

FOR SALE

24904 Sussex Hwy | Seaford, DE
OFFERING MEMORANDUM



FOR SALE

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FOR SALE

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	24904 Sussex Hwy Seaford DE 19973
BUILDING SF	16,000 SF
LAND ACRES	4.59
YEAR BUILT	1990

FINANCIAL SUMMARY

PRICE	\$1,999,000
PRICE PSF	\$124.94

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,698	20,348	30,576
2026 Median HH Income	\$76,212	\$68,669	\$68,169
2026 Average HH Income	\$91,556	\$86,007	\$86,239



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02

Location

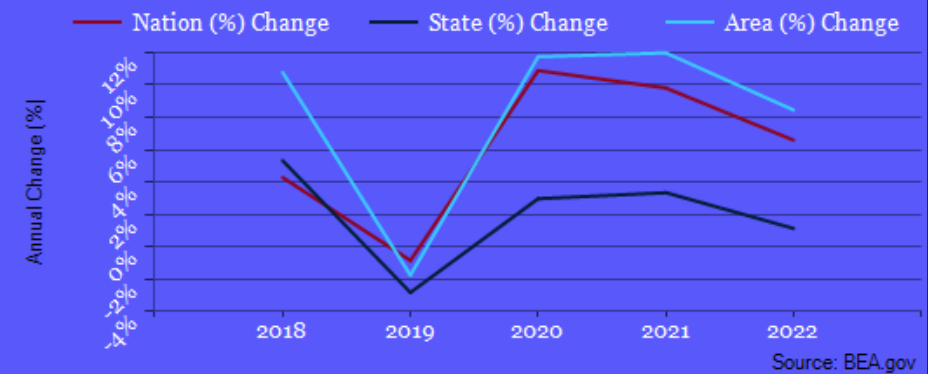
Location Summary
Local Business Map
Aerial View Map

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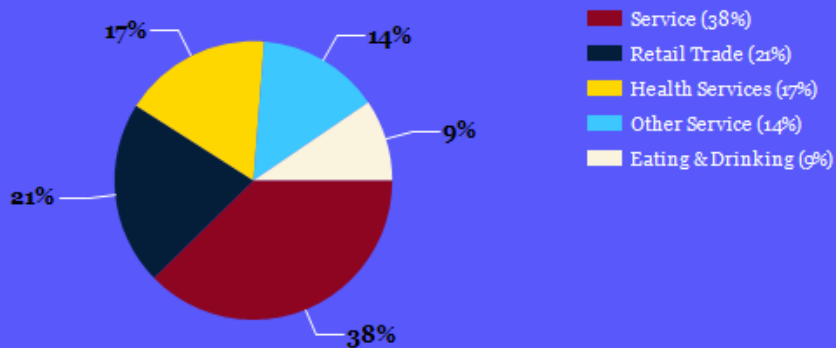
Great Location!

⇒ This commercial property, built in 1990, offers a prime investment opportunity with significant potential returns. Situated on a generous 4.59-acre lot along a busy highway, it boasts excellent visibility and accessibility, making it an ideal location for various business ventures. The sturdy block and brick construction ensures durability, while the paved parking lot provides convenience for both customers and employees. Investors will appreciate the strategic positioning that attracts consistent foot traffic, enhancing the potential for high rental yields or resale value. The property's established presence in the area, combined with its ample space, allows for versatile usage-whether for retail, office space, or mixed-use development. With the right vision, this property can transform into a thriving hub, offering not just a place of business but a welcoming environment that fosters community engagement. Seize this opportunity to invest in a location that promises growth and stability.

