

FOR LEASE

22940-23010 Sussex Hwy | Seaford, DE

SEAFORD VILLAGE



THE SPACE

Location **22940-23010 Sussex Hwy
Seaford, DE 19973**



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,835	18,910	30,933

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,065	\$93,566	\$91,236

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,177	7,212	11,846

SEAFORD VILLAGE SHOPPING CENTER

22916-23010 Sussex Highway

Seaford, Delaware 19973

AVAILABLE SPACES:

- Suite #102: 2,575 sf
- Suite #119: 1,750 sf
- End Cap: 3,000-9,000 sf
- Outer Parcel: 0.50 acre
- Outer Parcel: 1 acre



Seaford is a city located along the Nanticoke River in Sussex County, Delaware. It is the largest city fully within Sussex County.

Transportation



US 13 southbound/DE 20 eastbound in Seaford

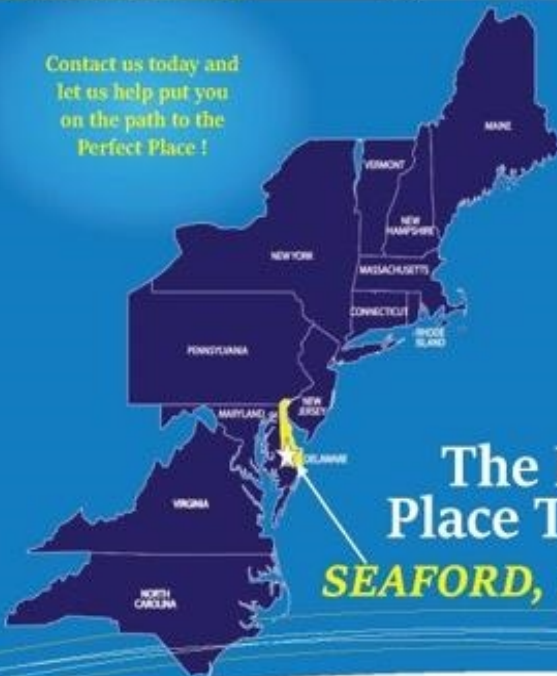
U.S. Route 13 is the main north-south thoroughfare within city limits, with Delaware Route 20 being the main east-west highway. U.S. Route 13 connects Seaford with Bridgeville to the north and Laurel to the south as part of the Sussex Highway. State Route 20 connects Seaford with Millsboro to the east and tiny Reliance, Maryland to the west.

The closest airport with commercial air service to Seaford is the Wicomico Regional Airport in Salisbury, Maryland. The closest public airport is Laurel Airport in Laurel, Delaware. There is also an airport in Georgetown called the Delaware Coastal Airport. This airport has a jet service section, as part of the nearby industrial park.

DART First State operates the Route 212 bus that connects Seaford to Georgetown and Delmar and the Route 903F bus that runs on a loop through Seaford.^[26]

Freight rail service in Seaford is provided by two carriers: the Delmarva Central Railroad and the Maryland and Delaware Railroad. The Delmarva Central Railroad runs north-south through the city, parallel to US 13. It interchanges with the Maryland and Delaware Railroad in Seaford, which heads west to Federalsburg and Cambridge in Maryland.

Contact us today and let us help put you on the path to the Perfect Place!



The Perfect Place To Start...
SEAFORD, DELAWARE



- Within a four hour drive to major metropolitan areas such as New York and Norfolk; within just two hours to Philadelphia, Baltimore, Washington D.C., and Port of Wilmington, DE
- NO SALES TAX and one of the lowest in personal income and real estate property taxes in the nation
- Stable work force
- Proactive business friendly city government
- Fully serviced Industrial and Business Parks located just one mile off U.S. Route 13



AVAILABLE

Spaces for Lease:

- ◆ 2,575 +/- SF
- ◆ 1,750 +/- SF
- ◆ End Cap 3,000-9,000 +/-Sf

Pad Sites:

- ◆ 1 lot next to the traffic light at Route 534
- ◆ 1 lot at the entrance near Auto Zone

Seaford Village Center in Seaford, DE is a massive, dominant community shopping center with a superior regional location on Route 13 in Seaford, DE. This shopping center is anchored by national regional tenants such as: Food Lion, Label Shopper, Petco, and Roses.

