

| Seaford, DE

For Sale | \$295,000



Offering Highlights

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

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Route 13- 1.02 Acre Pad Site • Seaford, DE 19973



Investment Overview

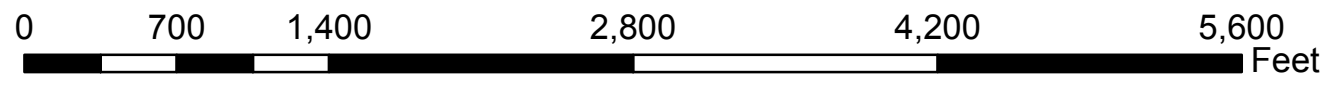
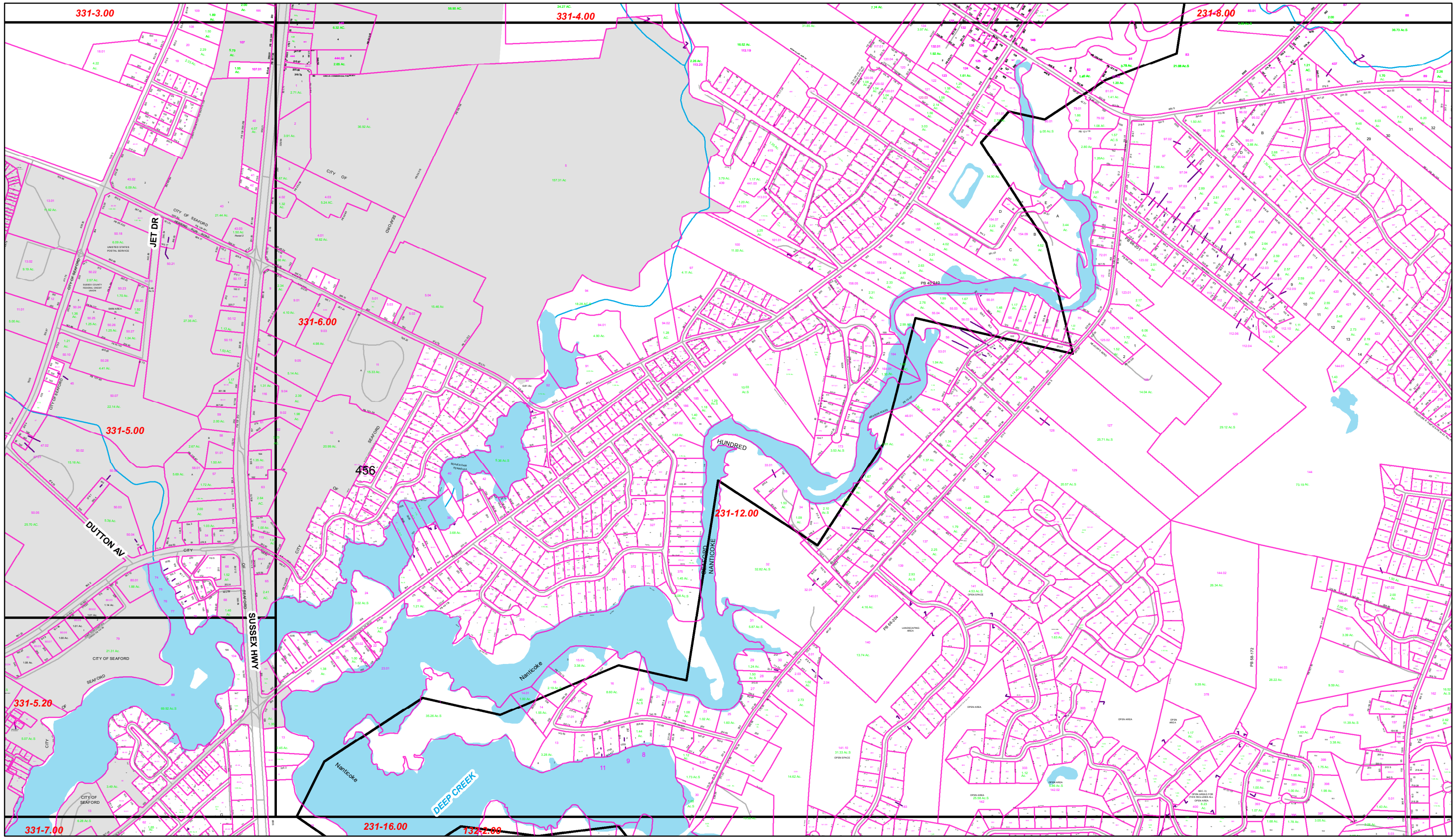
Sale Price:	\$295,000
Lot Size:	1.02 Acres
APN #:	331-6.00-445
Market:	Eastern Shore of Delaware
Sub Market:	Seaford

