

CONFIDENTIAL PROPERTY EVALUATION



20643, 20641 & 20633 Sussex Hwy
Seaford, DE 19973

FOR LEASE



THE SPACE

Location 20643, 20641 & 20633 Sussex Hwy
Seaford, DE 19973

HIGHLIGHTS

- ⇒ 20643 - 4,200 +/- Sf Building
- ⇒ 20641 - 2,000 +/- SF 20633 - 3,300 +/- SF
- ⇒ Zoned: C-1
- ⇒ Drive in Door 20643
- ⇒ MLS # DESU2062652
- ⇒ MLS # DESU2062652
- ⇒ Price: \$7 - 10.00 PSF, NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,167	10,534	28,812

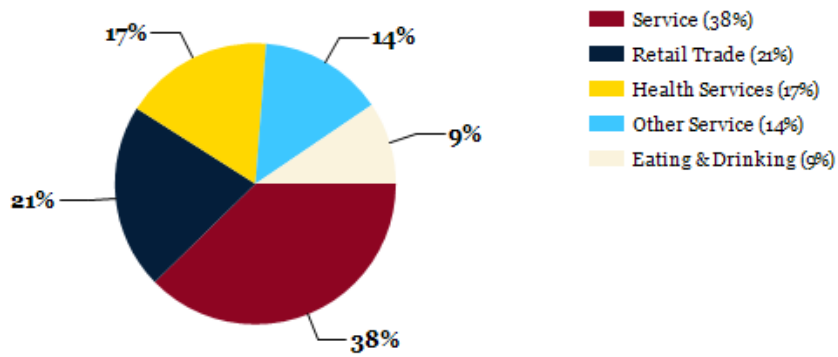
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,170	\$84,073	\$84,899

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
459	4,134	10,982

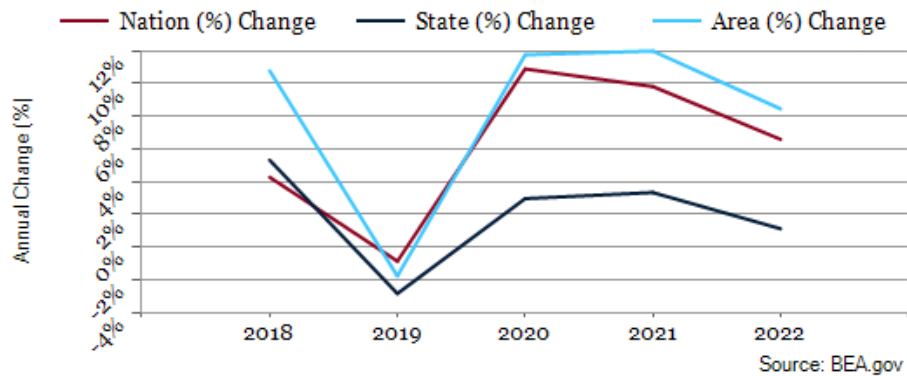
Major Industries by Employee Count



Largest Employers

US Army	675,000
Merck	10,000
The Home Depot	10,000
Amazon	10,000
DuPont	10,000
Hanesbrands	10,000
NIKE	10,000
Wal-Mart Stores Inc.	5,000