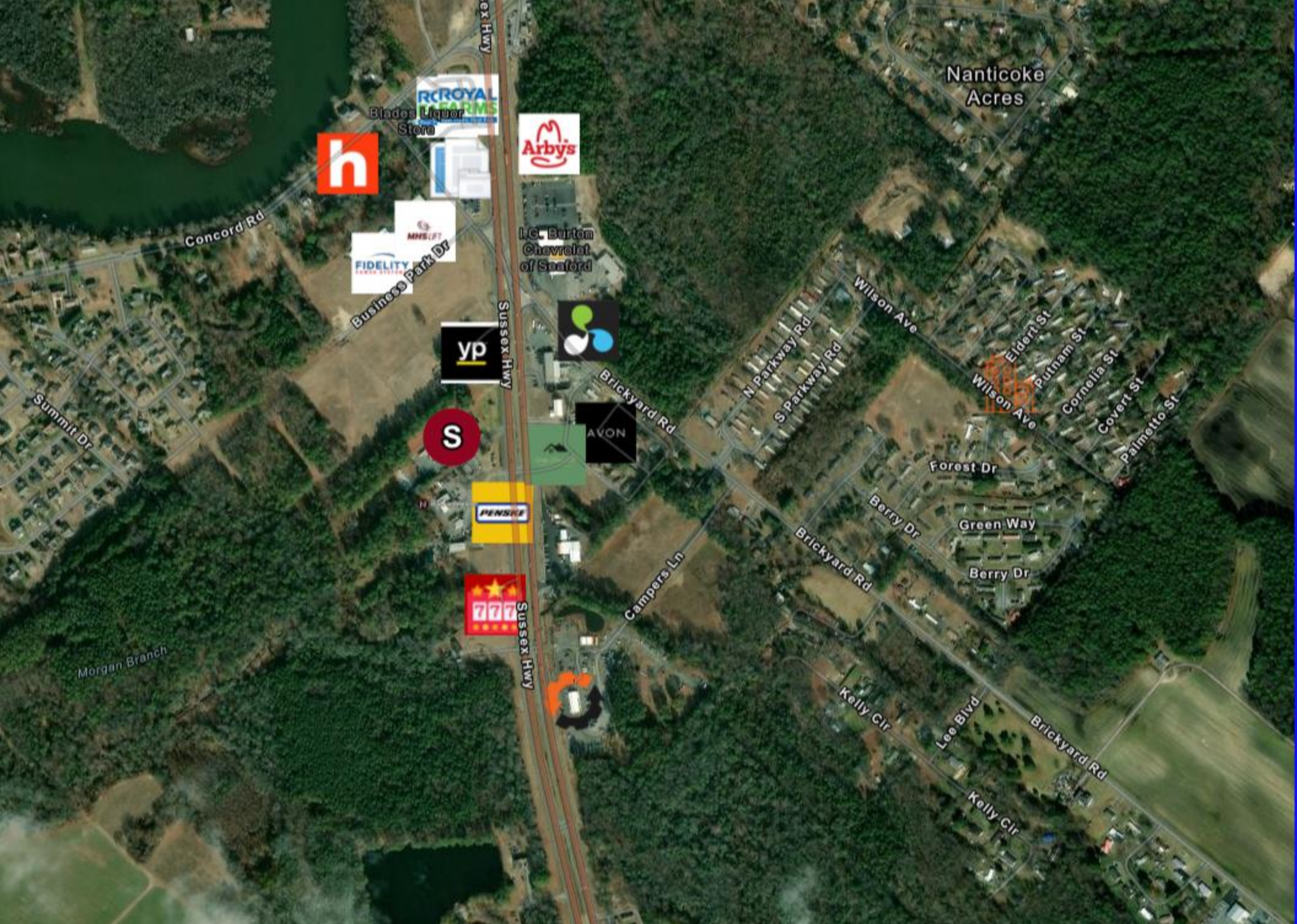
Sussex County GDP Trend



Major Industries by Employee Count



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03 Property Description

Property Features
Property Images



PROPERTY FEATURES

BUILDING SF	16,000
LAND ACRES	4.59
YEAR BUILT	1990
ZONING TYPE	C1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	55



