



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

23450 Sussex Highway | Seaford, DE 19973



PRESENTED BY:

TOM KNOPP

Senior Advisor
302.249.9097
tom.knopp@svn.com

PROPERTY HIGHLIGHTS

- Commercial Retail Development Opportunity
- 9.86 +/- Acres
- Zoned C-1
- High Traffic Volume & Visibility
- Owner Willing to Subdivide



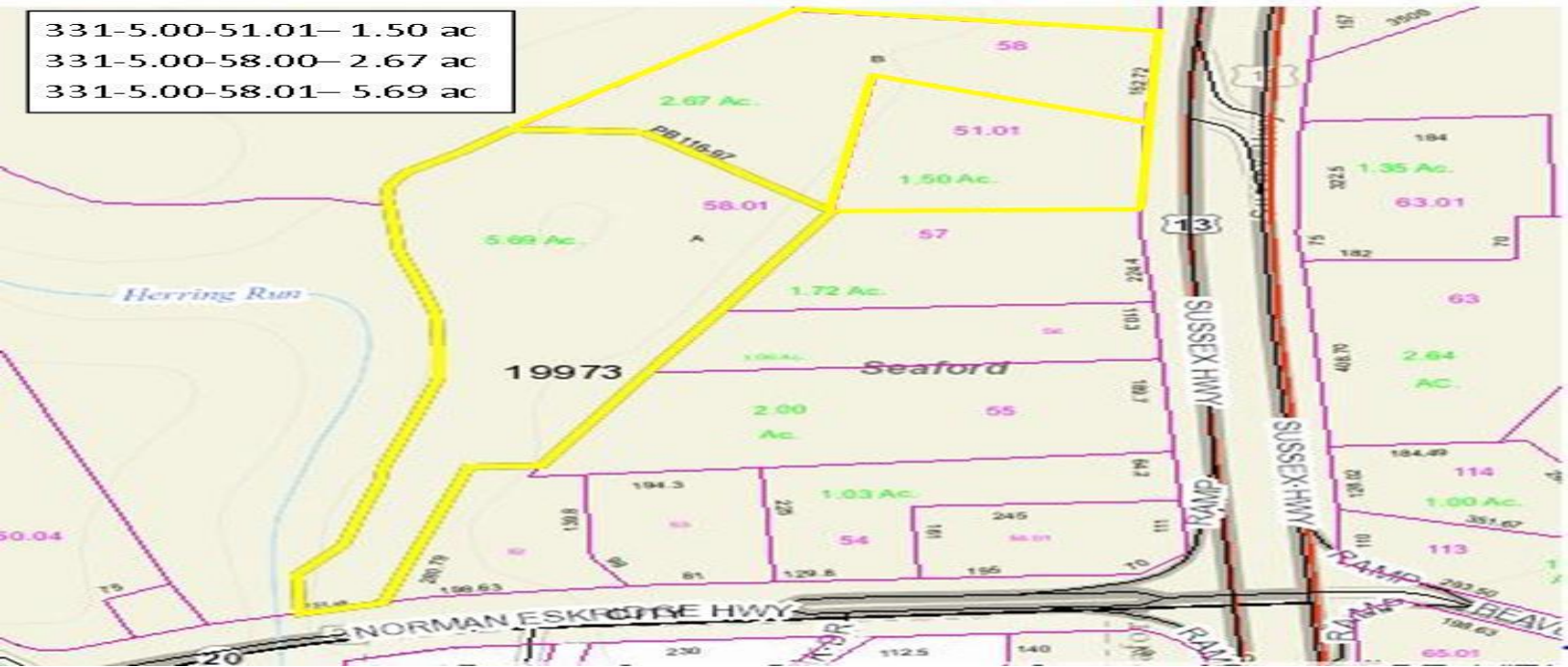
All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



SALE OVERVIEW

SALE PRICE: \$1,800,000

LOT SIZE: 9.86 Acres

ZONING: C-1

MARKET: Sussex County

SUB MARKET: Seaford

PROPERTY DESCRIPTION

Commercial Retail Development Opportunity. 3 parcels totaling 9.86 +/- acres located directly on US Route 13 in Seaford, DE. High traffic volume and visibility. Zoned C-1. Owner is willing to subdivide.



