

FOR SALE



FOR LEASE

18355 & 18357 COASTAL HWY, LEWES, DE 19958



FOR SALE

01 Building Summary

Building Summary

01

HIGHLIGHTS

⇒ 3,200 +/- SF Industrial Space

⇒ 2,000 +/- SF Office

⇒ Zoned: C-1

⇒ MLS # DESU2098250

⇒ Price: \$20. PSF, NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,710	29,256	49,175

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,966	\$127,328	\$130,511

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,948	14,465	24,079

Space	Size	Lease Rate	Lease Type
Office	2,200 SF	\$20.00 PSF (Monthly)	NNN
Office/warehouse	3,200 SF	\$20.00 PSF (Monthly)	NNN

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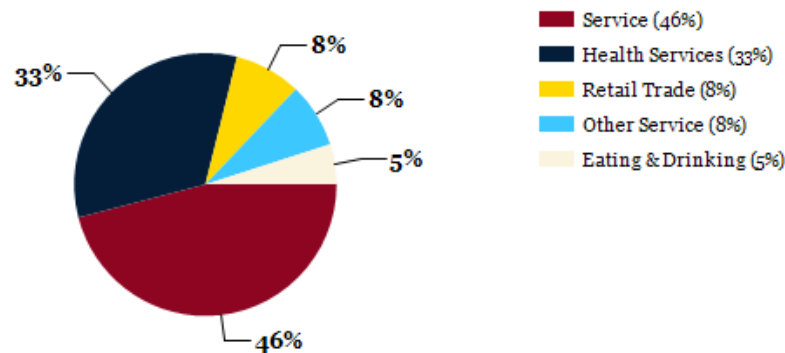
02 Property Description

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Floor Plan
- Property Images

18355 & 18357 Coastal Hwy

⇒ Prime Commercial Opportunity on Coastal Highway — 18355–18357 Coastal Hwy, Lewes, DE Rare opportunity to acquire a highly visible commercial property along the Coastal Highway (Route 1) corridor in Lewes. This offering includes two adjoining parcels—18355 and 18357 Coastal Hwy—featuring two separate buildings and excellent highway exposure with both ingress and egress directly onto Route 1. The property includes a two-story building with approximately 2,200 square feet of finished space, two bathrooms, and an unfinished basement, along with a separate warehouse building of approximately 3,200 square feet with two bathrooms. A large parking area between the buildings provides convenient access and flexibility for customers, employees, or operational use. A new roof with a 15-year warranty was installed in March 2026, adding long-term value and peace of mind. Positioned along one of Delaware’s most traveled coastal corridors, this property benefits from strong daily traffic counts, excel