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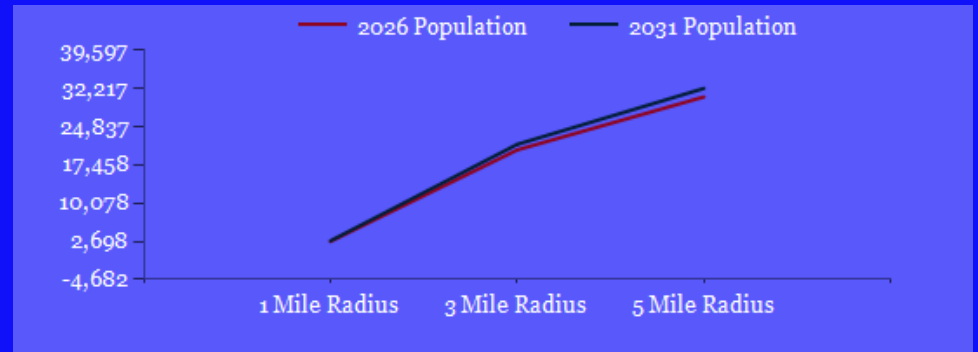
04 Demographics

General Demographics

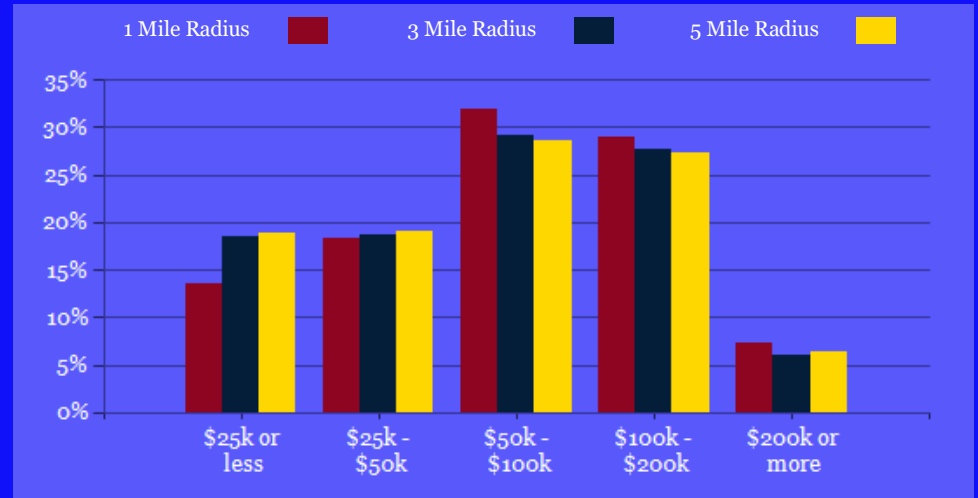
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,326	16,140	23,689
2010 Population	2,514	17,535	26,400
2026 Population	2,698	20,348	30,576
2031 Population	2,808	21,421	32,217
2026 African American	686	5,195	7,197
2026 American Indian	22	193	296
2026 Asian	19	330	504
2026 Hispanic	505	3,230	4,636
2026 Other Race	270	1,779	2,488
2026 White	1,412	11,032	17,394
2026 Multiracial	288	1,816	2,692
2026-2031: Population: Growth Rate	4.00%	5.15%	5.25%

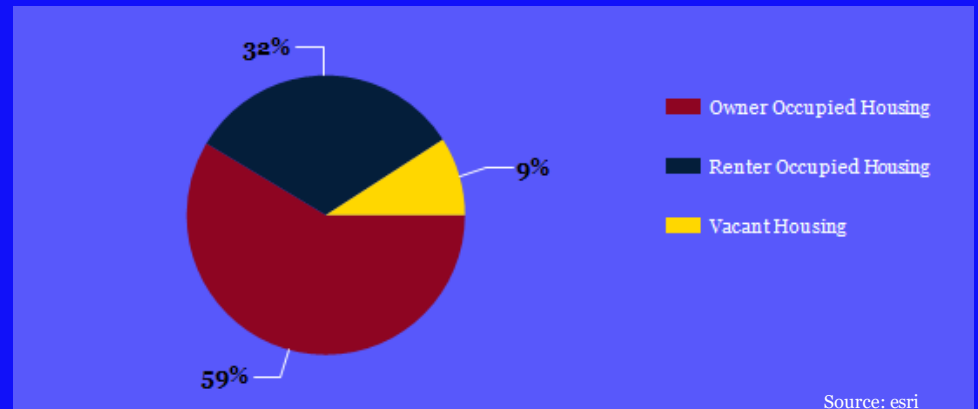
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	102	976	1,515
\$15,000-\$24,999	33	463	685
\$25,000-\$34,999	103	615	977
\$35,000-\$49,999	79	833	1,244
\$50,000-\$74,999	172	1,303	1,909
\$75,000-\$99,999	146	961	1,442
\$100,000-\$149,999	223	1,506	2,181
\$150,000-\$199,999	67	655	1,008
\$200,000 or greater	73	472	744
Median HH Income	\$76,212	\$68,669	\$68,169
Average HH Income	\$91,556	\$86,007	\$86,239



