

FOR SALE

22556, 22572 & 22596 Bridgeville Hwy, Seaford DE 19973



OFFERING MEMORANDUM



FOR SALE

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Property Description**
Property Images

03 **Demographics**
Demographics

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FOR SALE | Executive Summary



01

Executive Summary

Investment Summary

FOR SALE

ADDRESS **22556, 22572 & 22596 Bridgeville Hwy
Seaford DE 19973**

PRICE **\$1,790,000**

2025 Population	927	18,385	31,287
2025 Median HH Income	\$84,044	\$71,437	\$70,952
2025 Average HH Income	\$94,495	\$93,079	\$92,209

- Mixed-Use Investment Opportunity – 3 Parcels 5.52 +/- Acres on Bridgeville Hwy, Seaford, DE Addresses: 22596, 22556 & 22572 Bridgeville Hwy, Seaford, DE Unique opportunity to acquire a 3-parcel mixed-use property package in a high-visibility location along Bridgeville Highway in Seaford, Delaware. This income-producing portfolio includes one commercial-residential mixed-use building and two standalone residential properties. 22572 Bridgeville Hwy – A prime mixed-use building featuring the well-established Tavern and Package Store on the ground floor and residential apartment above, offering dual income streams. Perfect for investors seeking steady cash flow from both commercial and residential tenants. Car Lot with 900 +/- SF Office. 22556 & 22596 Bridgeville Hwy – Two residential properties, ideal for long-term rental income, future redevelopment, or owner occupancy. 22556 consisting of 5,000 +/- SF 6 Bed & 4 Bath and 6 apartments behind tavern and Large 6,000 SF garage. 22596 consist



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Property Description

Property Images

02



Tavern & Package Store





Top 2 1,040 +/- SF Res



Bottom 2 Car Lot & Office





Top 2 5,000 +/- SF RES/APT



Bottom 2 Apts behind Tavern





Top right Garage



Bottom 2 6,000+/- SF GARAGE



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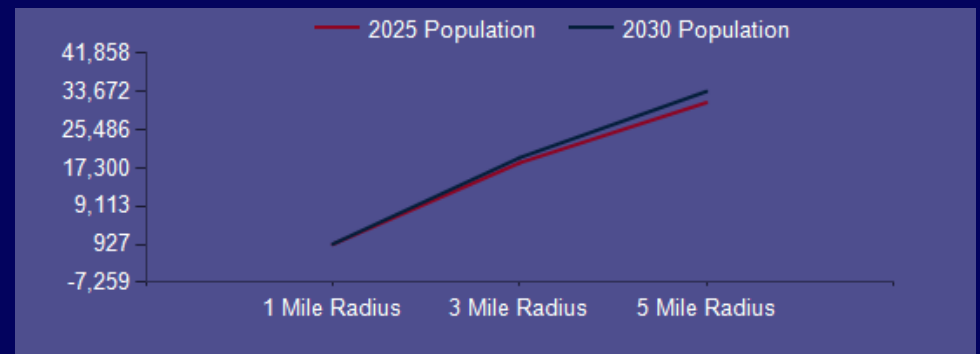
Demographics
Demographics

03

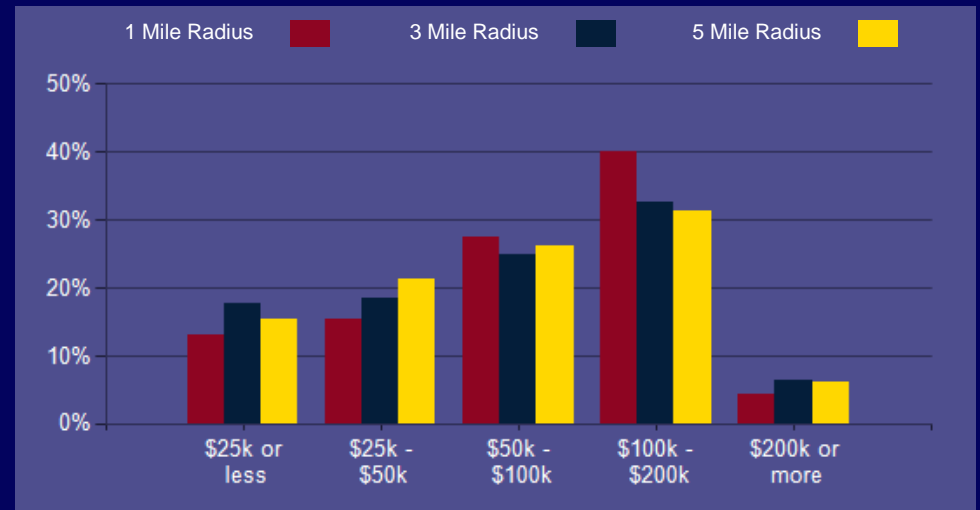
2000 Population	598	14,360	23,529
2010 Population	783	15,877	26,891
2025 Population	927	18,385	31,287
2030 Population	989	19,483	33,672
2025-2030: Population: Growth Rate	6.50%	5.85%	7.40%

