

LEASE/SALE

Sussex County, Delaware

DEVELOPMENT OPPORTUNITY

18334-18344 COASTAL HIGHWAY | LEWES, DELAWARE 19958

LOT SIZE

1.75 Acres (2 parcels)

ZONING

C-1 (General Commercial)

TRAFFIC COUNT

61,329 AADT (Coastal Hwy/Rt. 1)

HIGHLIGHTS

- ▶ 1.75-Acre commercial development opportunity
- ▶ Multiple build-to-suit or pad site lease options available, including office, retail and restaurant layouts
- ▶ Great visibility (over 200 feet of frontage) and traffic volume (60,000+ cars/day) on busy Coastal Highway/Route 1
- ▶ Nearby retailers include Walmart, Dollar Tree, ACME, HomeGoods, Petco, Staples, Michaels, Dunkin', Panera Bread, Royal Farms, Wawa and numerous shopping centers and outlet malls popular to the Lewes/Rehoboth, DE market



EXISTING STREETVIEW



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ZONING

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C-1 (GENERAL COMMERCIAL)

Sussex County, DE

The purpose of this district is to provide for **retail shopping, personal services and a wide variety of commercial and miscellaneous service activities** generally serving a community-wide area. Such uses are generally located along major arterial roadways where a general mixture of commercial and service activity now exists. Such uses shall not be characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor and noise associated with manufacturing.



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LOCAL AERIAL

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Pelican Square

ACME **Marshalls** **Jordan Marsh's**

STAPLES petco

MATTRESS FIRM

Tanger Outlets: Surfside

TALBOTS KIRKLAND'S LOFT NAUTICA

vineyard vines adidas **BACK ROOM SHOPS** Bass VICTORIA'S SECRET

POLO RALPH LAUREN WHITE BLACK MICHAEL KORS

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EXISTING CONDITIONS

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CONCEPTUAL 'A'

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CONCEPTUAL 'B'

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CONCEPTUAL 'C'

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TRADE AREA

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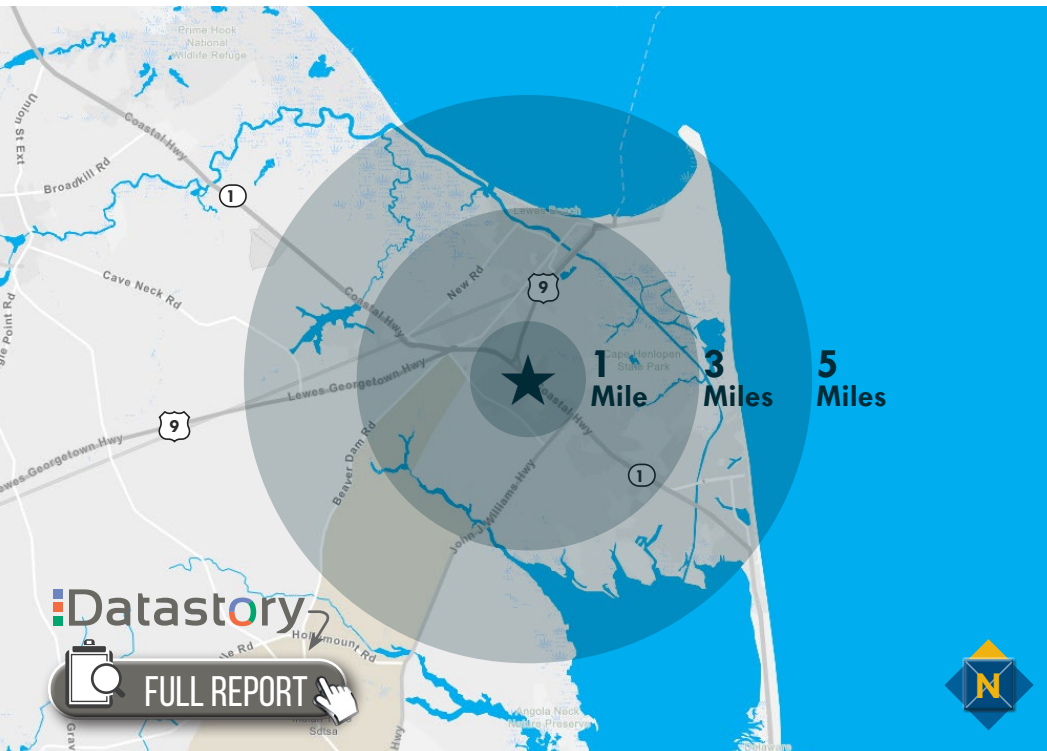


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 3,818 (1 MILE) 24,352 (3 MILES) 41,611 (5 MILES)	NUMBER OF HOUSEHOLDS 1,998 (1 MILE) 11,780 (3 MILES) 19,917 (5 MILES)	AVERAGE HH SIZE 1.91 (1 MILE) 2.05 (3 MILES) 2.08 (5 MILES)	MEDIAN AGE 58.6 (1 MILE) 57.3 (3 MILES) 57.4 (5 MILES)
AVERAGE HH INCOME \$96,568 (1 MILE) \$96,871 (3 MILES) \$104,623 (5 MILES)	EDUCATION (COLLEGE+) 66.5% (1 MILE) 66.7% (3 MILES) 69.0% (5 MILES)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 82.4% (1 MILE) 85.0% (3 MILES) 86.0% (5 MILES)	DAYTIME POPULATION 5,079 (1 MILE) 29,025 (3 MILES) 46,929 (5 MILES)

38% GOLDEN YEARS
2 MILES

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

20% RURAL-RESORT DWELLERS
2 MILES

2.22
AVERAGE HH SIZE

54.1
MEDIAN AGE

\$50,400
MEDIAN HH INCOME

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These communities are centered in resort areas, where the change in seasons supports a variety of outdoor activities. Simple tastes and modesty characterize these blue collar residents.

18% SENIOR ESCAPES
2 MILES

2.20
AVERAGE HH SIZE

54.6
MEDIAN AGE

\$38,700
MEDIAN HH INCOME

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These communities are highly seasonal, yet owner occupied. Most couples are fairly conservative in their political and religious views. They enjoy recreation, are health-conscious, and spend within their means.

13% SILVER & GOLD
2 MILES

2.03
AVERAGE HH SIZE

63.2
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

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This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.