TOM KNOPP
Senior Advisor
302.249.9097
tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



TOM KNOPP
Senior Advisor
302.249.9097
tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



TOM KNOPP
Senior Advisor
302.249.9097
tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

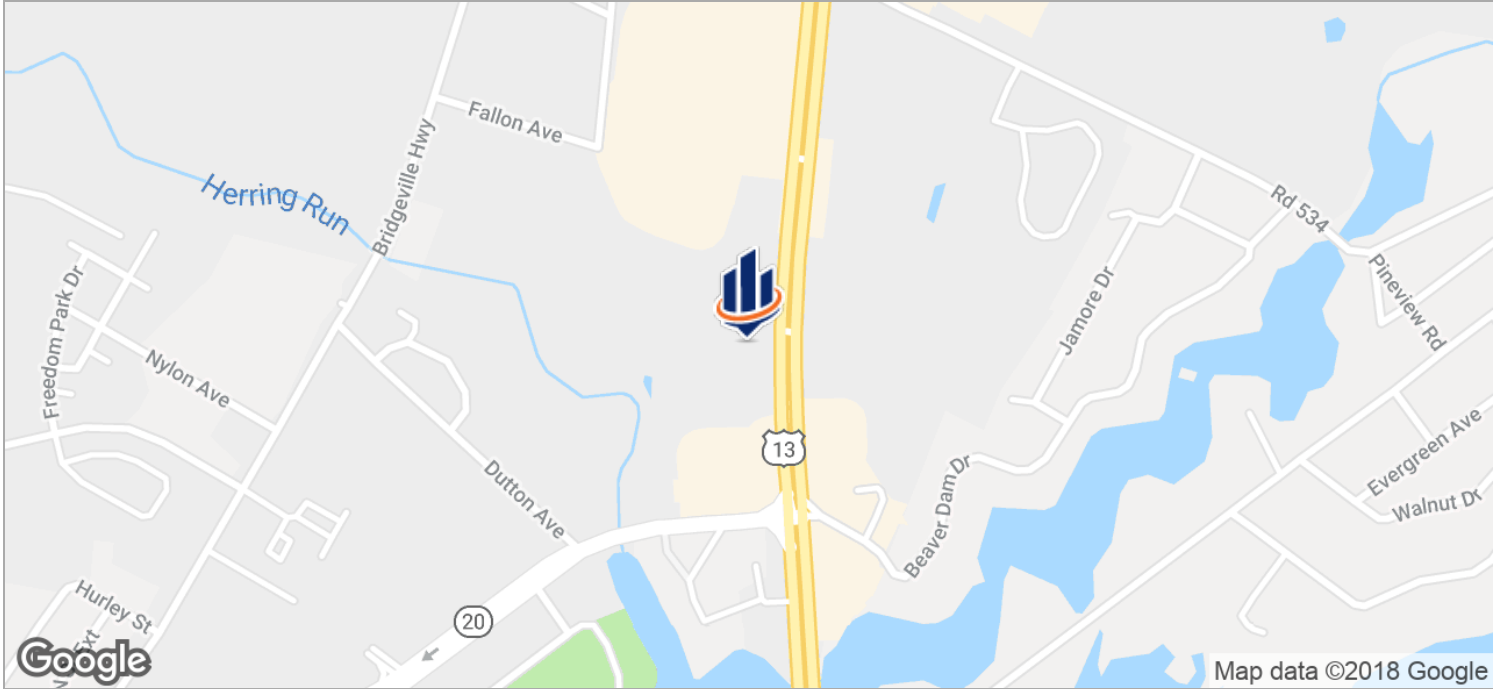
svnmler.com



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



TOM KNOPP
Senior Advisor
302.249.9097
tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