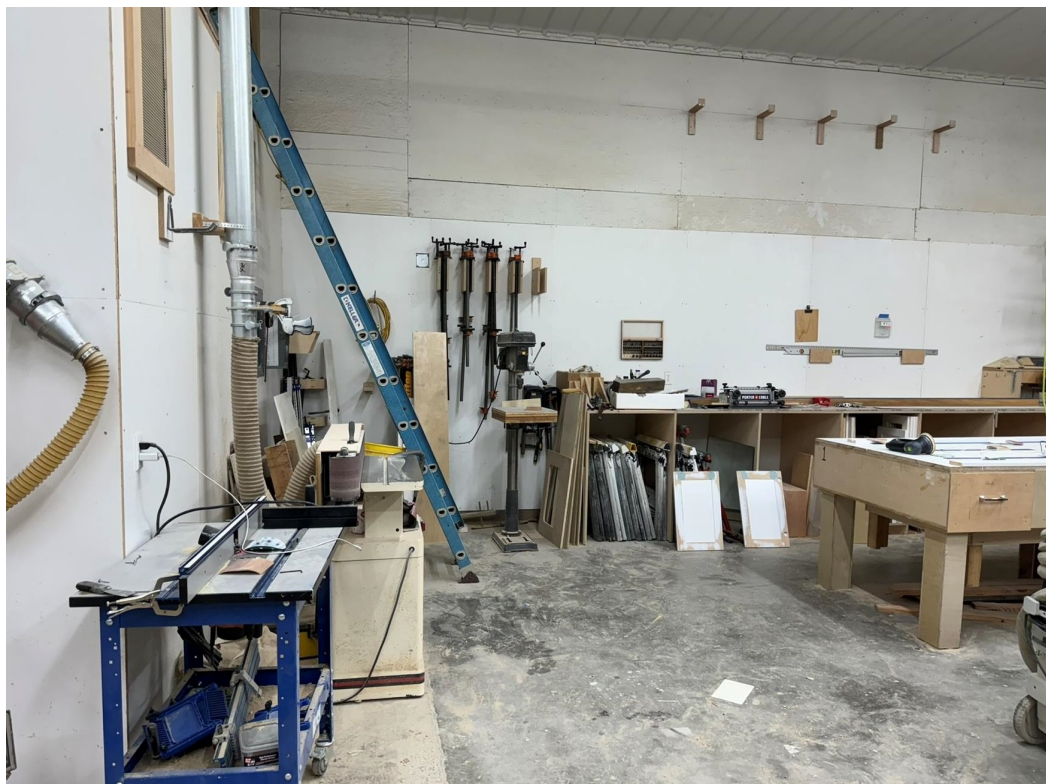
Sussex County GDP Trend







20643





20643





LEFT PICS 20641

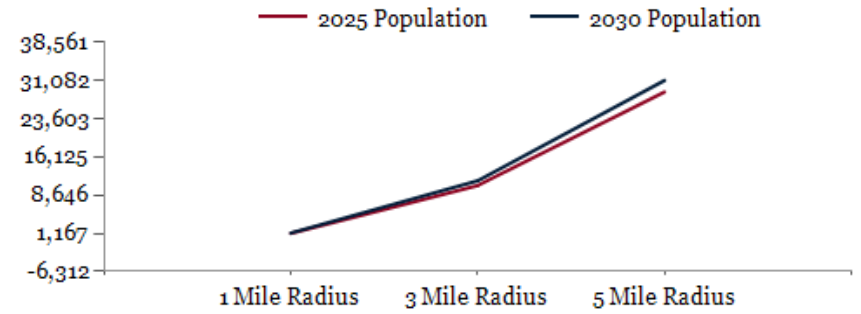


Right Pics 20633

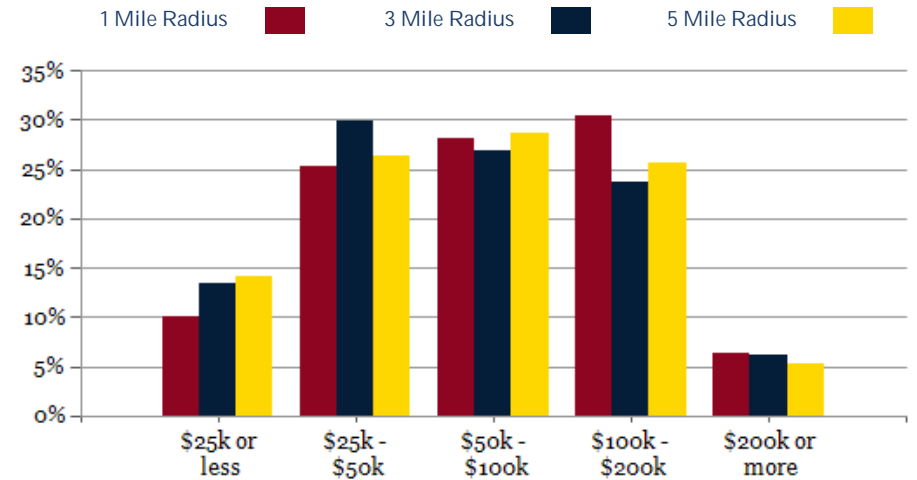


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	664	5,794	21,154
2010 Population	895	7,572	24,421
2025 Population	1,167	10,534	28,812
2030 Population	1,239	11,462	31,082
2025 African American	175	2,272	6,930
2025 American Indian	11	112	264
2025 Asian	43	230	487
2025 Hispanic	160	1,842	4,697
2025 Other Race	91	1,103	2,695
2025 White	762	5,988	15,996
2025 Multiracial	84	825	2,433
2025-2030: Population: Growth Rate	6.00%	8.50%	7.65%