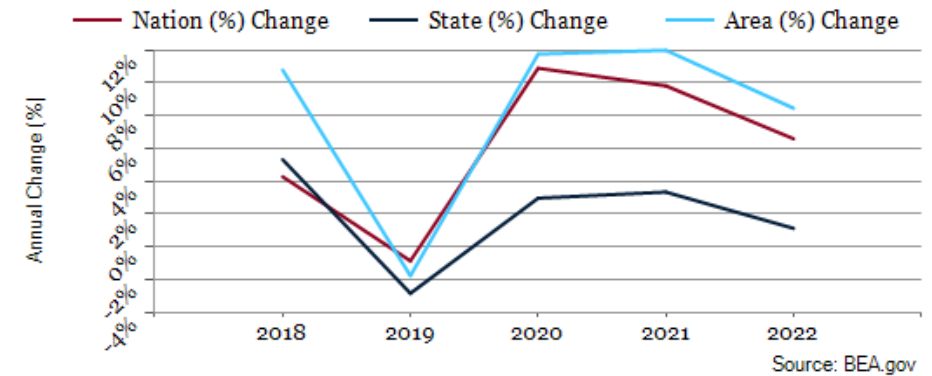
Major Industries by Employee Count

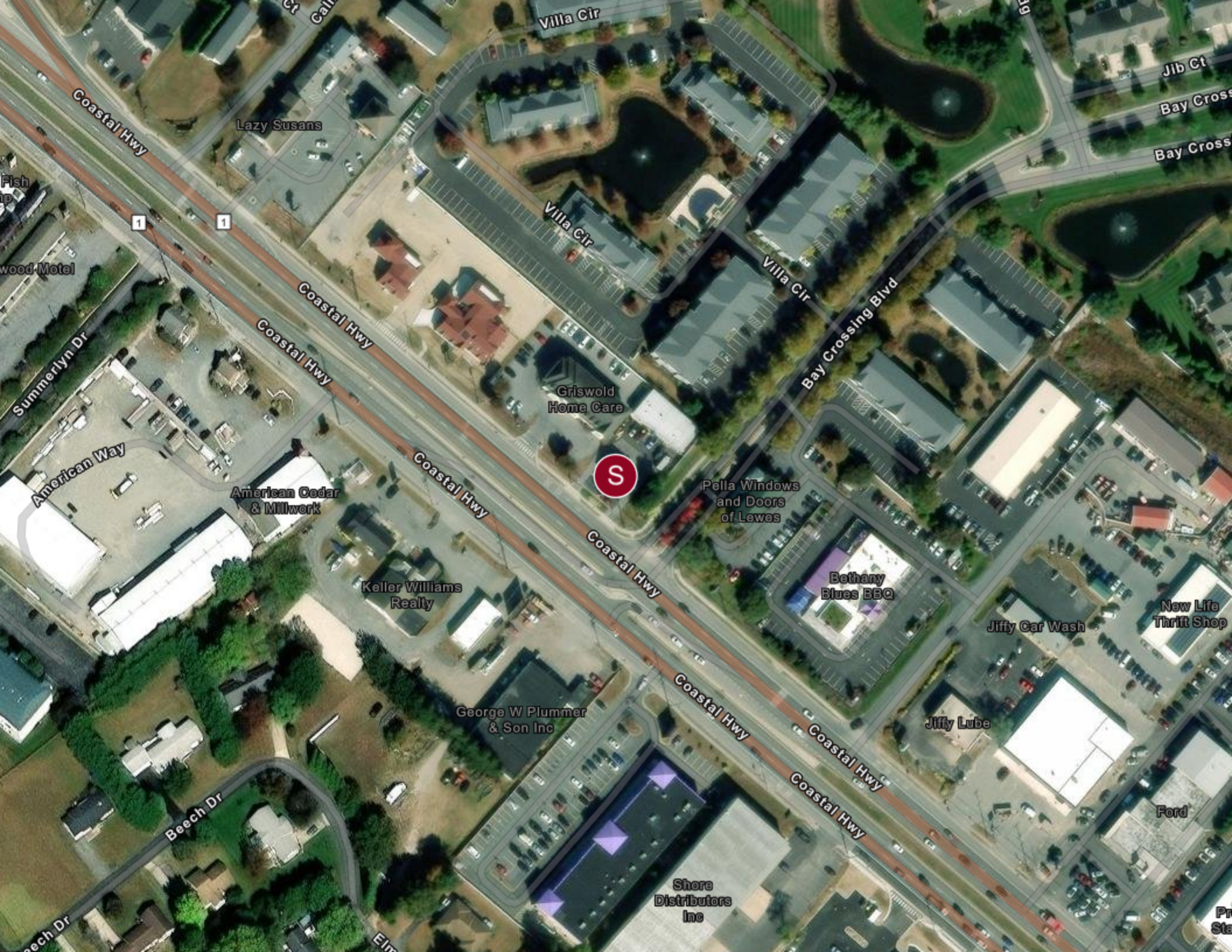


Largest Employers

Lowe's Home Improvement	10,015,000
Walmart	10,000
McDonald's	10,000
The Home Depot	10,000
CVS Health	10,000
Dollar General	10,000
DoorDash	10,000
Allied Universal	10,000

