

FOR LEASE



20643, 20641 & 20633 Sussex Hwy
Seaford, DE 19973

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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 |

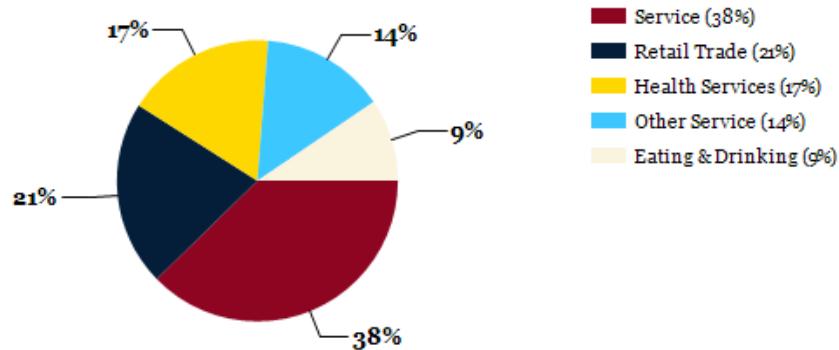
AVERAGE HOUSEHOLD INCOME

| 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 |

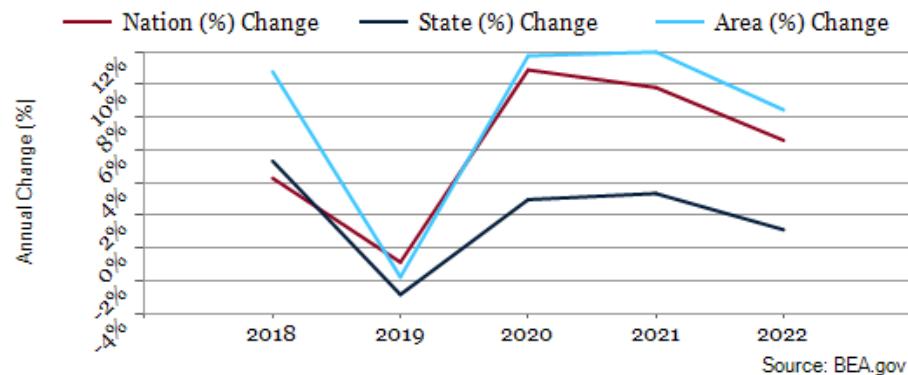
