



FOR LEASE | RETAIL

# 614 W STEIN HIGHWAY

Seaford, DE 19973

## LEASE OVERVIEW

**AVAILABLE SF:** 8,000 SF

**LEASE RATE:** \$8.50 SF/Yr (NNN)

**MARKET:** Sussex County

**SUB MARKET:** Seaford

## PROPERTY DESCRIPTION

8,000 SF retail space available on W Stein Hwy in Seaford, DE. \$8.50 PSF NNN. Tenant is responsible for utilities.



**TOM KNOPP**  
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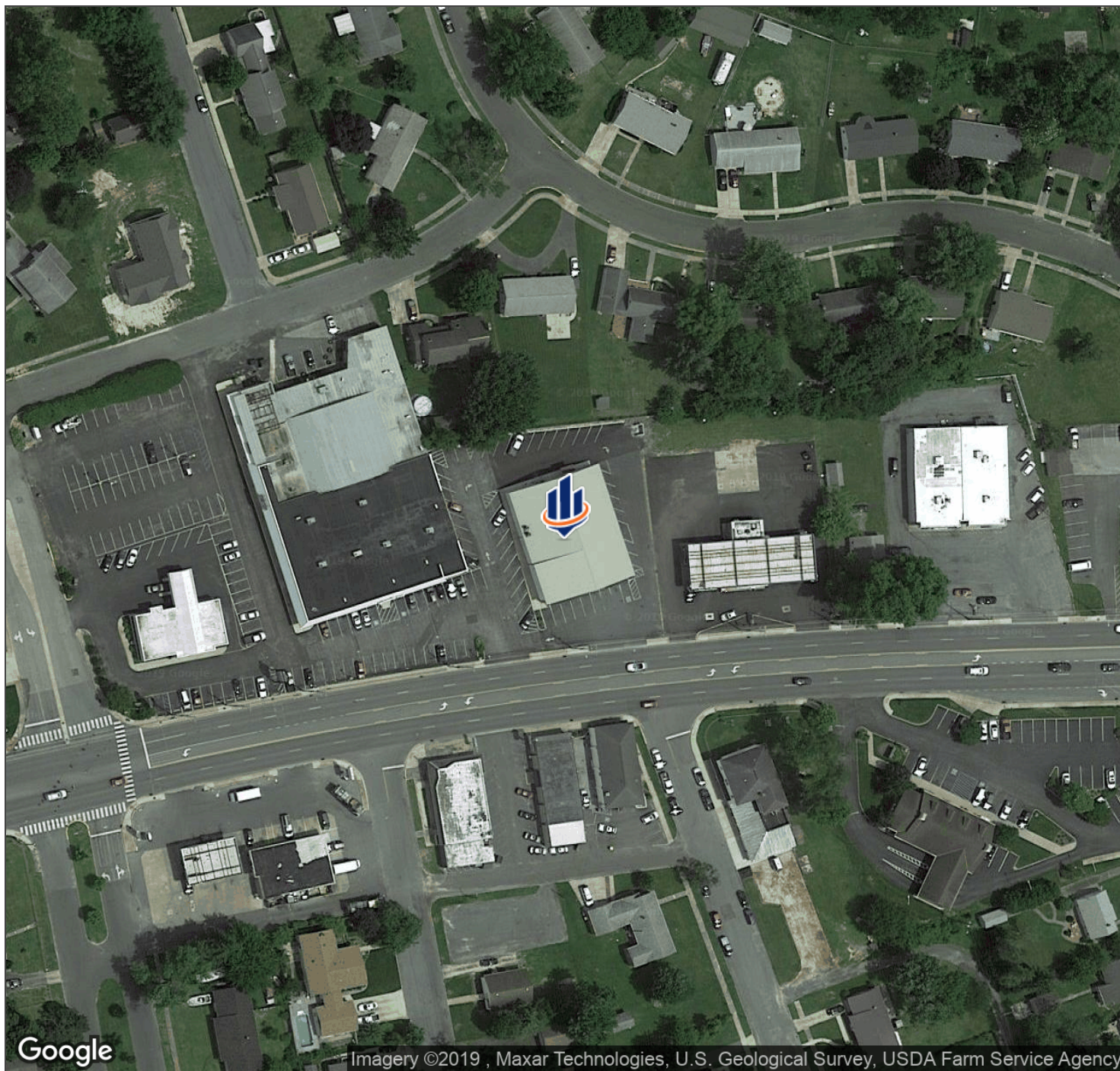
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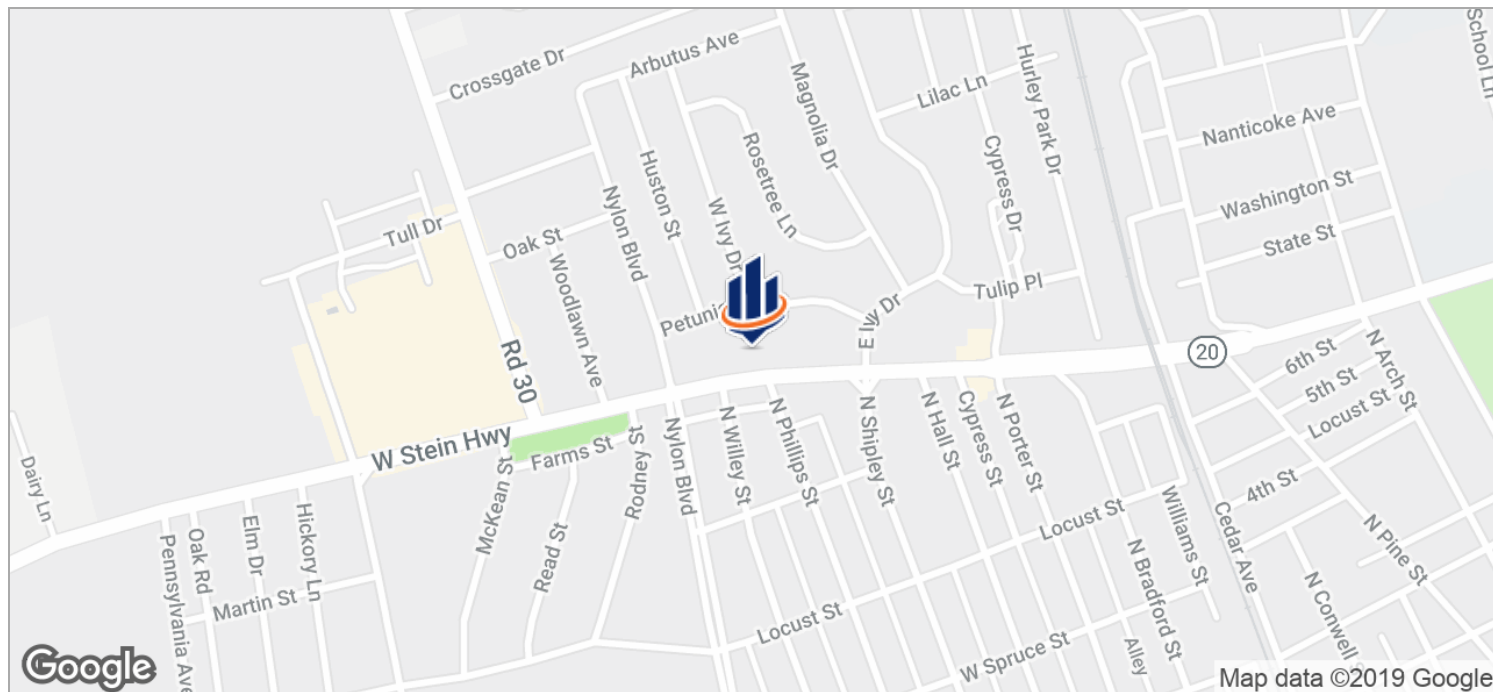




