

PROPERTY DESCRIPTION

Prime commercial land for sale- top retail location in the local trade area of Seaford, DE. The site has great road exposure with a combined AADT of 39,492 (Sussex Highway & Tharp Road) and is surrounded by numerous national retailers including: Walmart, Lowe's, Dollar Tree, Applebee's, IHOP, Texas Roadhouse, M&T Bank, Food Lion, Petco, Peebles, Olympia Sports, Chick-fil-A, Wawa and Grotto's. The area has experienced significant growth for the past several years with continued strong growth projected.

PROPERTY DETAILS

- **Lot Size:** +/- 7.96 AC
- **Sale Price:** \$1,800,000
- **Property Status:** New development
- **AADT:**
 - > Sussex Highway (US 13): 27,495
 - > Tharp Road: 11,997
- Great visibility and access
- Join Wawa and Grotto's!
- Can be subdivided

DEMOGRAPHICS (ESRI 2019)	1 MILE	3 MILES	5 MILES
Population	2,905	20,659	31,293
Daytime Population	5,300	22,944	30,201
Households	1,127	7,737	11,752
Average Household Income	\$70,639	\$74,477	\$73,671
Median Age	40.0	40.8	40.1



For More Information, Contact:

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DSM Commercial
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3304 Old Capitol Trail
Wilmington, DE 19808
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Walmart

Tharp Road

Grotto Pizza
the legendary taste

SITE
7.96 Acres

Wawa

Sussex Highway

For More Information, Contact:

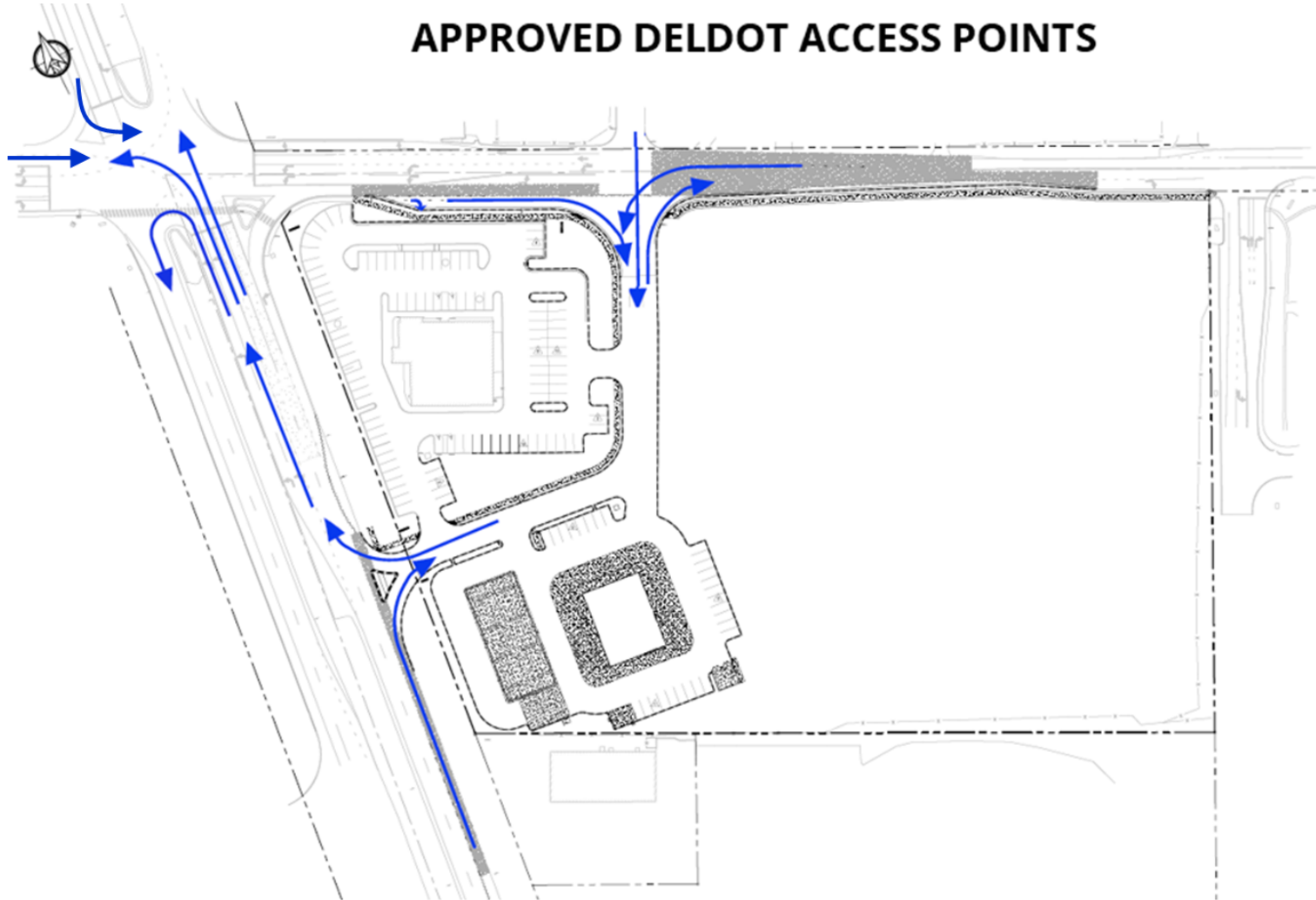
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APPROVED DELDOT ACCESS POINTS