In addition to an ideal location, Seaford Village Center also boasts:

- +National tenants
- +Nearby national tenants including: Walmart, Lowes, GameStop, AutoZone, Texas Roadhouse, Applebee's and Walgreens
- ◆ Large, mixed-use retail environment
- +Ample parking
- +Close- proximity to Route 13
- +Substantial daily traffic
- +Great Visibility from major roads
- +Biggest sign in Seaford, De
- +Proximity to world-class beach resorts
- ◆ Tax-free shopping draws people from out of state_

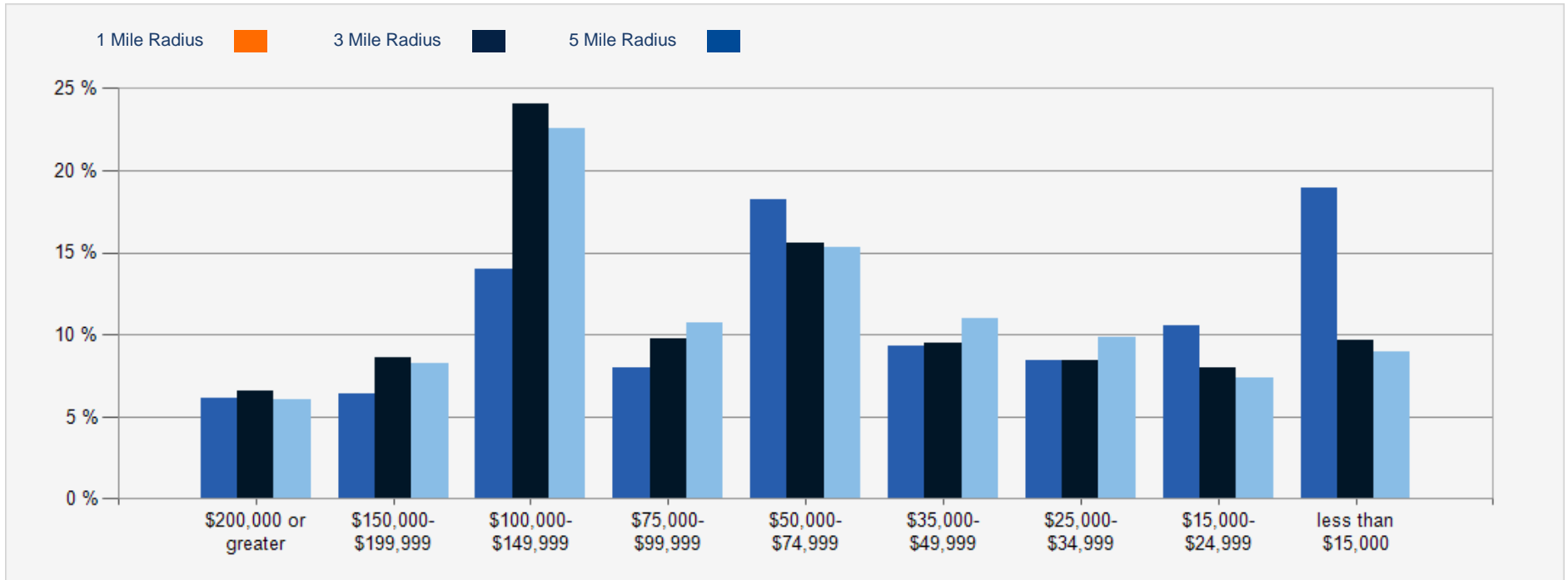
PLANNED REMODEL DESIGN



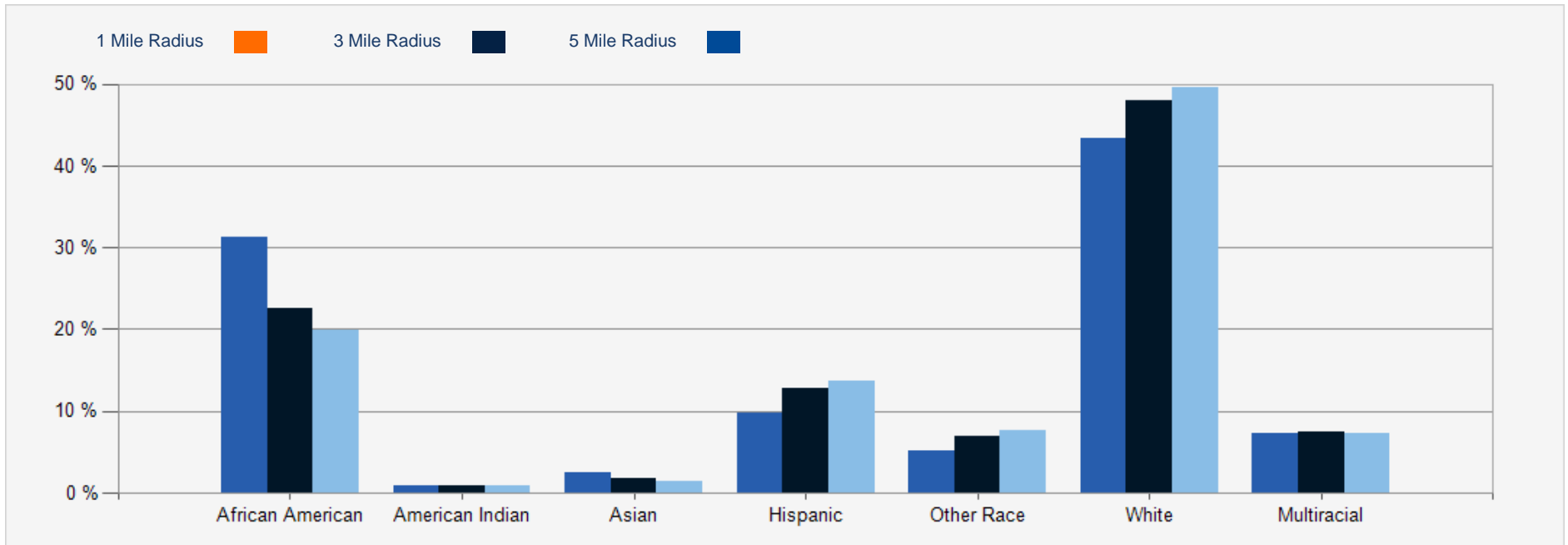
STREET VIEW



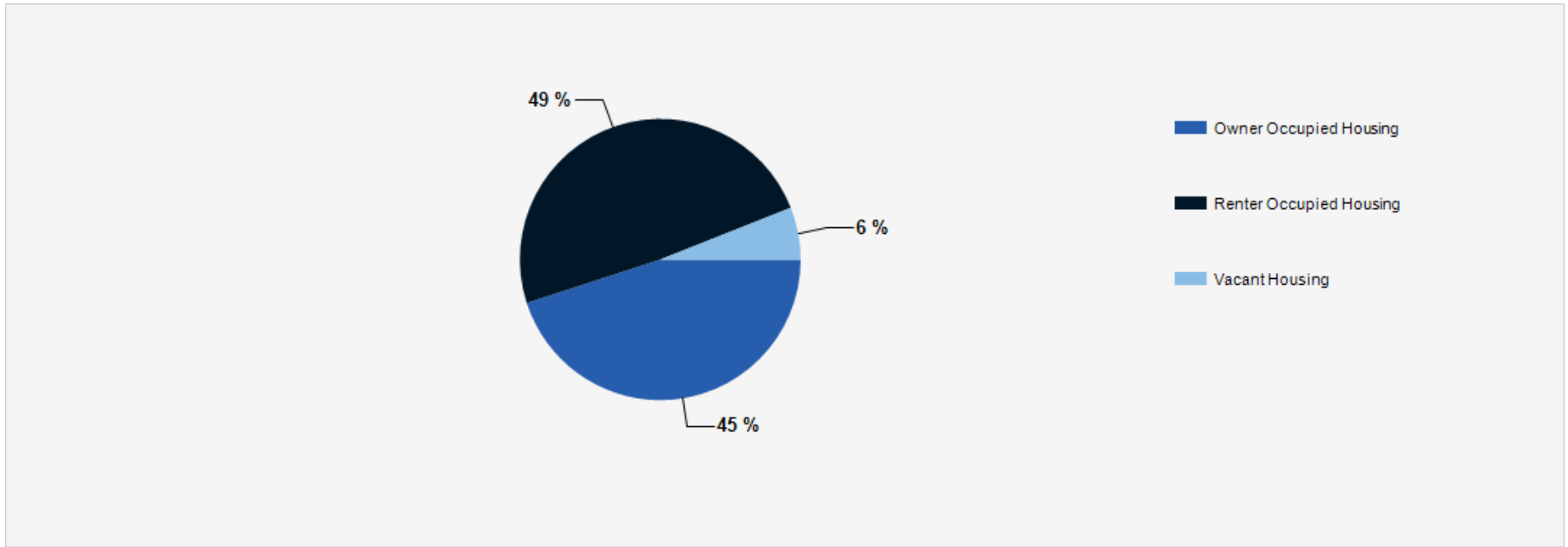
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