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

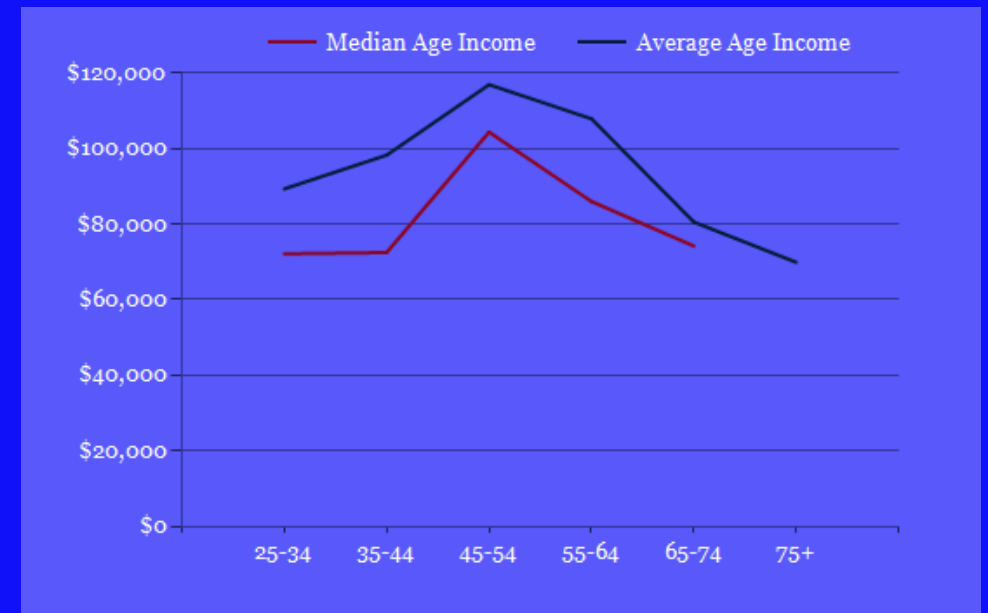
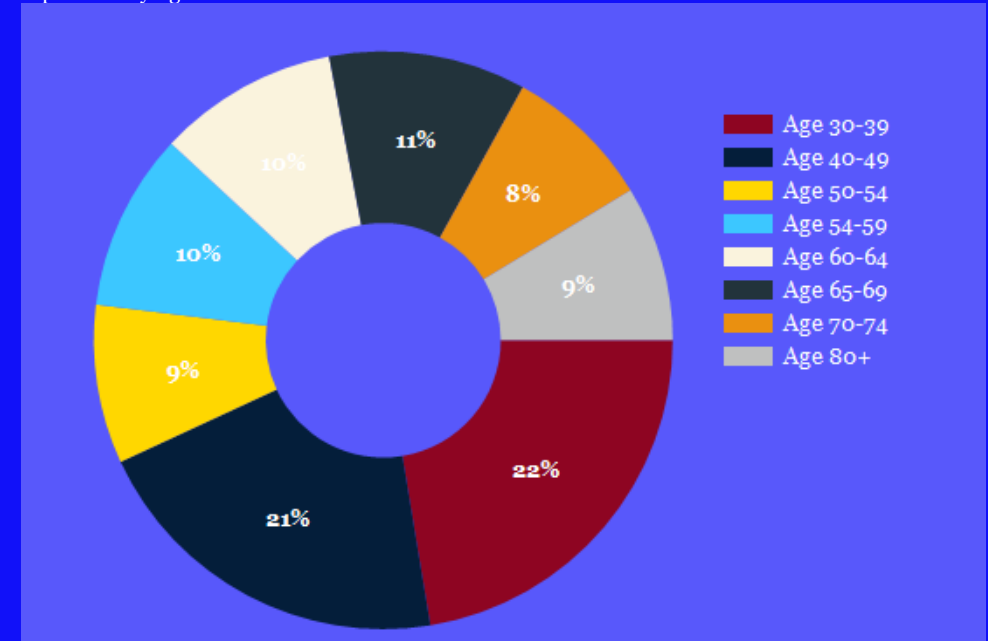