Property Overview

Property	1.02 +/- 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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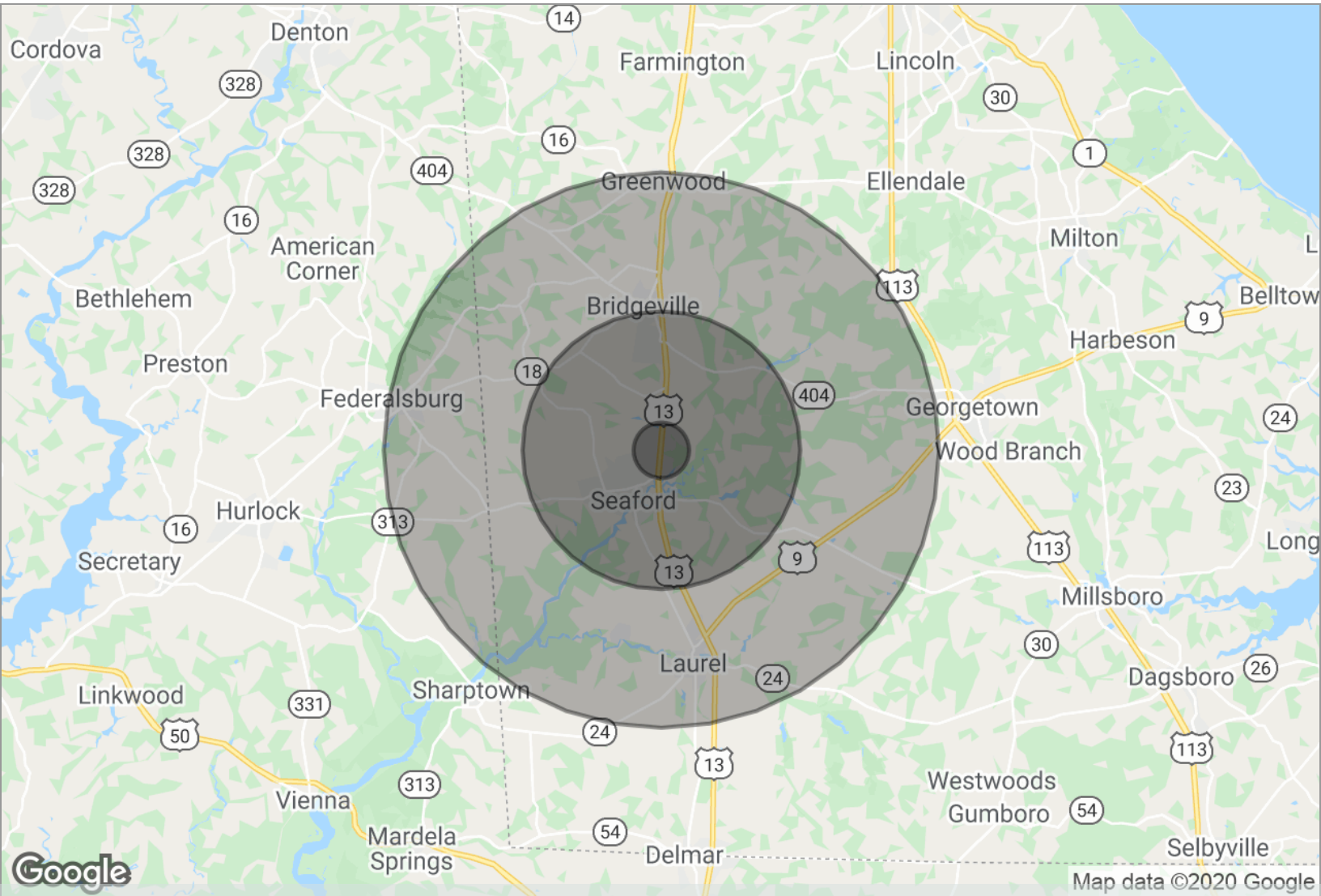
Sussex County Delaware