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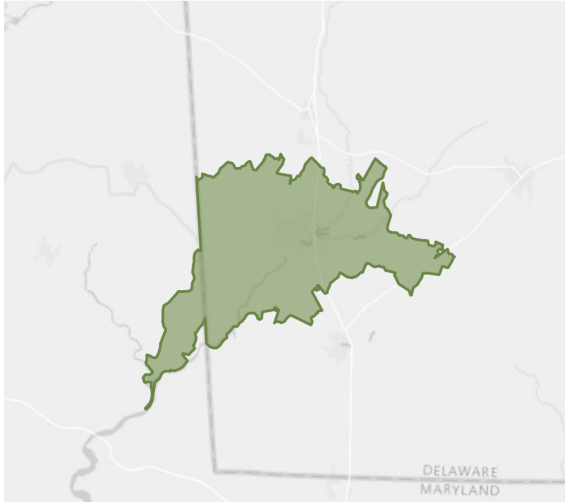
Site Plan

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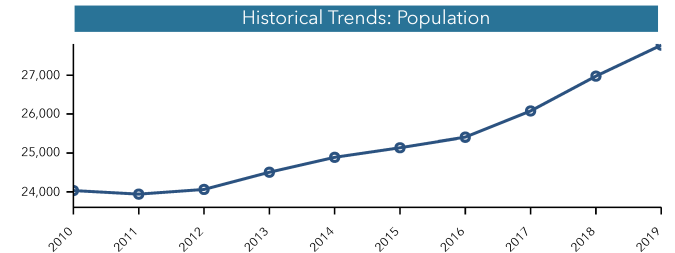
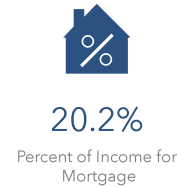


POPULATION TRENDS AND KEY INDICATORS

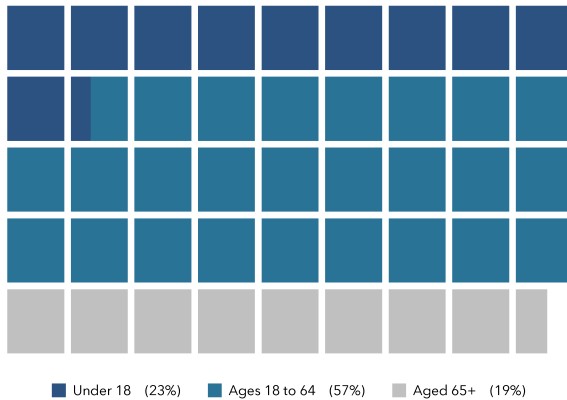
19973 (Seaford)

27,772	10,436	2.63	40.7	\$53,880	\$222,332	92	131	59
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

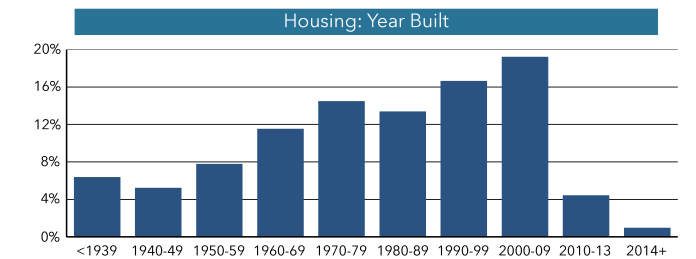
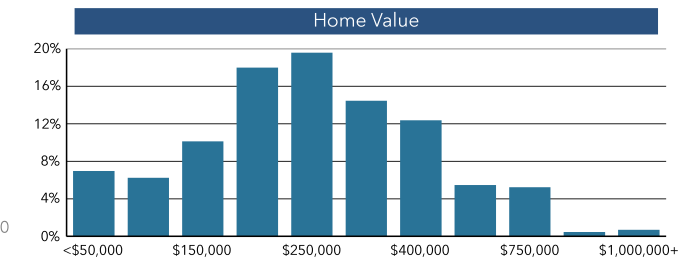
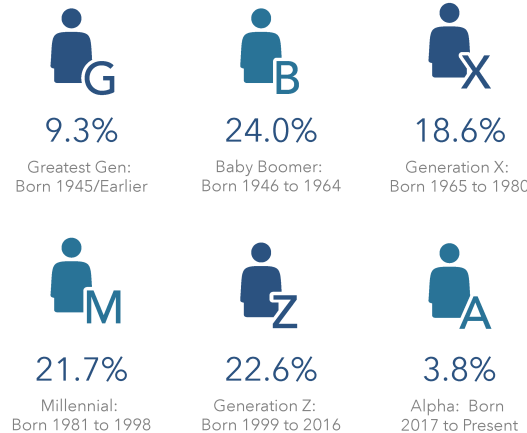
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