less than \$15,000	23	676	985
\$15,000-\$24,999	19	573	867
\$25,000-\$34,999	25	615	1,176
\$35,000-\$49,999	24	673	1,365
\$50,000-\$74,999	57	1,091	1,837
\$75,000-\$99,999	31	659	1,290
\$100,000-\$149,999	99	1,675	2,777
\$150,000-\$199,999	30	609	979
\$200,000 or greater	14	454	739
Median HH Income	\$84,044	\$71,437	\$70,952
Average HH Income	\$94,495	\$93,079	\$92,209

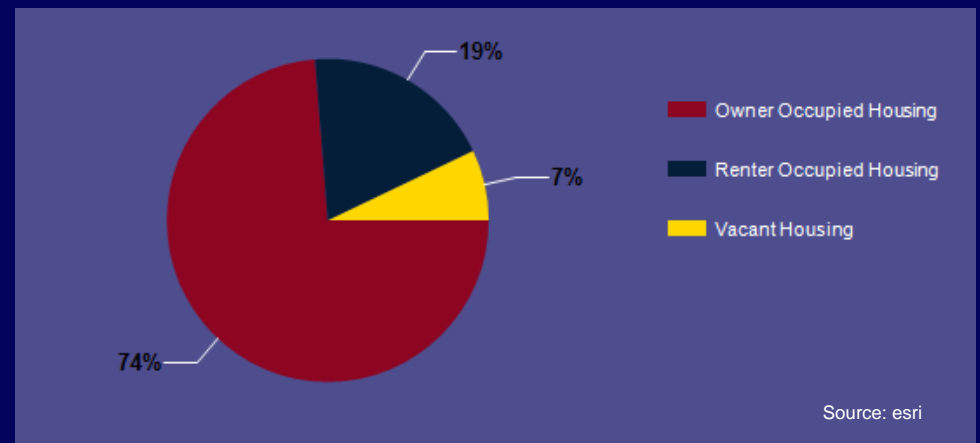
2000 Total Housing	215	5,882	9,598
2010 Total Households	259	5,995	10,094
2025 Total Households	323	7,025	12,015
2030 Total Households	350	7,616	13,276
2025 Average Household Size	2.85	2.58	2.58
2025-2030: Households: Growth Rate	8.10%	8.15%	10.10%



