



RELATIONSHIP  
DRIVEN  
REAL ESTATE

404

4,789 AADT

HERITAGE SHORES  
PAD SITES 1-6 & 8

24,968 AADT

404

13

## EXCLUSIVE OFFERING FROM CPG

### Heritage Shores

### Pad Sites 1-6 & 8 For Sale

### Individually Or in Bulk



US Route 13 & DE Route 404  
Bridgeville, DE  
Sussex County



- Available Individually or in Bulk
- Approved Retail Pad Sites along Route 404
- Located at the major intersection with US Route 13
- WaWa & Walgreens have already committed to the location
- Part of the Heritage Shores 55+ Active Adult Community featuring over 2,100+ New Homes
- Along the Beach Route to Rehoboth Beach & Bethany Beach



7272 Wisconsin Avenue, 10th Floor  
Bethesda, MD 20814



(301) 945 0154



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## BUSINESS TERMS

SALES PRICE	CONTAC CPG FOR GUIDANCE
OFFERS DUE BY	ROLLING
STUDY PERIOD	45 DAYS
TERMS	CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.



CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale Pad Sites 1, 2, 3, 4, 5, 6 & 8 of the Heritage Shores Community in Bridgeville, DE (the “Property”). The Property consists of 16.05 acres of land subdivided into 7 retail/non-residential outparcels in a master planned community, ideally located along Route 404 at the intersection with US Route 13. The Heritage Shore Community has approximately 1,000 new single family homes built with approvals to build 800 more single family homes and 300 apartments. Amenities include a golf course, clubhouse, tennis courts, pools, nature trails, and more. Walgreens and Wawa are open and operating at Heritage Shores. The Property is ideal for single tenant retail development. The Pad Sites can be purchased individually or in bulk.



**Proposed  
Retail**



**19.11 Acres±  
Land**



**24,968  
AADDT**



**\$74,919  
Avg HH income**



**45,716  
10 Mile Radius**



**16,200  
Existing Homes**

**Address:** DE Route 404 & US Route 13

**Tax ID:** See Chart Below

**Municipality:** Town of Bridgeville

**Property Size:** See Chart Below

**Site Condition:** Graded w/ Utilities Stubbed

**Zoning:** Commercial District (C-1)

PAD #	ACREAGE	PIN
1	1 Acre±	131-14.00-44.05
2	1 Acre±	131-14.00-44.05
3	0.78 Acres±	131-14.00-44.05
4	1.12 Acres±	131-14.00-44.05
5	2.3 Acres ±	131-14.0-44.04
6	9 Acres±	131-14.00-44.16
8	0.85 Acres±	131.15.00-15.01

**Permitted Uses:**

- Automobile Repair Services
- Automobile Sales Services
- Bank
- Convenience Store
- Gasoline Station & Convenience Center
- Hotel or Motel
- Office
- Outdoor Place of Amusement, Recreation, Assembly
- Professional Services (Accounting, Dental, Law, Medical, Real Estate)
- Restaurants – Take-out & Fast Food
- Retail Sales
- Supermarket
- Warehouse
- Storage Yard (Subject to Conditions)

**Conditional Uses:**

- Bed & Breakfast
- Clubs & Other Fraternal & Social Organizations
- Community Center
- Day Care Center
- Educational Institution
- Library
- Medical Clinic
- Nursing Care Facility
- Place of Worship
- Recreational Facilities
- Veterinary Hospital





### HERITAGE SHORES COMMUNITY

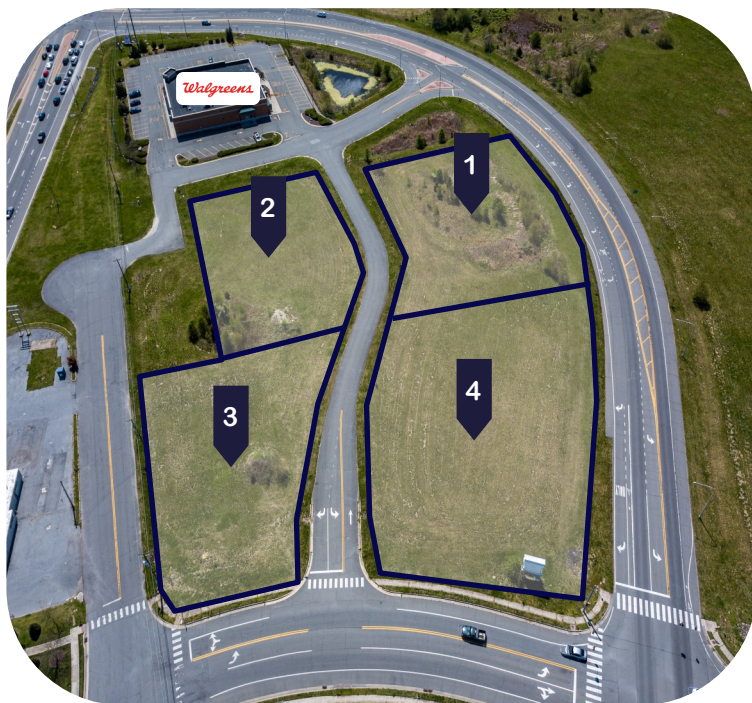


Heritage Shores is a 55+ active lifestyle community featuring an Arthur Hills golf course, tennis courts, pickleball courts and a fitness and aquatic center. Approved for 1,800+ single family homes and 300 apartments, Heritage Shores is the only 55+ community in Sussex County to include its own golf course. Heritage Shores is ideally located halfway between the Chesapeake Bay and Rehoboth Beach, and only two hours from both Washington DC and Baltimore. The community is nearly all built out, and provides a captive audience for new retail.

Homes are available for sale or for lease. The latest for sale section homes are available from Brookfield Homes, and pricing ranges from \$336k to \$529k depending on model and size.







**PAD SITES 1, 2, 3 & 4**



**PAD SITE 5**



**PAD SITE 6**





**Bridgeville Park Center**

<b>FOOD LION</b>	<b>FAMILY DOLLAR</b>
<b>SUBWAY</b>	Beer / Wine / Liquor
Pizza King	China Wok

WILSON FARM ROAD



404

13

13

404



**Maryland Route 50  
Chesapeake Bay Bridge**

 ~52 Miles to  
the Bridge

**HERITAGE SHORES  
PAD SITES 1-6 & 8**



**Rehoboth Beach, DE**  
~35 Miles

**Bethany Beach, DE**  
~37 Miles





**MYCHAEL COHN**

Founder & CEO  
301-523-7191  
mcohn@cohnpropertygroup.com



**AARON LEBOVITZ**

Vice President  
703-576-7806  
alebovitz@cohnpropertygroup.com



**ANDREW BROWN**

Vice President  
301-524-9362  
abrown@cohnpropertygroup.com

**PLEASE CONTACT CPG FOR MORE INFORMATION**