



**PROPERTY DESCRIPTION**

**Excellent development opportunity in a growing area!**

Located on Sussex Highway (Route 13) in Bridgeville, DE, Sussex County, this property is just 30 minutes away from Salisbury, MD, the HUB of the eastern shore, 30 minutes from Dover, DE and only 20-30 minutes from the Delaware beaches.

**PROPERTY DETAILS**

- **Lot Size:** 5.0 acres
- **Sale Price:** \$1,250,000
- **Tax Parcel ID#:** 131-11.00-5.01
- **Traffic Counts:** 27,961 VPD (Route 13)
- Full movement intersection
- Highly visible from Route 13

DEMOGRAPHICS (2021 ESRI)	3 MILE	5 MILES	10 MILES
Population	6,225	14,555	51,015
Households	2,359	5,446	19,222
Families	1,699	3,943	13,685
Average Household Income	\$69,285	\$71,046	\$72,961
Median Age	40.4	41.4	41.3

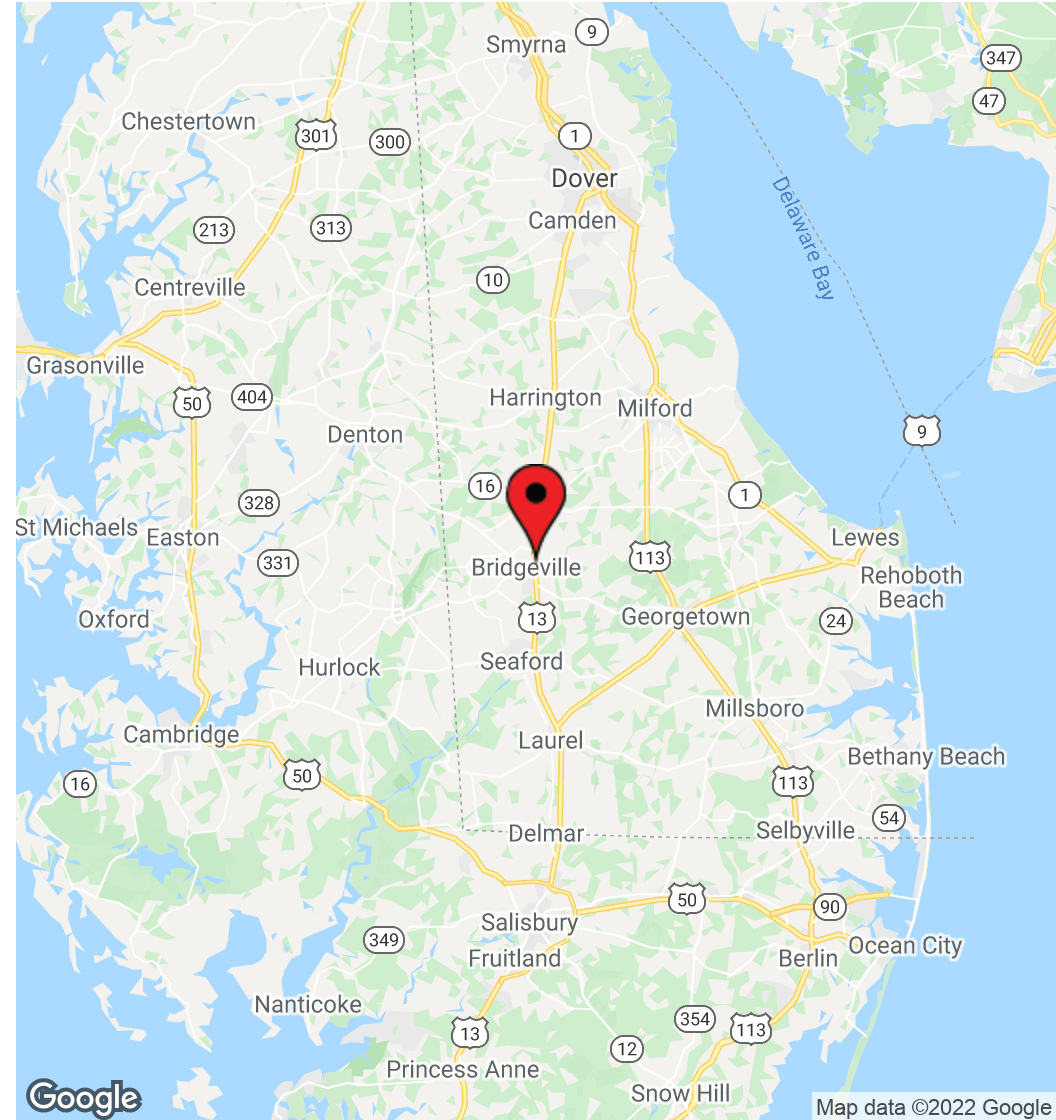
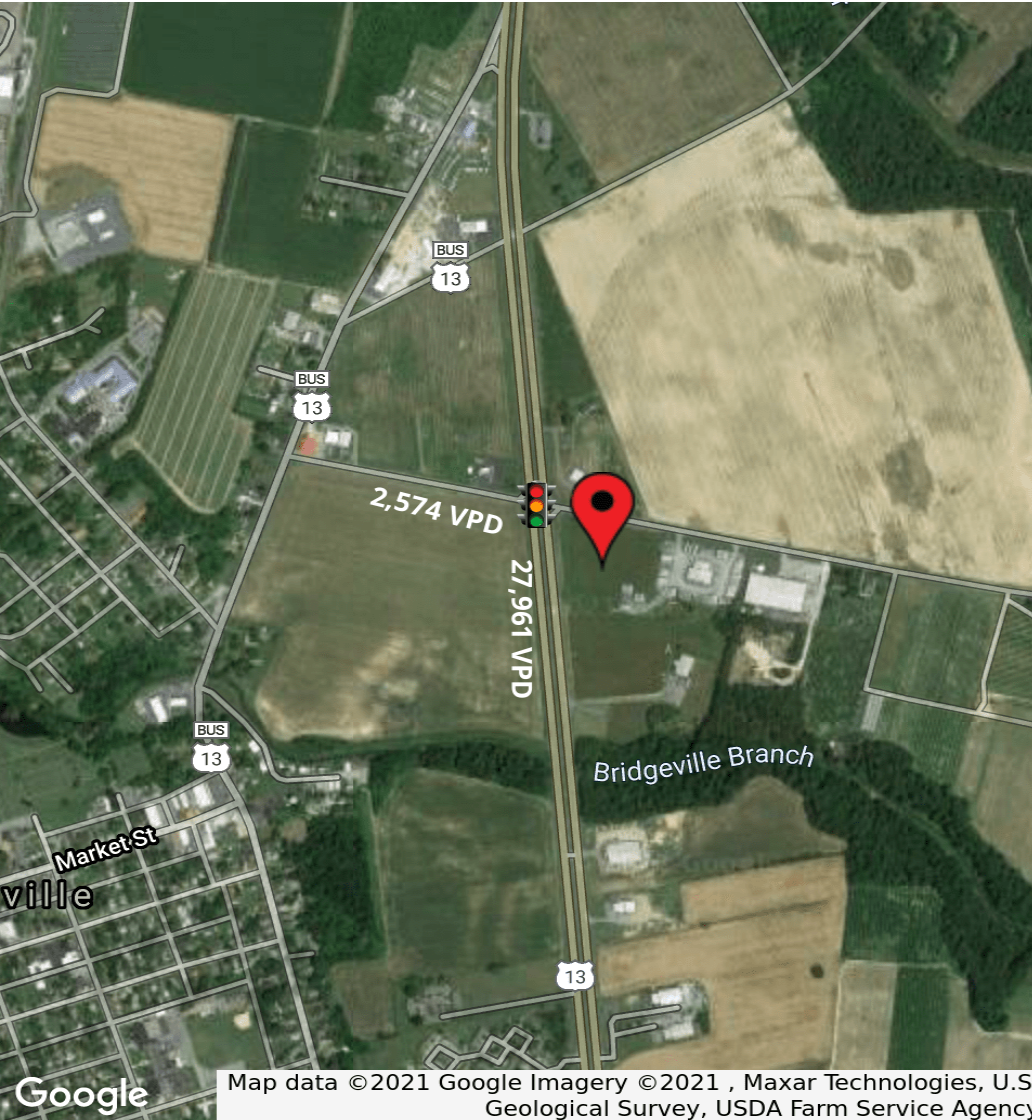


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