2025 Household Income

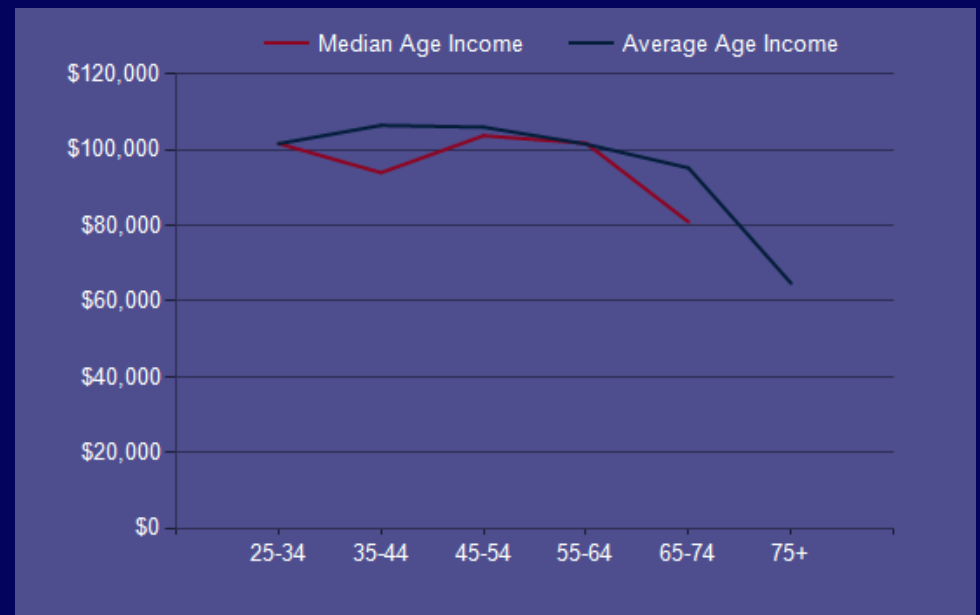
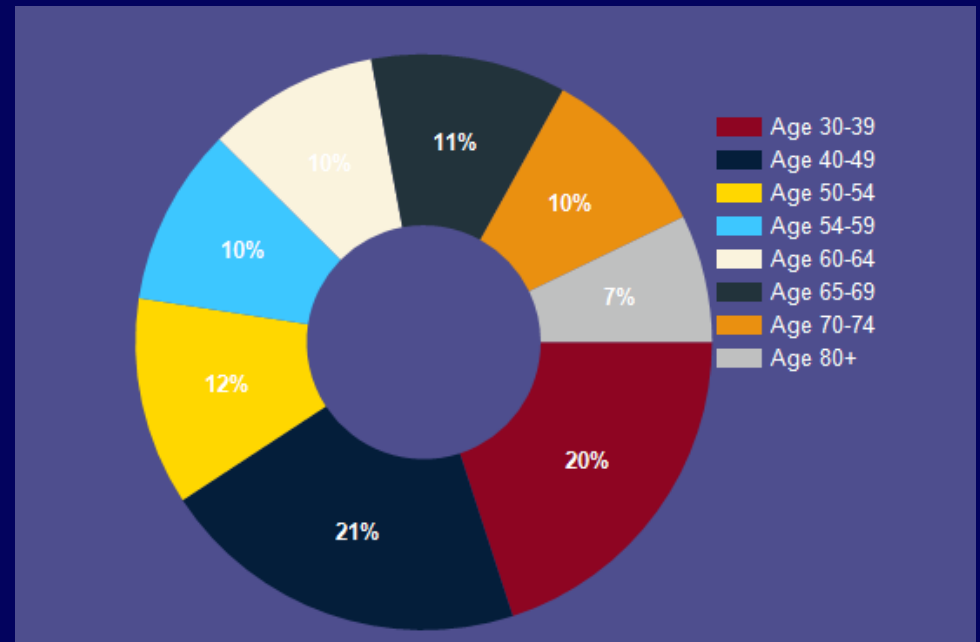


2025 Own vs. Rent - 1 Mile Radius



2025 Population Age 30-34	50	1,119	1,795
2025 Population Age 35-39	56	1,125	1,835
2025 Population Age 40-44	55	1,080	1,783
2025 Population Age 45-49	55	922	1,571
2025 Population Age 50-54	62	1,096	1,835
2025 Population Age 55-59	53	1,099	1,858
2025 Population Age 60-64	51	1,197	2,067
2025 Population Age 65-69	58	1,105	2,050
2025 Population Age 70-74	52	1,074	2,020
2025 Population Age 75-79	38	843	1,627
2025 Population Age 80-84	25	497	842
2025 Population Age 85+	21	475	681
2025 Population Age 18+	696	14,161	24,189
2025 Median Age	41	41	42
2030 Median Age	41	42	43

Median Household Income 25-34	\$101,656	\$78,200	\$76,085
Average Household Income 25-34	\$101,602	\$92,772	\$90,993
Median Household Income 35-44	\$93,947	\$97,236	\$93,651
Average Household Income 35-44	\$106,464	\$106,072	\$104,950
Median Household Income 45-54	\$103,737	\$98,435	\$94,985
Average Household Income 45-54	\$105,983	\$110,150	\$108,213
Median Household Income 55-64	\$101,737	\$76,880	\$77,096
Average Household Income 55-64	\$101,499	\$97,734	\$97,759
Median Household Income 65-74	\$80,926	\$60,032	\$59,820
Average Household Income 65-74	\$95,211	\$88,027	\$88,108
Average Household Income 75+	\$64,753	\$72,205	\$72,013



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