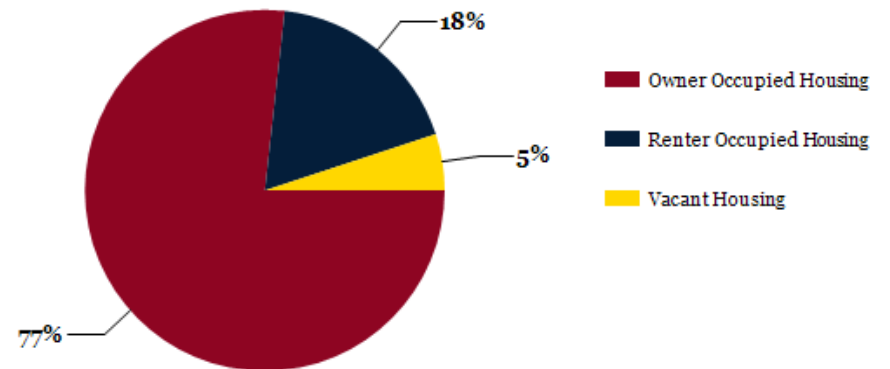
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	32	297	875
\$15,000-\$24,999	14	254	674
\$25,000-\$34,999	57	504	1,157
\$35,000-\$49,999	59	733	1,740
\$50,000-\$74,999	96	730	1,932
\$75,000-\$99,999	33	383	1,206
\$100,000-\$149,999	103	686	1,932
\$150,000-\$199,999	37	293	889
\$200,000 or greater	29	253	577
Median HH Income	\$67,484	\$60,433	\$63,227
Average HH Income	\$89,170	\$84,073	\$84,899



