

| Seaford, DE

For Sale | \$275,000



## Offering Highlights

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

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Route 13- 0.8 Acre Pad Site • Seaford, DE 19973



## Investment Overview

Sale Price:	\$275,000
Lot Size:	0.8 Acres
APN #:	331-6.00-447
Market:	Eastern Shore of Delaware
Sub Market:	Seaford

## Property Overview

Property	.80 +/- acres available with Route 13 frontage. High traffic and visibility.
Location	Located on U.S. Route 13 (Sussex Highway) in Seaford, DE.

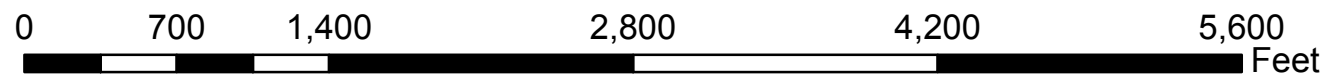
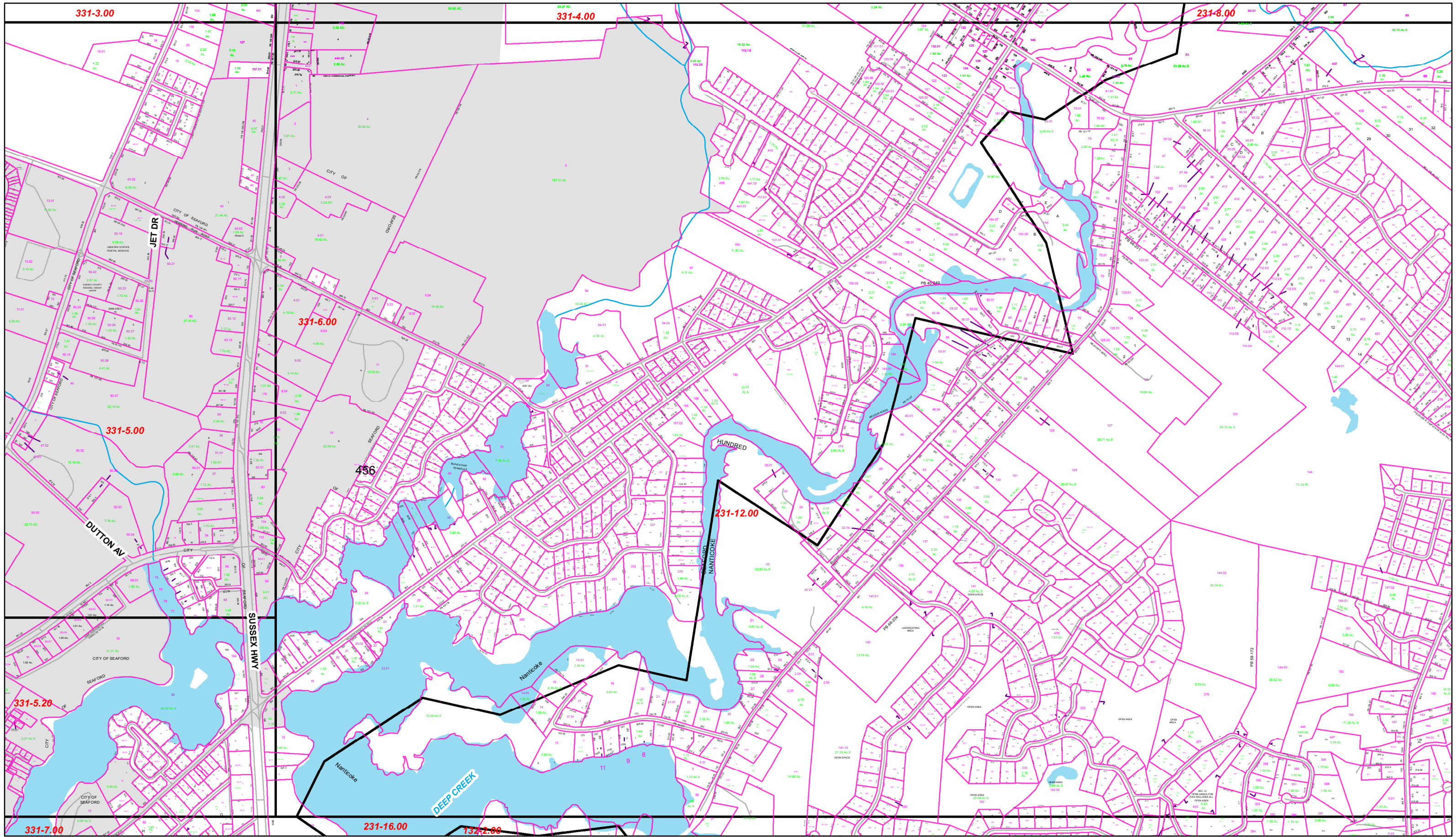
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# Sussex County Delaware