Sussex County GDP Trend





S

Villa Cir

Lazy Susans

Jib Ct

Bay Cross

Bay Cross

Coastal Hwy

Villa Cir

Villa Cir

Bay Crossing Blvd

Coastal Hwy

Coastal Hwy

Griswold Home Care

Pella Windows and Doors of Lewes

Bethany Blues BBQ

American Way

American Cedar & Millwork

Keller Williams Realty

Jiffy Car Wash

New Life Thrift Shop

Coastal Hwy

Coastal Hwy

Coastal Hwy

Coastal Hwy

Jiffy Lube

George W Plummer & Son Inc

Ford

Beech Dr

Shore Distributors Inc

Beech Dr

Elm

Pr Sta

Traffic Count Legend

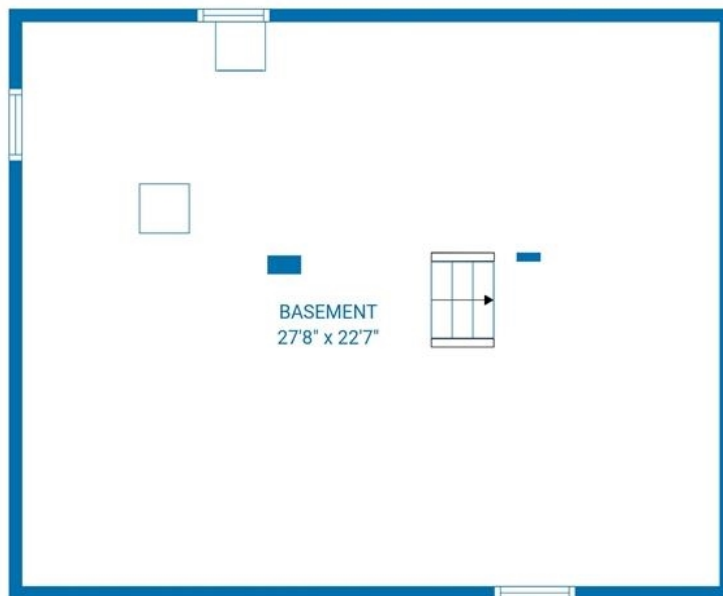
- **ADT** (Average Daily Traffic)
- **AADT** (Annual Average Daily Traffic)
- **AWDT** (Average Weekday Daily Traffic)

- **Green (fast):** 85—100 percent of free flow speeds
- **Yellow (moderate):** 65 to 85 percent of free flow speeds
- **Orange (slow):** 45 to 65 percent of free flow speeds
- **Red (stop and go):** 0 to 45 percent of free flow speeds