Major Industries by Employee Count



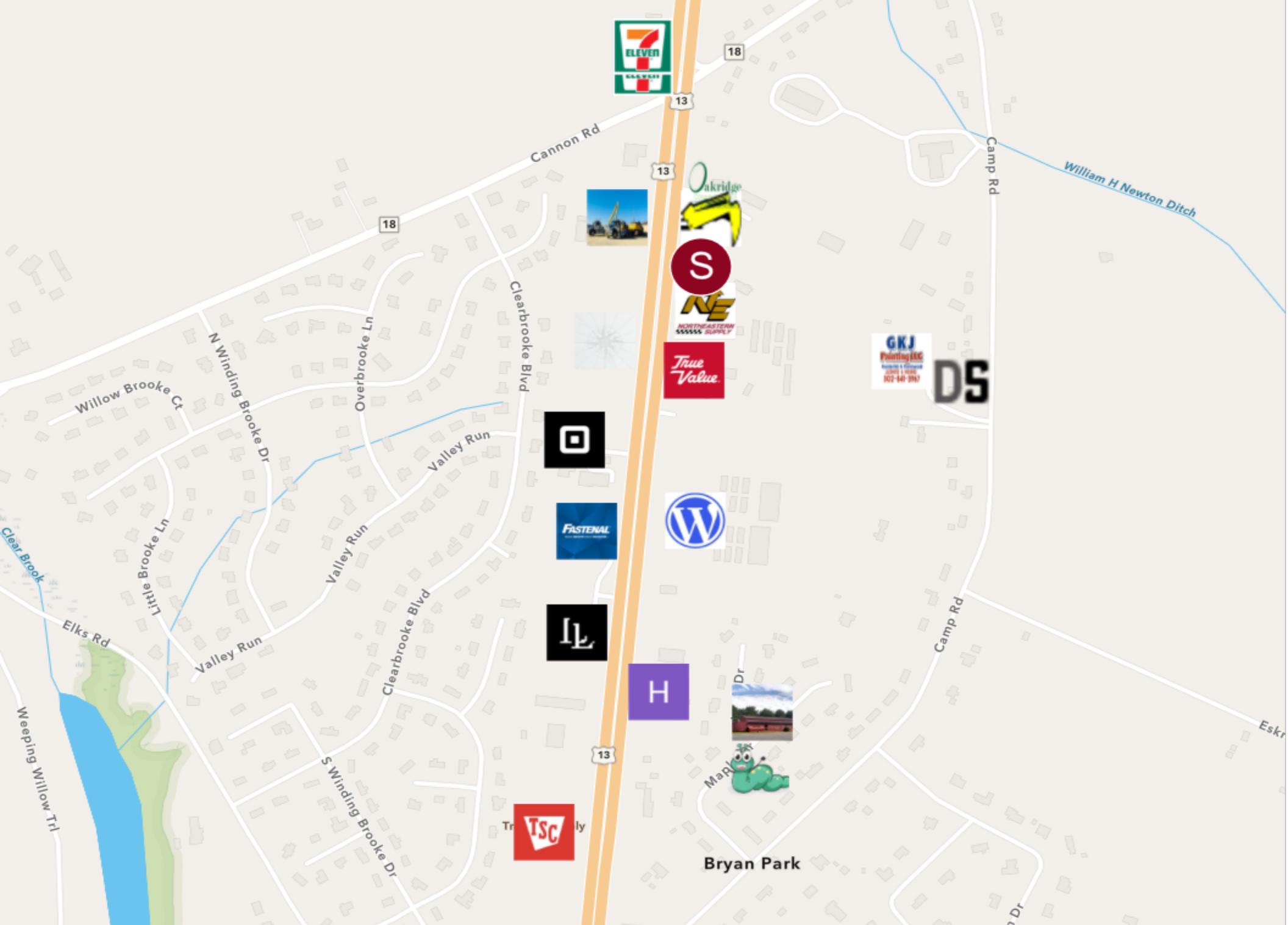
Largest Employers

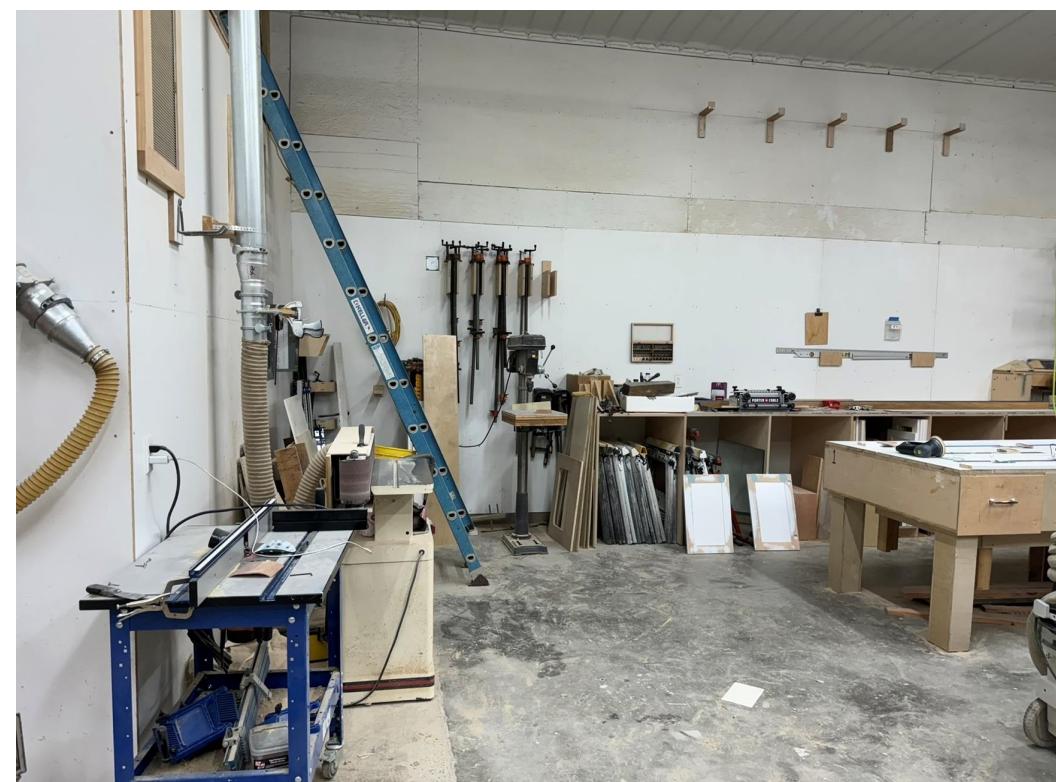
| | |
|----------------------|---------|
| US Army | 675,000 |
| Merck | 10,000 |
| The Home Depot | 10,000 |
| Amazon | 10,000 |
| DuPont | 10,000 |
| Hanesbrands | 10,000 |
| NIKE | 10,000 |
| Wal-Mart Stores Inc. | 5,000 |