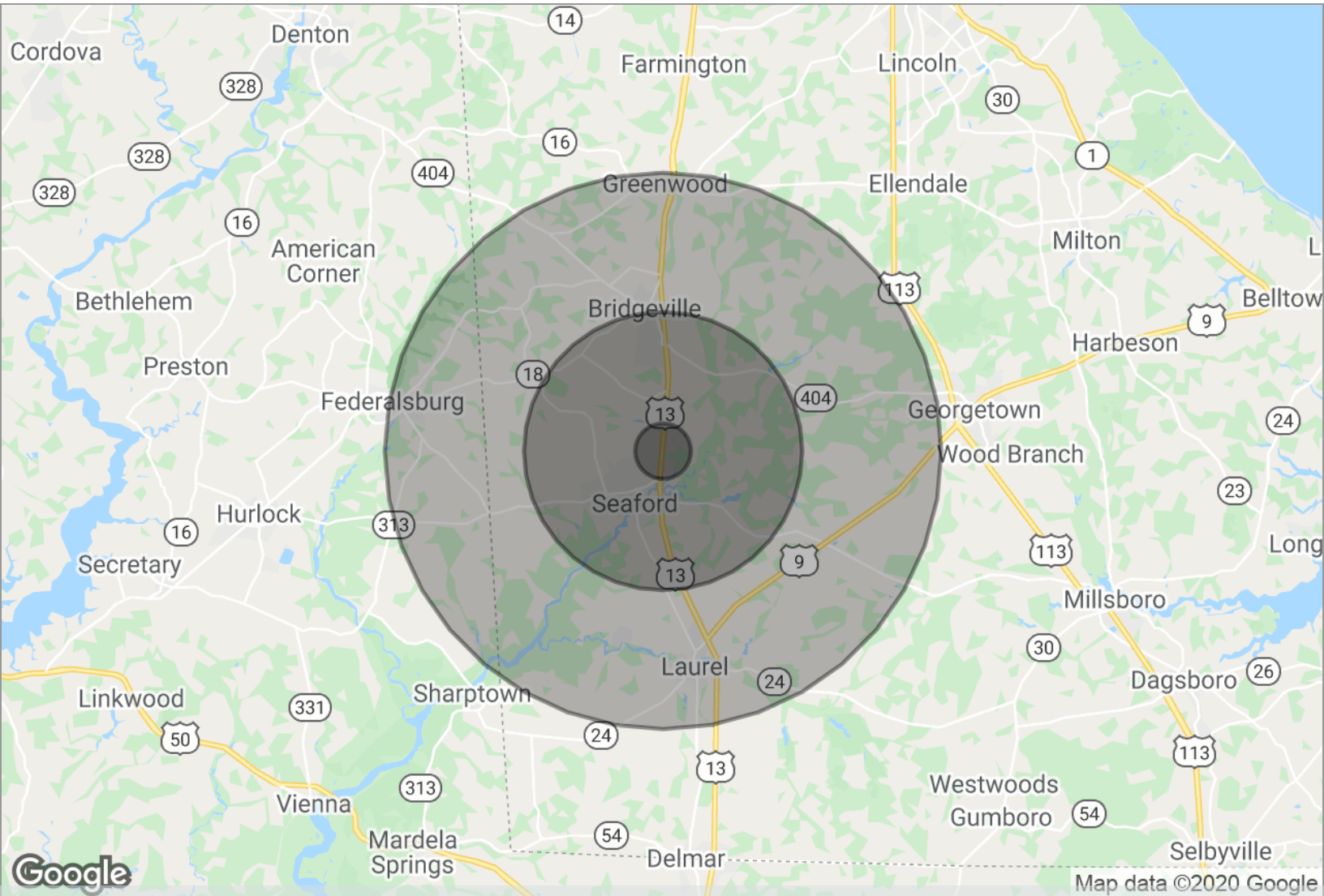
## 331-6.00

### Legend

-  Map Line
-  Municipal Boundaries





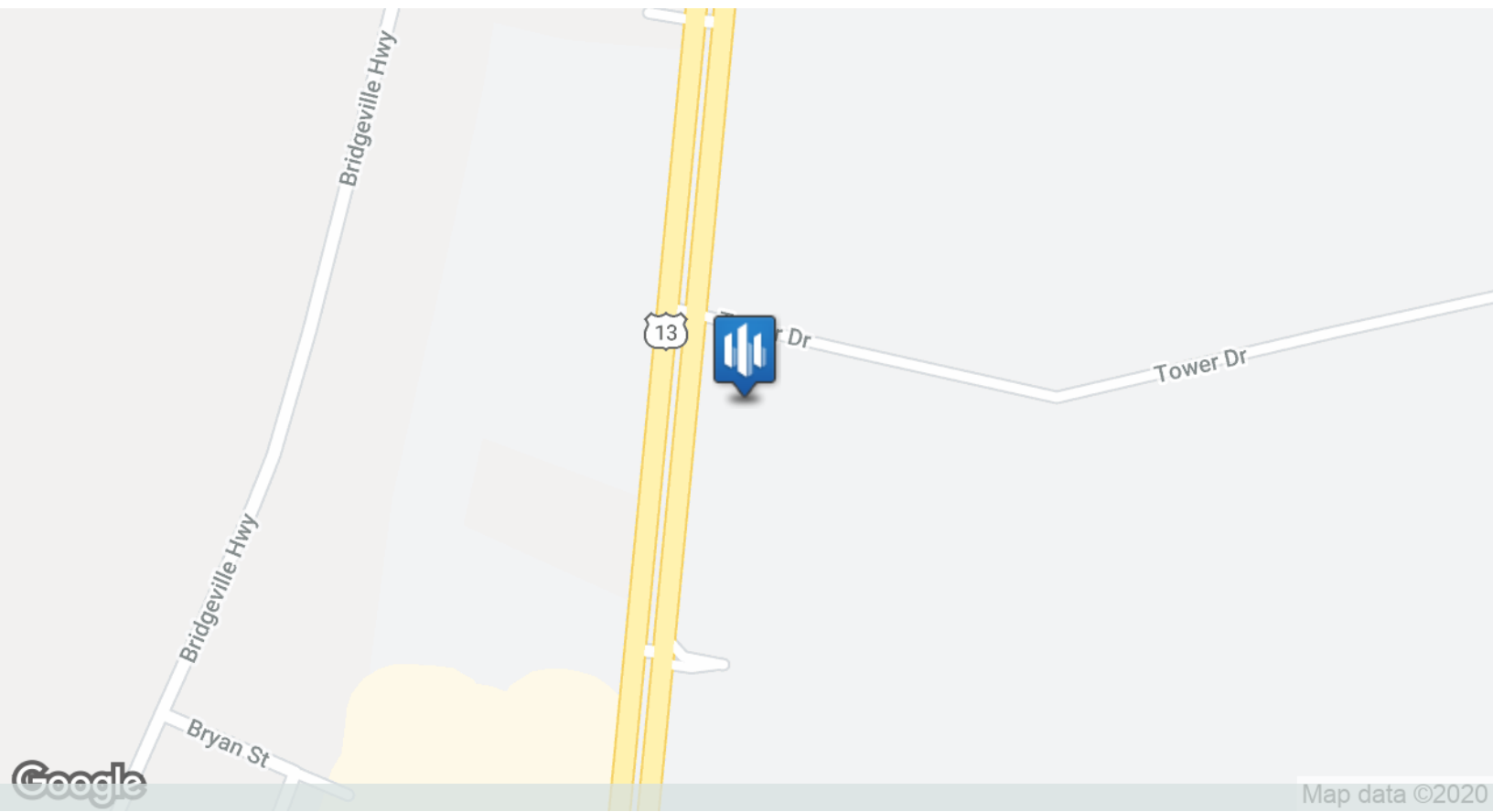


Route 13- 0.8 Acre Pad Site | Seaford, DE 19973

Radius Map

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,579	22,736	52,050
<b>Total Number of Households</b>	584	8,561	19,516
<b>Average Household Income</b>	\$40,181	\$54,391	\$57,230
<b>Median Age</b>	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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## Raymond Adkins

### Managing Broker

SVN | Miller Commercial Real Estate

Raymond Adkins serves as 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 Delaware.

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.