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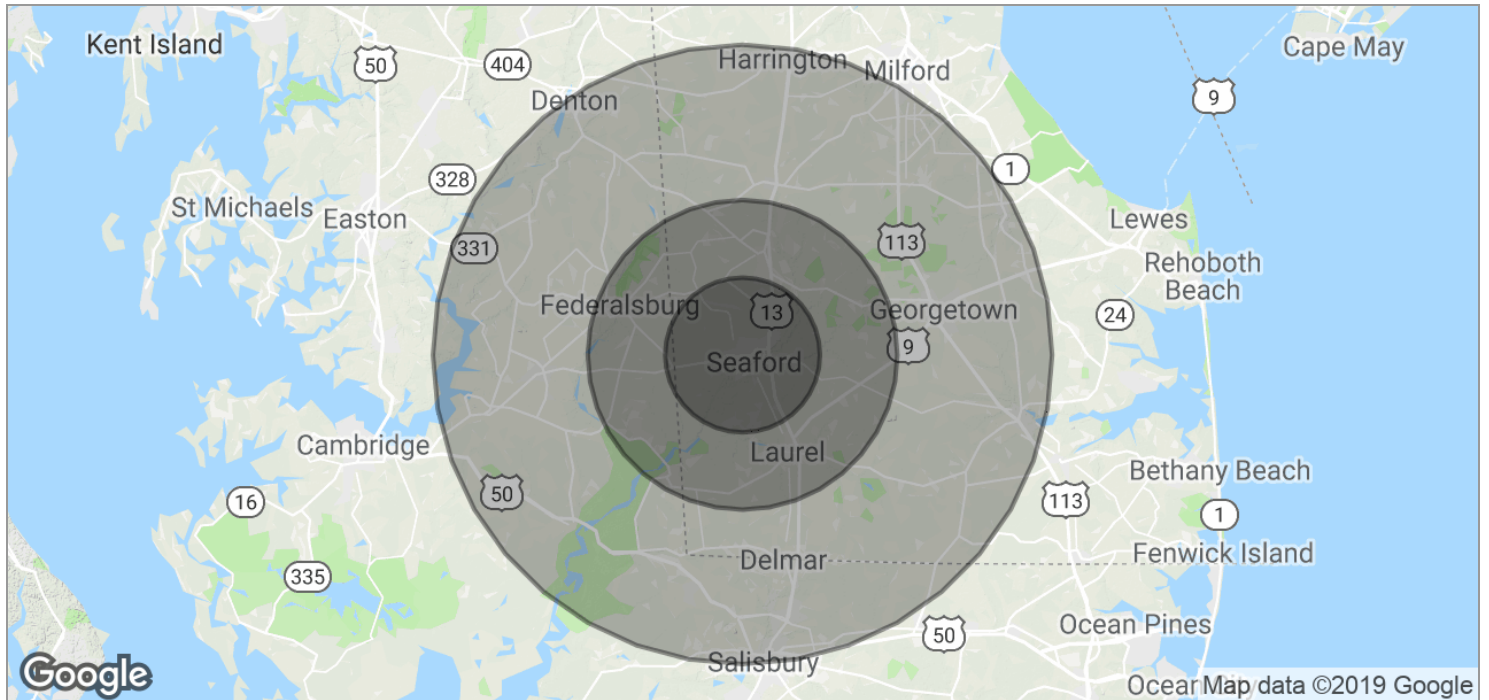
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## POPULATION

	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	21,775	51,777	191,546
MEDIAN AGE	39.3	39.4	37.8
MEDIAN AGE (MALE)	37.1	38.3	36.7
MEDIAN AGE (FEMALE)	41.4	40.3	38.8

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	8,168	19,585	70,267
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$55,310	\$56,774	\$59,727
AVERAGE HOUSE VALUE	\$284,457	\$266,580	\$225,095



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## Tom Knopp

Senior Advisor

SVN | Miller Commercial Real Estate

Tom Knopp serves as a Senior Advisor for SVN - Miller Commercial Real Estate specializing in the sale and leasing of industrial, retail, office and commercial investment properties, as well as land sales in both Maryland and Delaware. , Tom has secured more than 300 transactions resulting in a sales volume in excess \$100 million.

Notable career highlights for Toms include a sale of 85,000 SF of medical office space for \$21,850,000 ,CVS ground lease for \$3,975,000, PENCO lease of 104,000 SF of warehouse for \$1,800,000 and a 90,000 SF lease to Grayling Industries for \$2,200,000

Active in the real estate community, Knopp serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Federalsburg, Maryland.

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## Memberships & Affiliations

Phone:

Email:

Address:



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