

| Seaford, DE

For Sale | \$295,000



Offering Highlights

- 1.01 +/- Acres
- Route 13 Frontage
- High Traffic Volume & Visibility

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Route 13- 1.01 Acre Pad Site • Seaford, DE 19973



Investment Overview

| | |
|-------------|---------------------------|
| Sale Price: | \$295,000 |
| Lot Size: | 1.01 Acres |
| APN #: | 331-6.00-446 |
| Market: | Eastern Shore of Delaware |
| Sub Market: | Seaford |

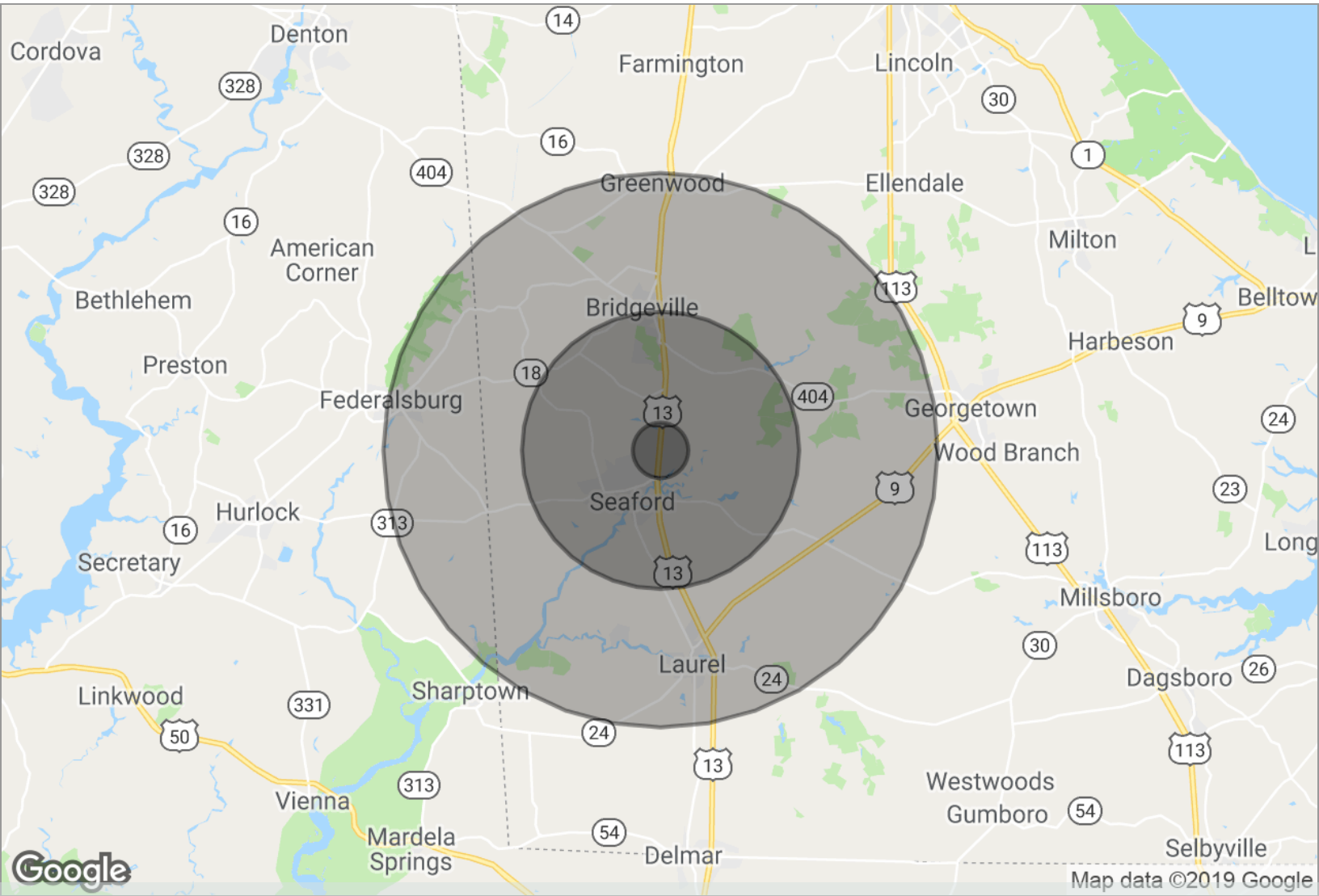
Property Overview

| | |
|----------|---|
| Property | 1.01 +/- acres available with Route 13 frontage. High traffic and visibility. |
| Location | Located on U.S. Route 13 (Sussex Highway) in Seaford, DE. |

