

24447 SUSSEX HIGHWAY

SEAFORD, DE 19973

Tom Knopp
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	2.45 Acres
Zoning:	Commercial
Market:	Eastern Shore of Delaware
Submarket:	Seaford
Price / SF:	\$6.55

PROPERTY OVERVIEW

2.45 Acres with frontage on US Route 13. Zoned Commercial. Property is improved with 3BR/2 BA residential home. Great location!

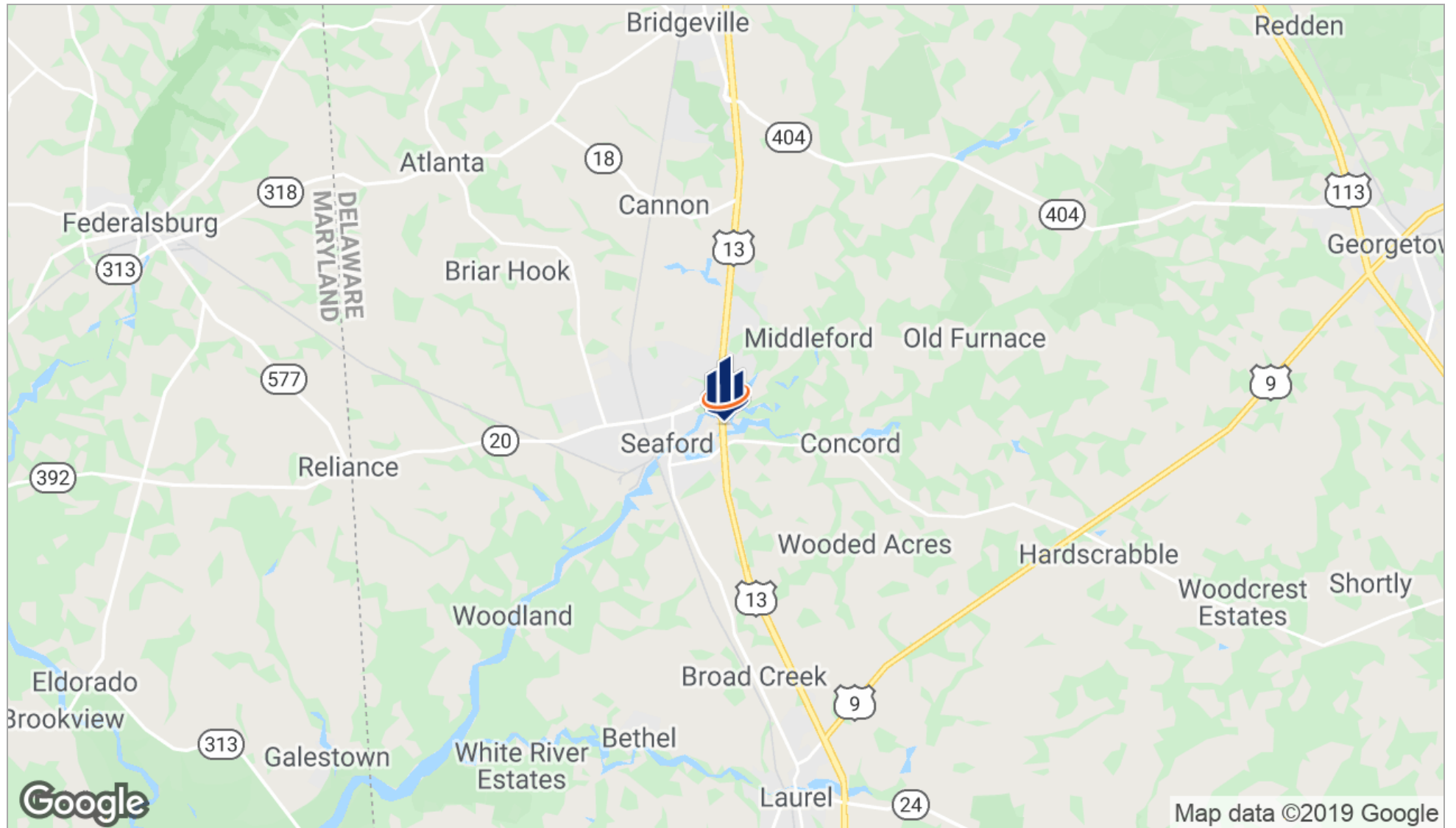
PROPERTY HIGHLIGHTS

- 2.45 Acres
- Waterfront
- Zoned Commercial
- Located on US Route 13

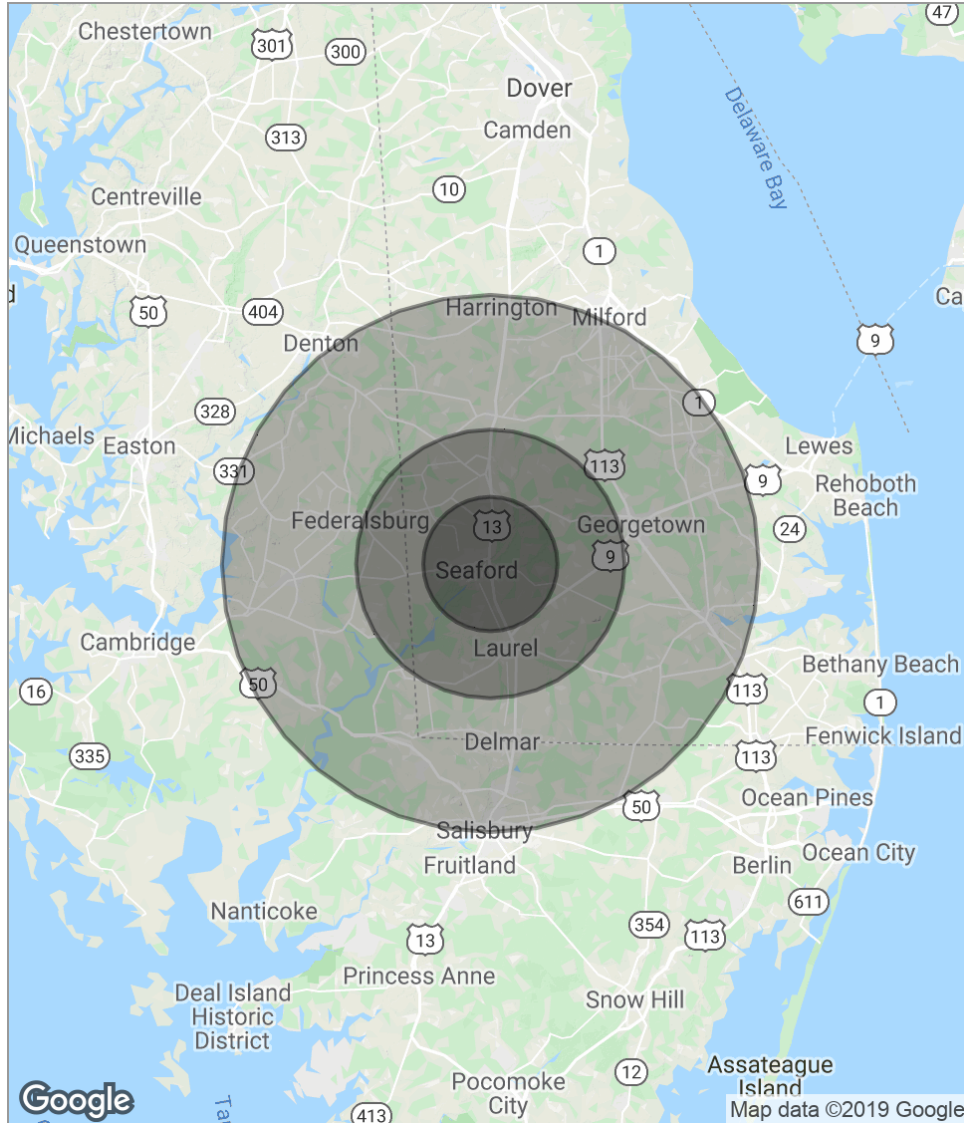
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	23,302	52,533	201,113
Median age	39.6	39.5	38.0
Median age [male]	37.5	38.5	36.8
Median age [Female]	41.6	40.5	39.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	8,817	19,797	73,756
# of persons per HH	2.6	2.7	2.7
Average HH income	\$54,827	\$57,363	\$59,689
Average house value	\$313,654	\$266,461	\$224,214

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact 1

TOM KNOPP

Senior Advisor

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PROFESSIONAL BACKGROUND

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.