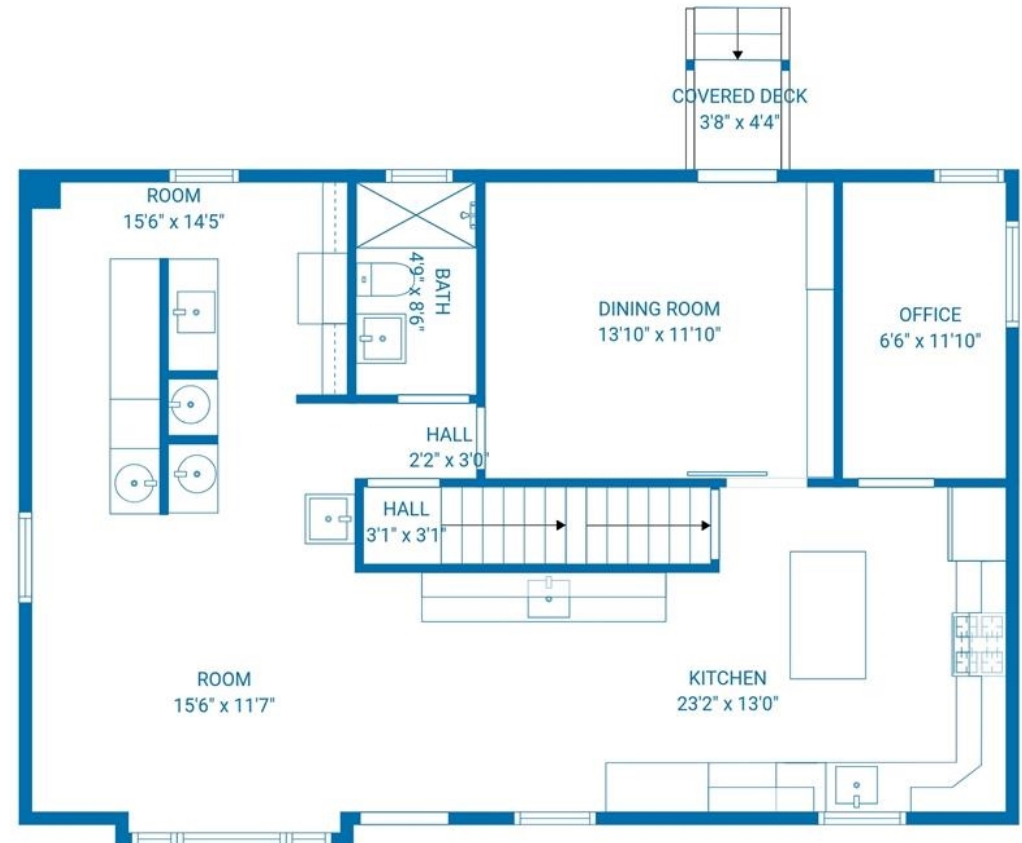




FLOOR 3



FLOOR 1



FLOOR 2

TOTAL: 1340 sq. ft
 BELOW GRADE: 0 sq. ft, FLOOR 2: 980 sq. ft, FLOOR 3: 360 sq. ft
 EXCLUDED AREAS: BASEMENT: 625 sq. ft, COVERED DECK: 17 sq. ft, LOW CEILING: 11 sq. ft,
 WALLS: 158 sq. ft





FOR SALE

Demographics

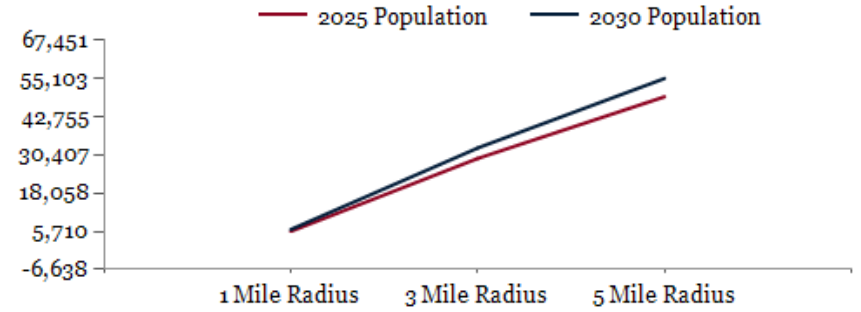
General Demographics

Race Demographics

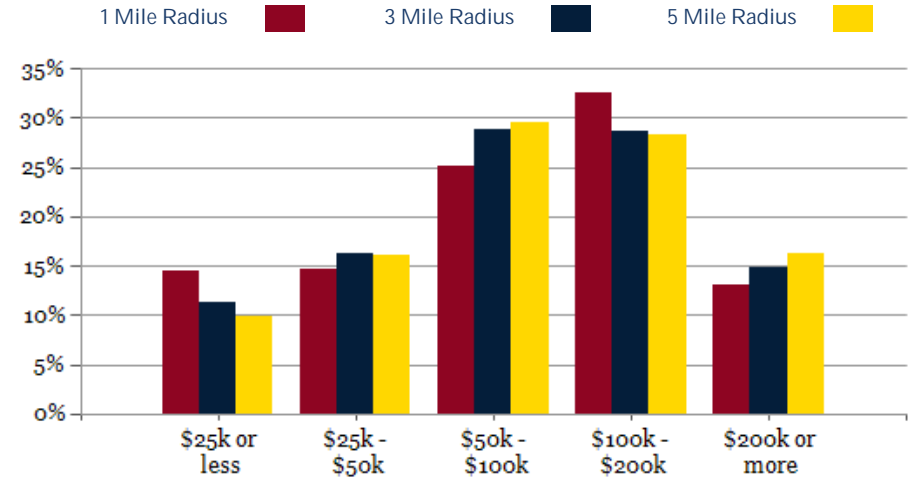
03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,083	12,462	22,260
2010 Population	3,094	17,099	29,989
2025 Population	5,710	29,256	49,175
2030 Population	6,320	32,637	55,103
2025 African American	153	1,080	1,734
2025 American Indian	17	110	200
2025 Asian	136	577	975
2025 Hispanic	328	2,112	2,985
2025 Other Race	114	931	1,241
2025 White	4,946	24,625	42,108
2025 Multiracial	343	1,927	2,901
2025-2030: Population: Growth Rate	10.25%	11.05%	11.50%