Sussex County GDP Trend



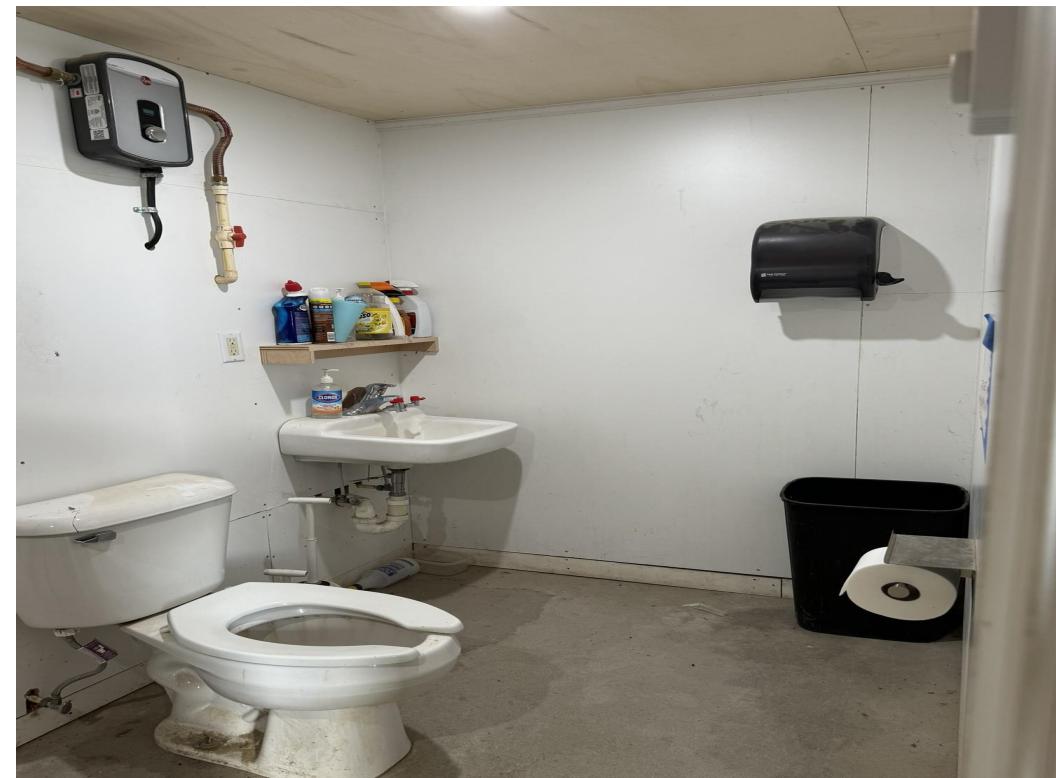








20643





LEFT PICS 20641

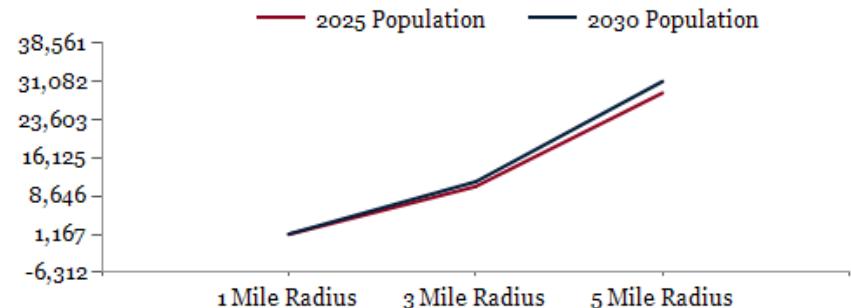


Right Pics 20633

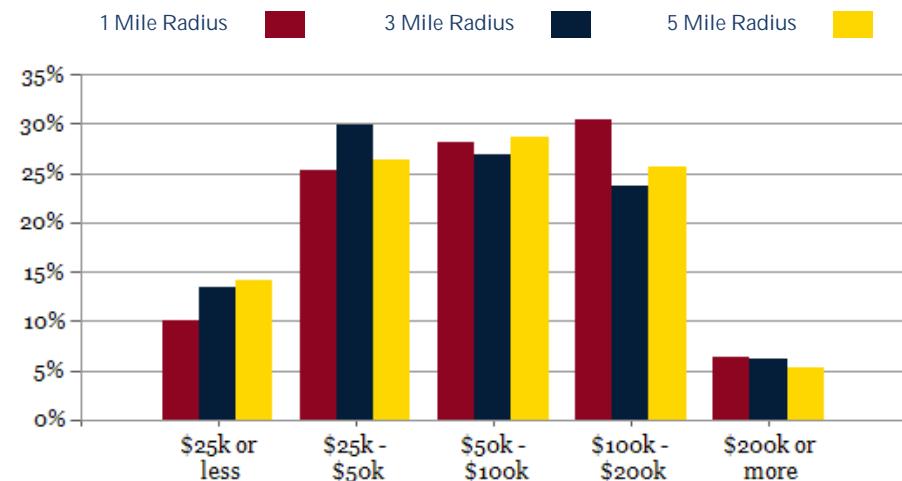


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 664 | 5,794 | 21,154 |
| 2010 Population | 895 | 7,572 | 24,421 |
| 2025 Population | 1,167 | 10,534 | 28,812 |
| 2030 Population | 1,239 | 11,462 | 31,082 |
| 2025 African 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% |