Presented by
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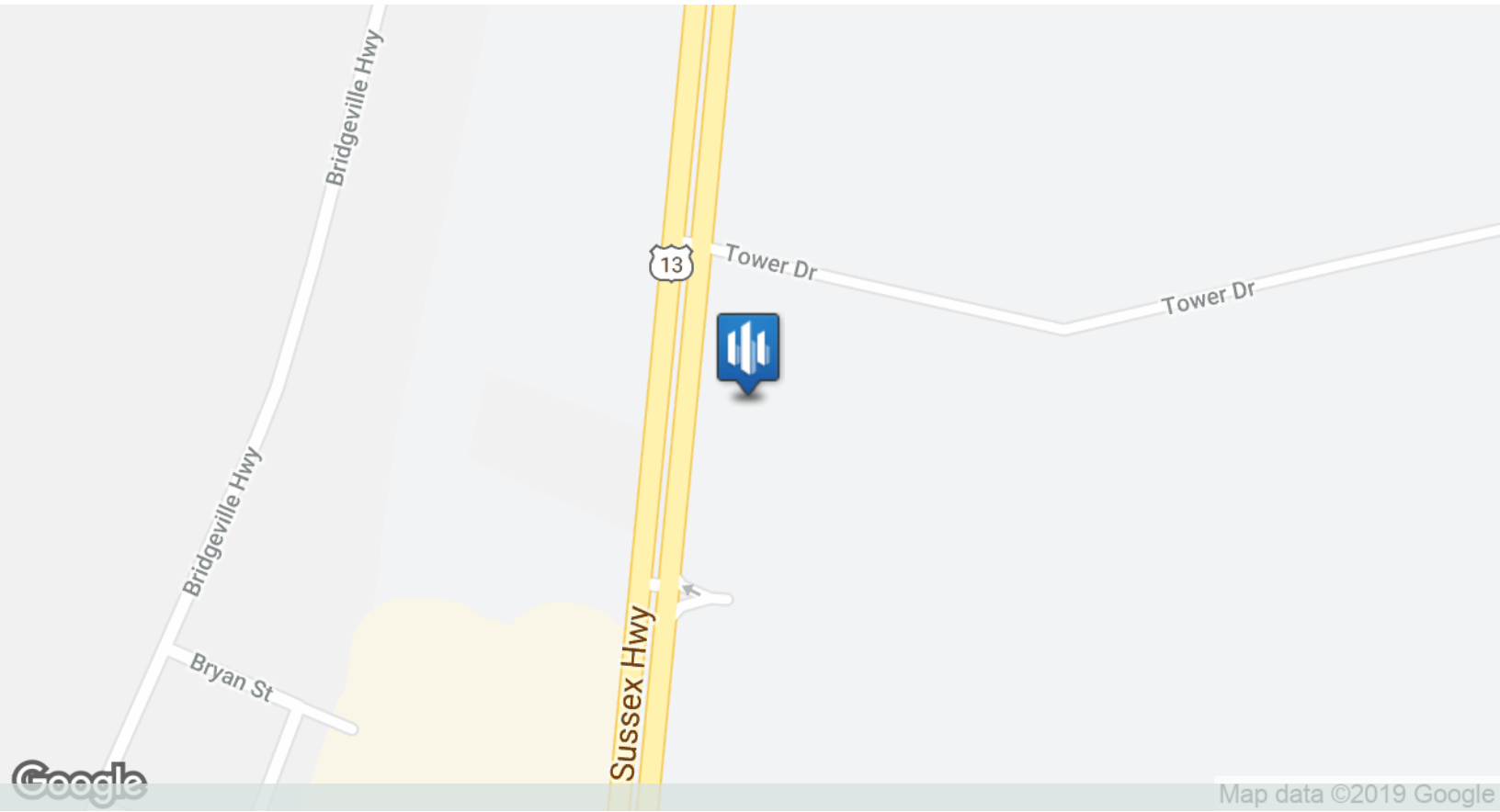


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Radius Map

| | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|----------|----------|----------|
| Total Population | 1,576 | 22,715 | 52,044 |
| Total Number of Households | 583 | 8,552 | 19,519 |
| Average Household Income | \$40,204 | \$54,391 | \$57,224 |
| Median Age | 35.5 | 39.6 | 39.5 |

* Demographic information provided by BuildOut, LLC





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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Prior to joining SVN- Miller Commercial Real Estate, Ray served as Commercial Broker for Adkins Real Estate in Seaford, Delaware.

Active in the real estate community, Adkins serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Seaford, Delaware.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.