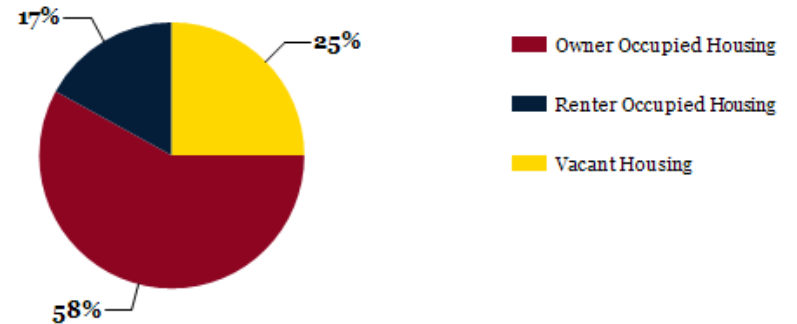
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	190	737	1,158
\$15,000-\$24,999	239	907	1,235
\$25,000-\$34,999	150	856	1,448
\$35,000-\$49,999	284	1,507	2,428
\$50,000-\$74,999	389	2,275	3,826
\$75,000-\$99,999	352	1,903	3,264
\$100,000-\$149,999	543	2,385	3,859
\$150,000-\$199,999	414	1,756	2,953
\$200,000 or greater	386	2,139	3,907
Median HH Income	\$89,171	\$85,746	\$88,193
Average HH Income	\$127,966	\$127,328	\$130,511



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

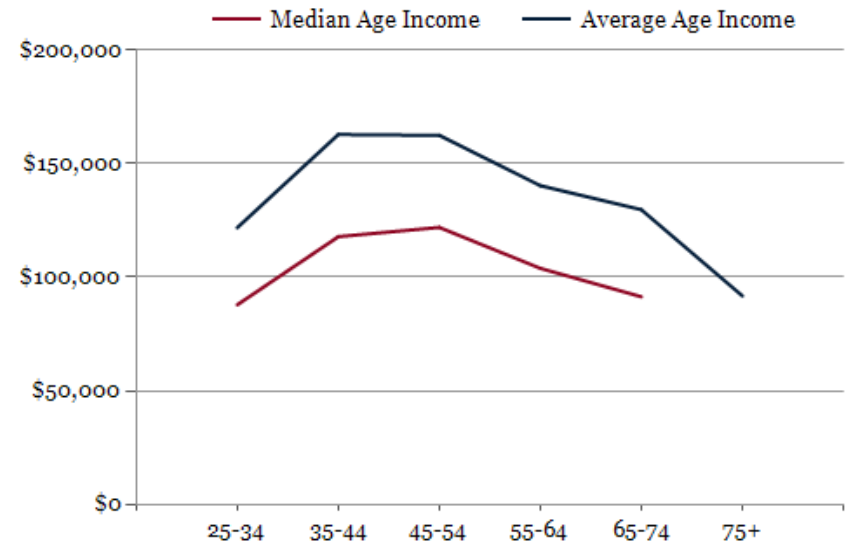
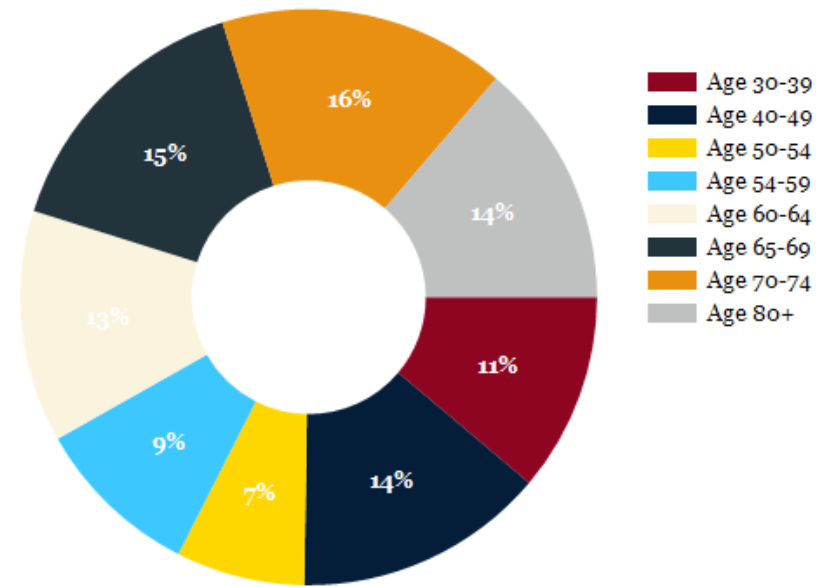


