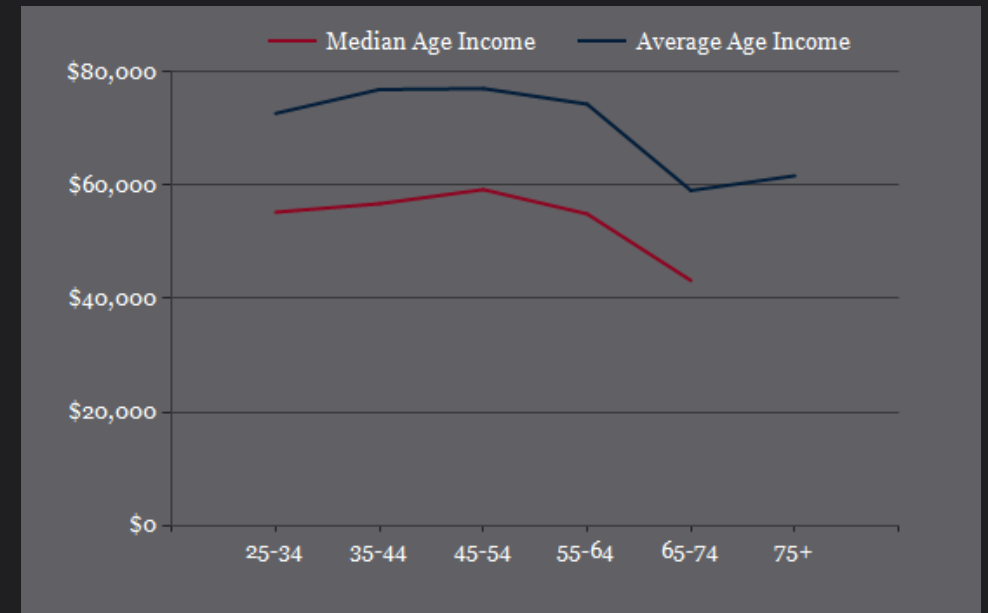
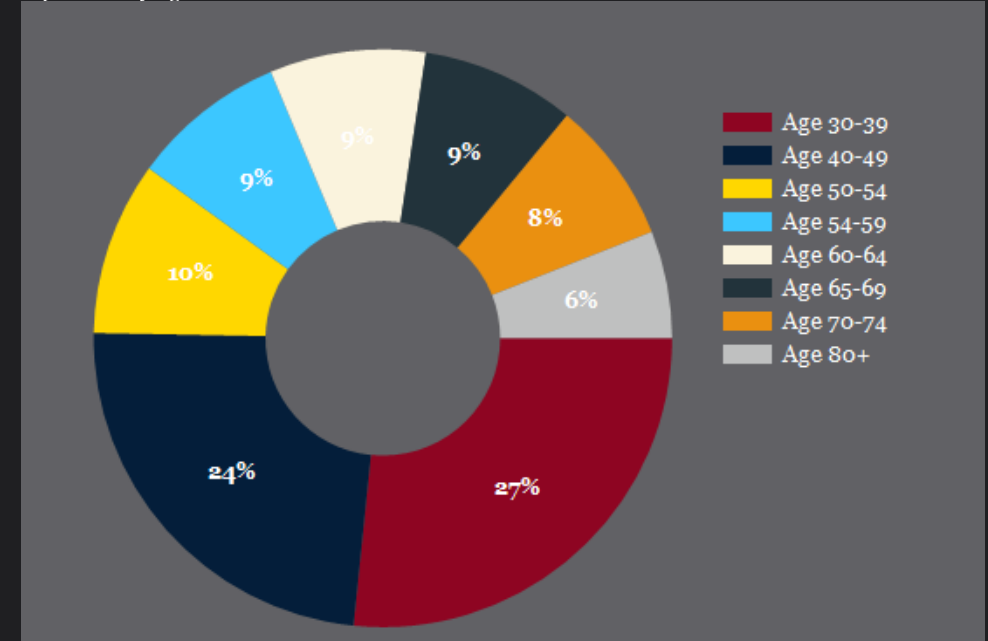


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	240	918	1,297
2026 Population Age 35-39	212	879	1,255
2026 Population Age 40-44	217	911	1,358
2026 Population Age 45-49	185	703	1,076
2026 Population Age 50-54	165	636	991
2026 Population Age 55-59	147	579	946
2026 Population Age 60-64	148	532	954
2026 Population Age 65-69	146	518	943
2026 Population Age 70-74	136	449	824
2026 Population Age 75-79	102	345	607
2026 Population Age 80-84	75	249	406
2026 Population Age 85+	69	203	301
2026 Population Age 18+	2,409	9,250	14,189
2026 Median Age	37	35	37
2031 Median Age	38	36	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,264	\$66,975	\$71,123
Average Household Income 25-34	\$72,694	\$77,614	\$83,792
Median Household Income 35-44	\$56,757	\$60,930	\$72,658
Average Household Income 35-44	\$76,920	\$77,852	\$94,986
Median Household Income 45-54	\$59,246	\$65,948	\$76,386
Average Household Income 45-54	\$77,086	\$79,237	\$95,780
Median Household Income 55-64	\$54,965	\$63,252	\$74,429
Average Household Income 55-64	\$74,337	\$79,561	\$93,809
Median Household Income 65-74	\$43,216	\$48,536	\$58,171
Average Household Income 65-74	\$59,094	\$65,241	\$79,092
Average Household Income 75+	\$61,686	\$60,523	\$64,205