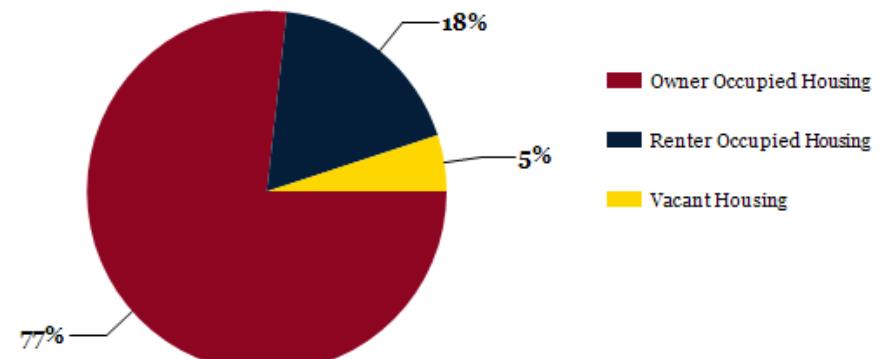
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 32 | 297 | 875 |
| \$15,000-\$24,999 | 14 | 254 | 674 |
| \$25,000-\$34,999 | 57 | 504 | 1,157 |
| \$35,000-\$49,999 | 59 | 733 | 1,740 |
| \$50,000-\$74,999 | 96 | 730 | 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



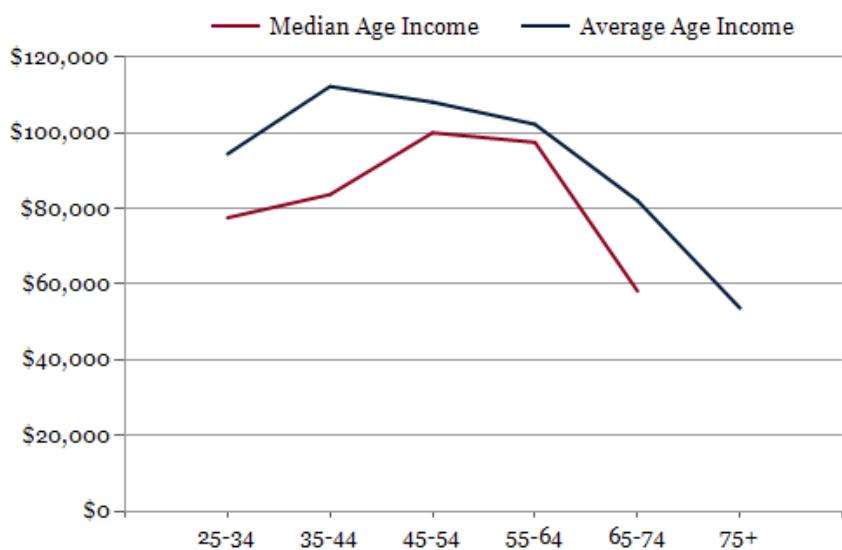
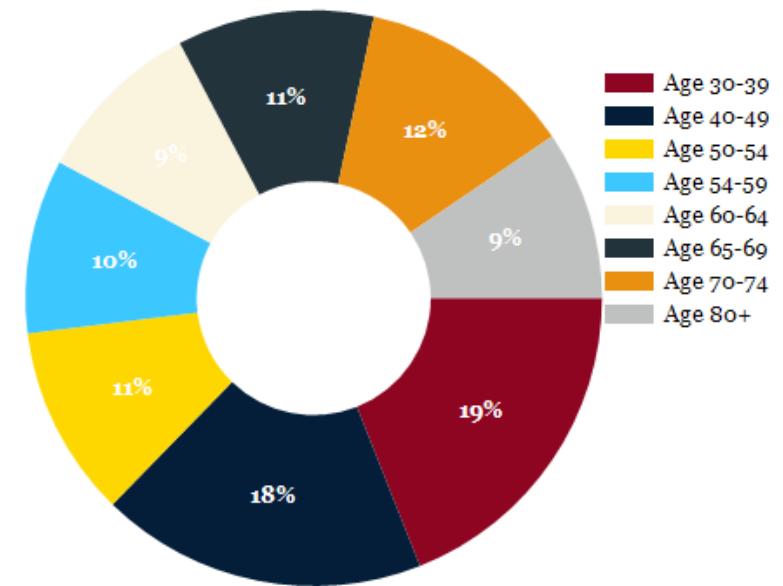
2025 Own vs. Rent - 1 Mile Radius



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 |



FOR LEASE

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