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	215	1,171	1,792
2025 Population Age 35-39	244	1,258	2,000
2025 Population Age 40-44	314	1,371	2,223
2025 Population Age 45-49	266	1,223	2,089
2025 Population Age 50-54	297	1,467	2,526
2025 Population Age 55-59	385	2,014	3,450
2025 Population Age 60-64	536	2,901	5,016
2025 Population Age 65-69	630	3,275	5,654
2025 Population Age 70-74	663	3,280	5,722
2025 Population Age 75-79	565	2,663	4,706
2025 Population Age 80-84	345	1,602	2,709
2025 Population Age 85+	218	1,176	1,859
2025 Population Age 18+	5,061	25,816	43,600
2025 Median Age	61	61	61
2030 Median Age	61	61	62

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,811	\$86,972	\$91,718
Average Household Income 25-34	\$121,765	\$124,826	\$130,871
Median Household Income 35-44	\$117,825	\$115,758	\$123,791
Average Household Income 35-44	\$162,833	\$158,677	\$164,753
Median Household Income 45-54	\$121,914	\$114,289	\$120,431
Average Household Income 45-54	\$162,464	\$156,642	\$162,058
Median Household Income 55-64	\$103,884	\$107,473	\$112,130
Average Household Income 55-64	\$140,314	\$148,591	\$153,583
Median Household Income 65-74	\$91,361	\$89,340	\$88,846
Average Household Income 65-74	\$129,713	\$128,365	\$128,438
Average Household Income 75+	\$91,700	\$87,610	\$90,469

Population By Age



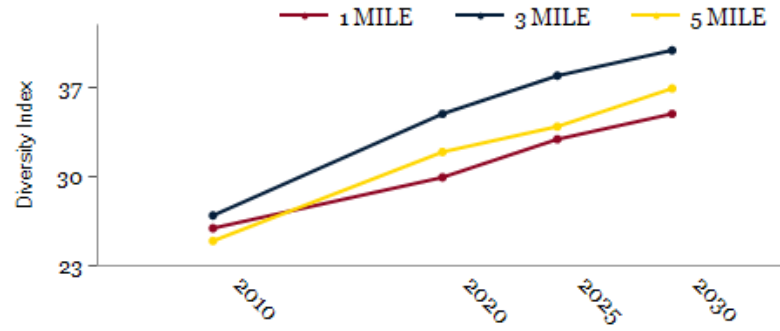
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	35	41	37
Diversity Index (current year)	33	38	35
Diversity Index (2020)	30	35	32
Diversity Index (2010)	26	27	25

POPULATION BY RACE



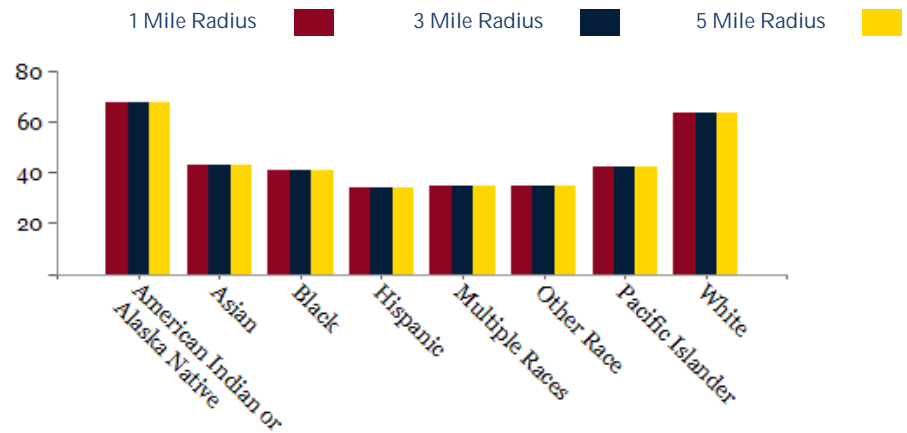
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	5%	7%	6%
Multiracial	6%	6%	6%
Other Race	2%	3%	2%
White	82%	79%	81%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	68	41	41
Median Asian Age	43	44	46
Median Black Age	41	50	51
Median Hispanic Age	34	31	32
Median Multiple Races Age	35	34	35
Median Other Race Age	35	31	32
Median Pacific Islander Age	43	42	43
Median White Age	63	63	63

2025 MEDIAN AGE BY RACE



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