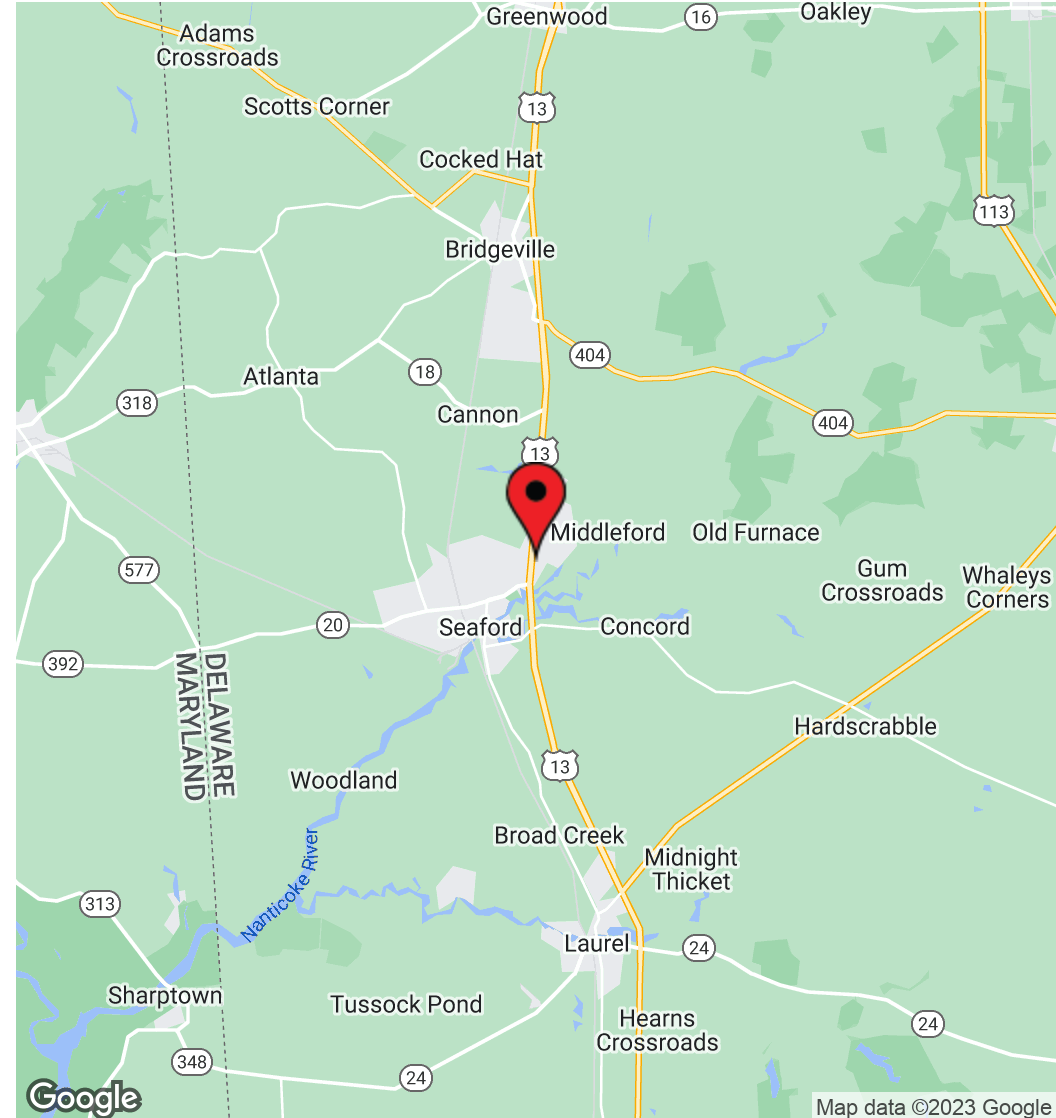
esri | THE SCIENCE OF WHERE™ | U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

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