2025 Household Income

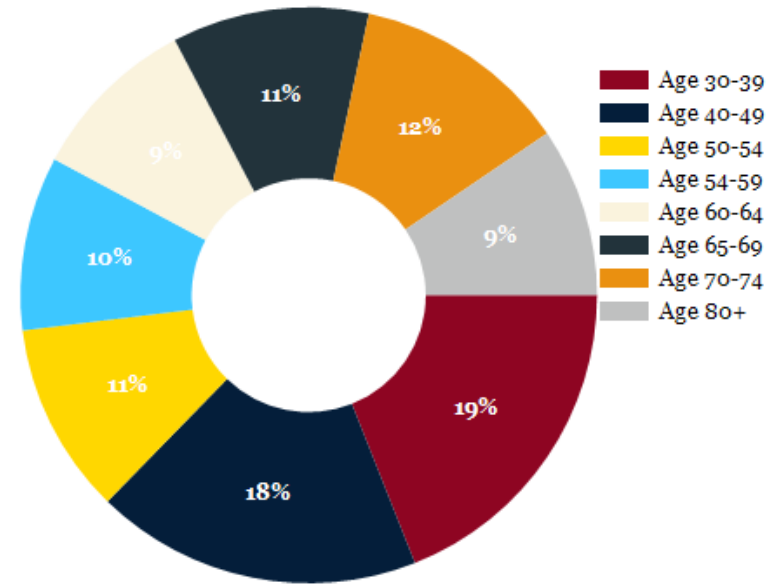


2025 Own vs. Rent - 1 Mile Radius

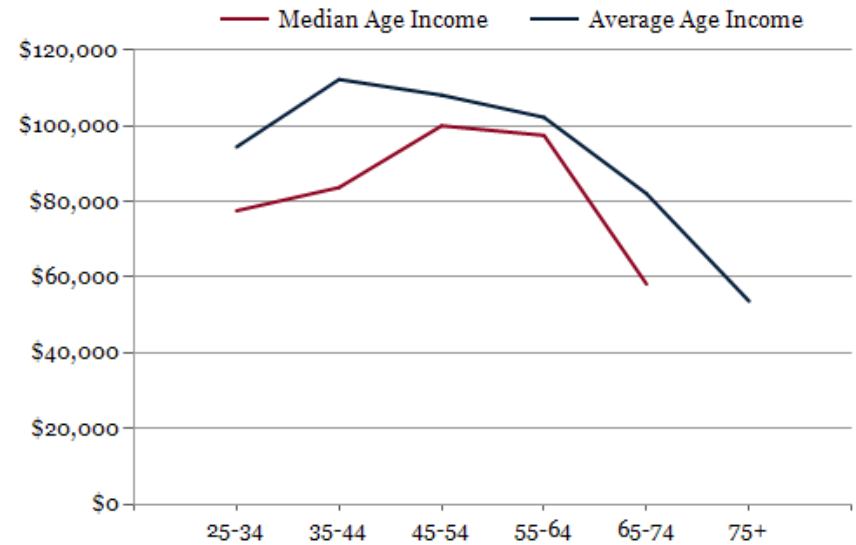


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	65	554	1,662
2025 Population Age 35-39	71	577	1,722
2025 Population Age 40-44	64	551	1,717
2025 Population Age 45-49	67	496	1,462
2025 Population Age 50-54	77	550	1,589
2025 Population Age 55-59	70	559	1,636
2025 Population Age 60-64	68	677	1,824
2025 Population Age 65-69	79	838	1,906
2025 Population Age 70-74	87	901	1,860
2025 Population Age 75-79	68	753	1,553
2025 Population Age 80-84	37	347	819
2025 Population Age 85+	22	184	621
2025 Population Age 18+	926	8,337	22,310
2025 Median Age	44	45	42
2030 Median Age	45	47	43

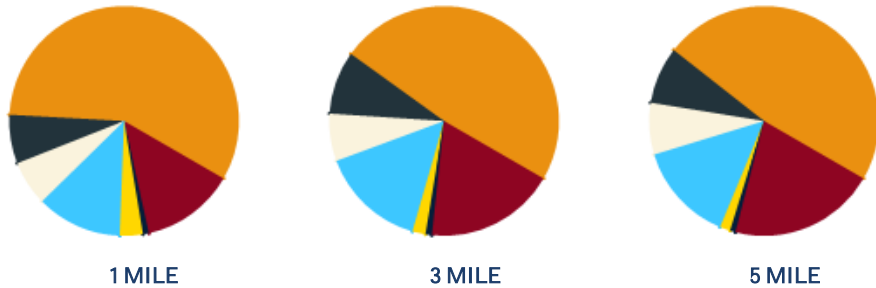


2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,542	\$68,388	\$70,452
Average Household Income 25-34	\$94,421	\$91,448	\$89,720
Median Household Income 35-44	\$83,691	\$71,090	\$78,527
Average Household Income 35-44	\$112,256	\$100,033	\$98,890
Median Household Income 45-54	\$100,000	\$75,710	\$81,181
Average Household Income 45-54	\$108,102	\$99,804	\$101,478
Median Household Income 55-64	\$97,475	\$63,421	\$65,665
Average Household Income 55-64	\$102,231	\$91,293	\$89,948
Median Household Income 65-74	\$58,186	\$51,478	\$51,326
Average Household Income 65-74	\$82,047	\$81,074	\$78,369
Average Household Income 75+	\$53,663	\$60,293	\$62,696



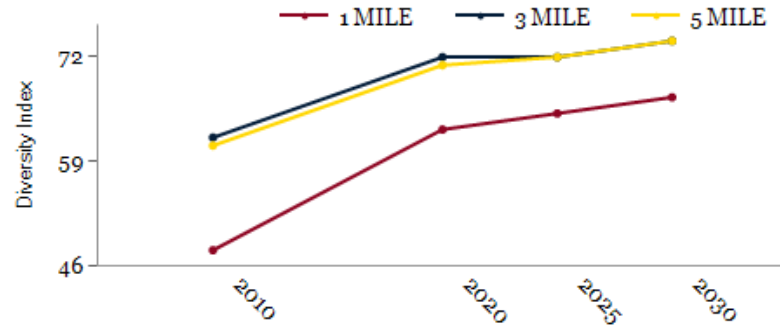
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	67	74	74
Diversity Index (current year)	65	72	72
Diversity Index (2020)	63	72	71
Diversity Index (2010)	48	62	61

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	18%	21%
American Indian	1%	1%	1%
Asian	3%	2%	1%
Hispanic	12%	15%	14%
Multiracial	6%	7%	7%
Other Race	7%	9%	8%
White	57%	48%	48%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	34
Median Asian Age	41	41	39
Median Black Age	41	40	38
Median Hispanic Age	26	25	25
Median Multiple Races Age	30	28	24
Median Other Race Age	27	25	25
Median Pacific Islander Age	0	23	20
Median White Age	51	59	52

2025 MEDIAN AGE BY RACE

