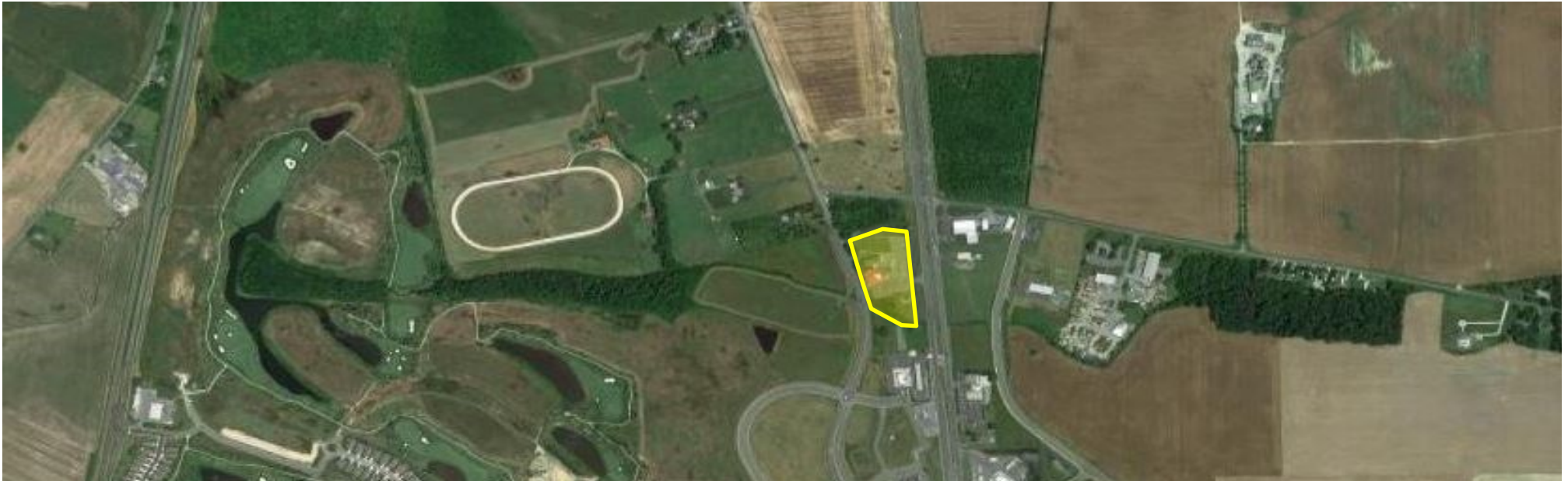


FOR SALE

Proposed Retail Center Opportunity

18541 South Main St. | Bridgeville, DE



Sale Price: \$3,500,000.00

Available Acreage: 6 +/- Acres

PROPERTY OVERVIEW: Brand New proposed 40,000 SF (approx.) retail center in Bridgeville, DE. Now leasing units and or selling pad sites. Property is approximately 6 acres, located directly between Route 13 and 404, with direct access from both thoroughfares. The route 13 and 404 intersection is the direct route from the Bay Bridge to the DE Beach Resorts. There are deal options available for this site, including build to suit, purchase or ground lease.

Property Highlights:

- Site Plan includes: A 21,000 SF strip center with a 3,000 SF unit proposed drive thru, pad site with 5,000 SF freestanding building, pad site with two 2,500 SF unit with drive through's and an additional pad site with 5,000 SF building
- Site plan can be modified to accommodate
- 360+/- units residential units to be built directly across the street from the site on 404.
- Located near major golf and retirement community Heritage Shores.
- Adjacent to Wawa and Walgreens
- Located near the busy intersection of 404 and 13
- Located on direct route from the Bay Bridge to the DE Beach Resorts
- All utilities on site
- Located just 30 minutes from the DE Beaches

Contact Matt today for more information



218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
4443.614.4297

Blair Rinnier, CCIM, CPM
410.742.8151

PHOTOS

Proposed Retail Center Opportunity

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SITE PLAN

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AERIAL

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RETAILER MAP

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DEMOGRAPHICS

Proposed Retail Center Opportunity

18541 South Main St. | Bridgeville, DE

| | 5-MILE | 10-MILE | 15-MILE |
|-------------------|---------------|----------------|----------------|
| Population | 15,241 | 47,218 | 97,876 |
| Median Age | 38.6 | 39.7 | 38.9 |
| Total Households | 5,585 | 17,299 | 36,023 |
| Average HH Income | \$52,690 | \$57,342 | \$57,983 |