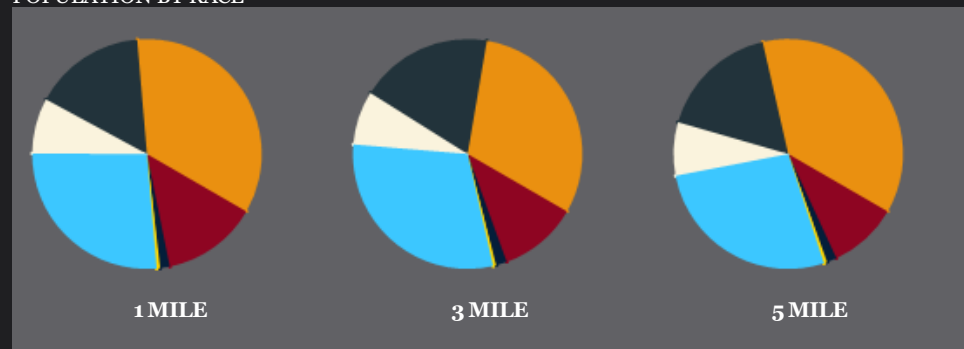
Population By Age



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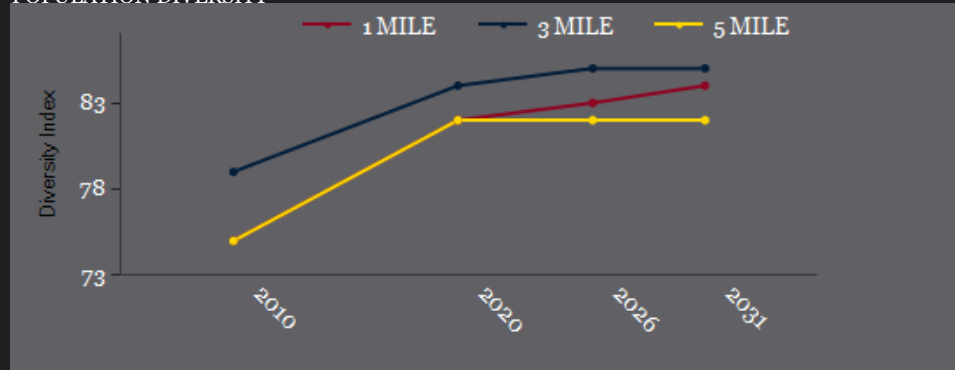
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	85	83
Diversity Index (current year)	83	85	82
Diversity Index (2020)	82	84	82
Diversity Index (2010)	75	79	75

POPULATION BY RACE



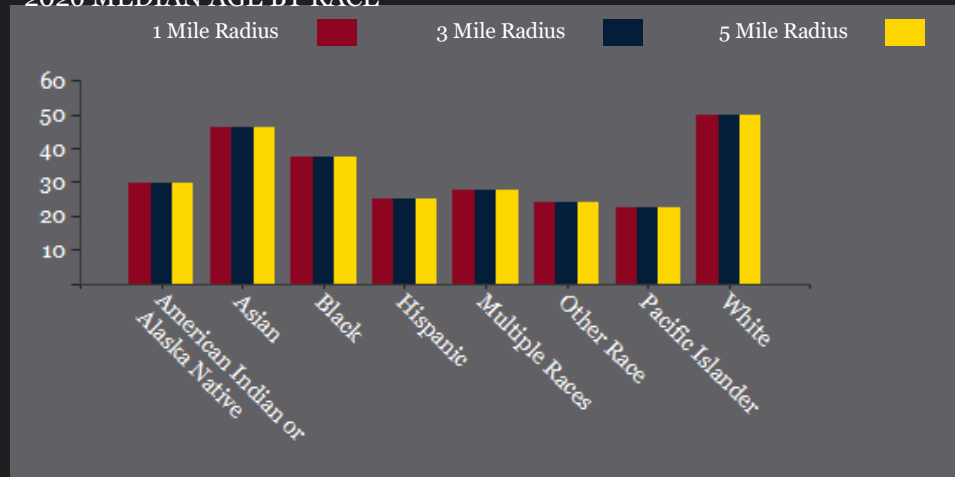
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	11%	10%
American Indian	1%	2%	1%
Asian	0%	0%	0%
Hispanic	26%	30%	27%
Multiracial	8%	8%	8%
Other Race	16%	19%	17%
White	35%	31%	37%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	29	29
Median Asian Age	46	44	42
Median Black Age	38	36	37
Median Hispanic Age	25	25	25
Median Multiple Races Age	28	26	26
Median Other Race Age	24	25	25
Median Pacific Islander Age	23	28	28
Median White Age	50	47	48

2026 MEDIAN AGE BY RACE



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