331-6.00

Legend

- Map Line
- Municipal Boundaries



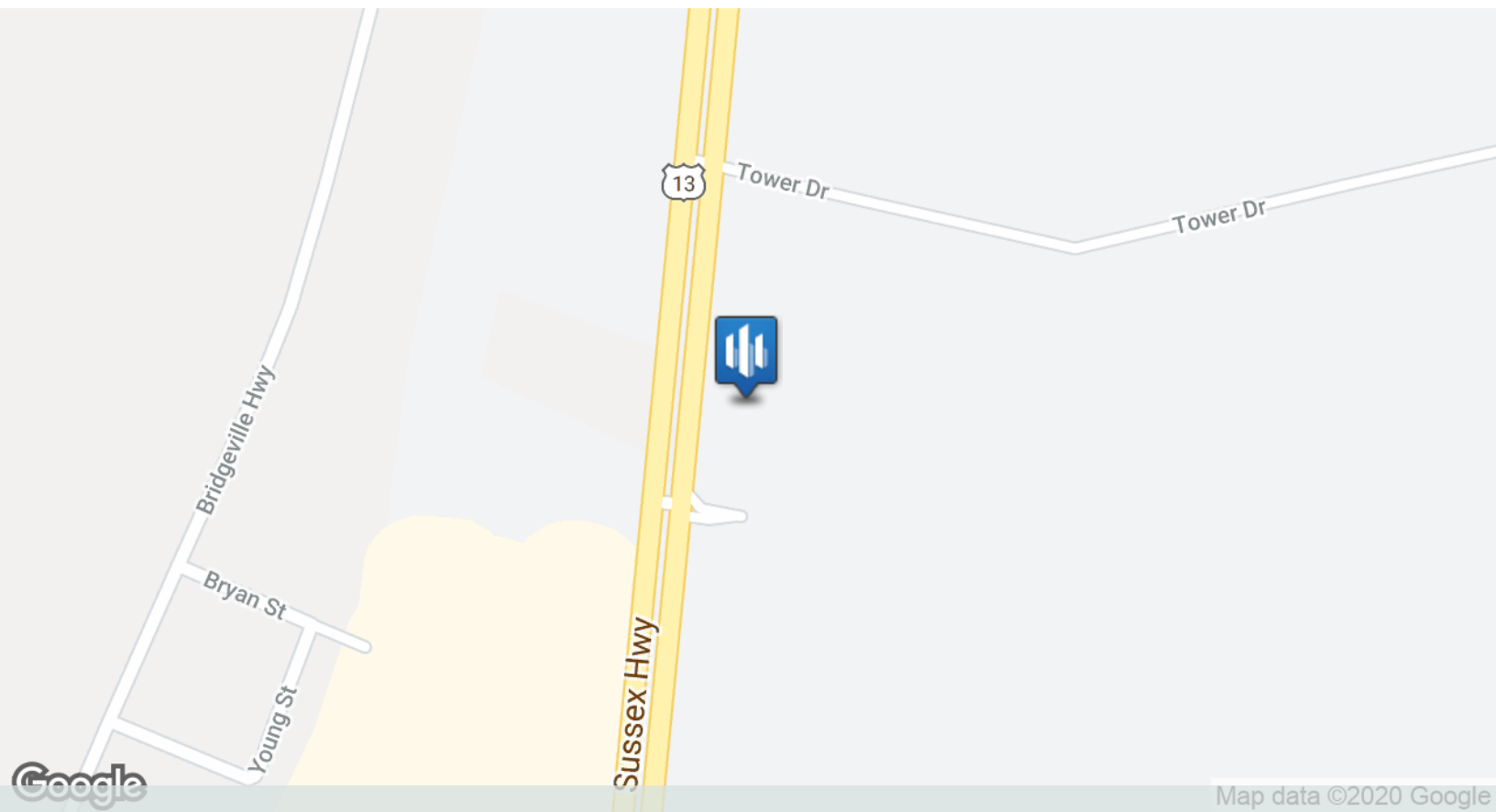


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Radius Map

	1 Mile	5 Miles	10 Miles
Total Population	1,584	22,761	52,006
Total Number of Households	586	8,571	19,511
Average Household Income	\$40,111	\$54,420	\$57,250
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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Memberships & Affiliations

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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.