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	168	1,212	1,816
2026 Population Age 35-39	172	1,251	1,865
2026 Population Age 40-44	193	1,310	1,871
2026 Population Age 45-49	121	1,104	1,641
2026 Population Age 50-54	135	1,075	1,652
2026 Population Age 55-59	151	1,233	1,835
2026 Population Age 60-64	153	1,243	1,941
2026 Population Age 65-69	167	1,207	1,879
2026 Population Age 70-74	126	1,153	1,790
2026 Population Age 75-79	132	978	1,512
2026 Population Age 80-84	97	572	864
2026 Population Age 85+	99	491	664
2026 Population Age 18+	2,098	15,684	23,608
2026 Median Age	41	41	41
2031 Median Age	41	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,147	\$75,451	\$72,144
Average Household Income 25-34	\$89,331	\$84,835	\$83,895
Median Household Income 35-44	\$72,499	\$78,288	\$75,216
Average Household Income 35-44	\$98,276	\$93,746	\$94,757
Median Household Income 45-54	\$104,374	\$110,105	\$107,244
Average Household Income 45-54	\$116,917	\$119,655	\$116,651
Median Household Income 55-64	\$86,001	\$82,947	\$80,870
Average Household Income 55-64	\$107,906	\$103,125	\$101,157
Median Household Income 65-74	\$74,200	\$57,371	\$58,970
Average Household Income 65-74	\$80,565	\$68,431	\$71,896
Average Household Income 75+	\$69,896	\$57,937	\$60,681

Population By Age



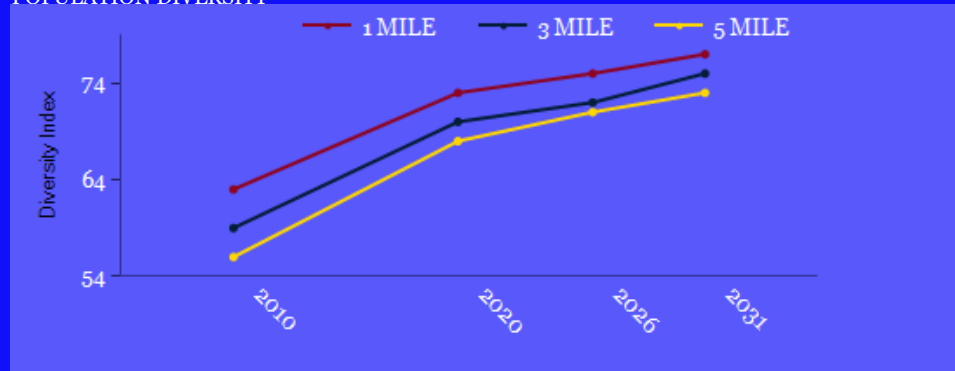
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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	75	73
Diversity Index (current year)	75	73	71
Diversity Index (2020)	73	70	68
Diversity Index (2010)	63	59	56

POPULATION BY RACE

	1 MILE	3 MILE	5 MILE
2026 POPULATION BY RACE			
African American	21%	22%	20%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	16%	14%	13%
Multiracial	9%	8%	8%
Other Race	8%	8%	7%
White	44%	47%	49%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	35	35
Median Asian Age	31	38	40
Median Black Age	38	37	37
Median Hispanic Age	27	26	26
Median Multiple Races Age	22	23	24
Median Other Race Age	27	27	27
Median Pacific Islander Age	33	33	28
Median White Age	53	51	50

2026 MEDIAN AGE BY RACE



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