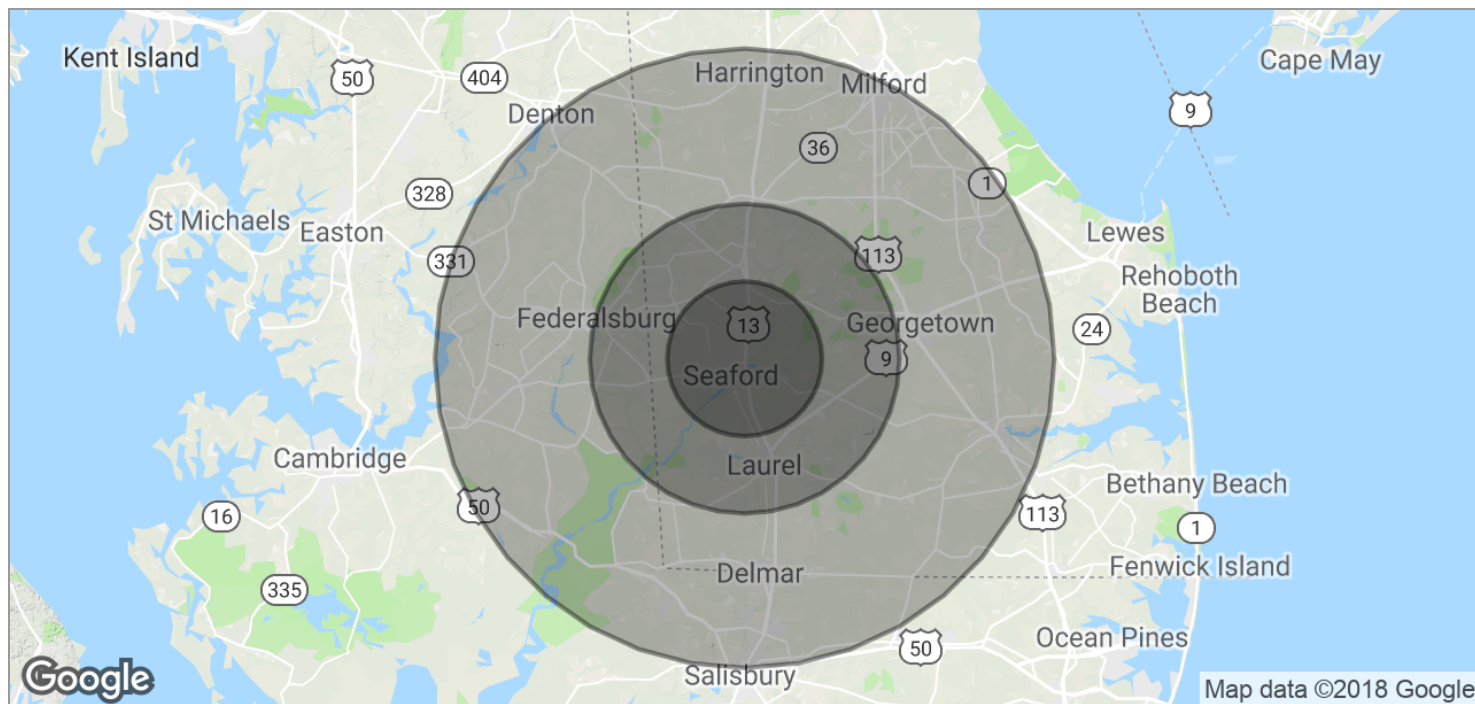
svnmler.com



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



POPULATION

	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	23,087	52,955	194,029
MEDIAN AGE	39.6	39.5	38.1
MEDIAN AGE (MALE)	37.4	38.4	37.0
MEDIAN AGE (FEMALE)	41.6	40.4	39.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	8,712	19,949	71,096
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$54,827	\$57,119	\$59,844
AVERAGE HOUSE VALUE	\$317,004	\$267,265	\$226,934



TOM KNOPP

Senior Advisor
302.249.9097
tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnmler.com



FOR SALE | RETAIL

23450 SUSSEX HIGHWAY

Seaford, DE 19973



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.

Phone: 302.249.9097

Fax: 410.543.1439

Email: tom.knopp@svn.com

Address: 26286 Seaford Road
Seaford, DE 19973



TOM KNOPP

Senior Advisor
302.249.9097

tom.knopp@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnmler.com