GROUND LEASE

Sussex County, Delaware

RETAIL/COMMERCIAL PAD SITES

DUPONT BOULEVARD & NINE FOOT ROAD | DAGSBORO, DELAWARE 19939

AVAILABLE

4.94 Acres ± TOTAL

► C-1 Zoning: 4.44 Acres ±

► AR-1 Zoning: .5 Acres ±

ZONING

C-1 (General Commercial)
AR-1 (Agricultural Residential)
Sussex County, DE

TRAFFIC COUNT

23,655 AADT (Dupont Blvd/Rt. 113)

HIGHLIGHTS

► Fully signalized intersection

► Superior visibility and frontage on Dupont Boulevard (Rt. 113) (approximately 625 feet total)

► 5 minutes from Millsboro, DE and its many shopping/dining destinations

► 20 min. to Bethany Beach, DE

► 25 min. to Ocean City, MD

► 40 min. to Rehoboth Beach, DE

► Ideal for daycare, bank, fast food, automotive services, car wash, convenience store, etc.

STREET VIEW

Aerial map showing pad sites at Dupont Boulevard & Nine Foot Road. Labels include: JC Nails, DOLLAR GENERAL, SAVANNAH SQUARE, M, EXCEL, BOYS & GIRLS CLUBS OF DELAWARE, LIGHTHOUSE CHRISTIAN SCHOOL, CLA-DAC court, Mediacom, ROYAL FARMS, Betterliving SUNROOMS + AWNINGS OF DELMARVA, NVR Mortgage, NVHomes, CLAYTON CROSSING. Road labels: 113, DUPONT BLVD, HICKMAN ST, 9 FOOT RD, CLAYTON ST, 26. Traffic counts: 22,545 AADT, 6,020 AADT, 23,655 AADT. Parcel labels: 4.94 AC ± TOTAL, AR-1 1.8 AC, C-1, .50 AC, .82 AC, .89 AC, .93 AC, C-1.

Sean Langford | *Vice President*
☎ 443.573.3218 ✉ broker@mackenziecommercial.com

Chris Walsh | *Vice President*
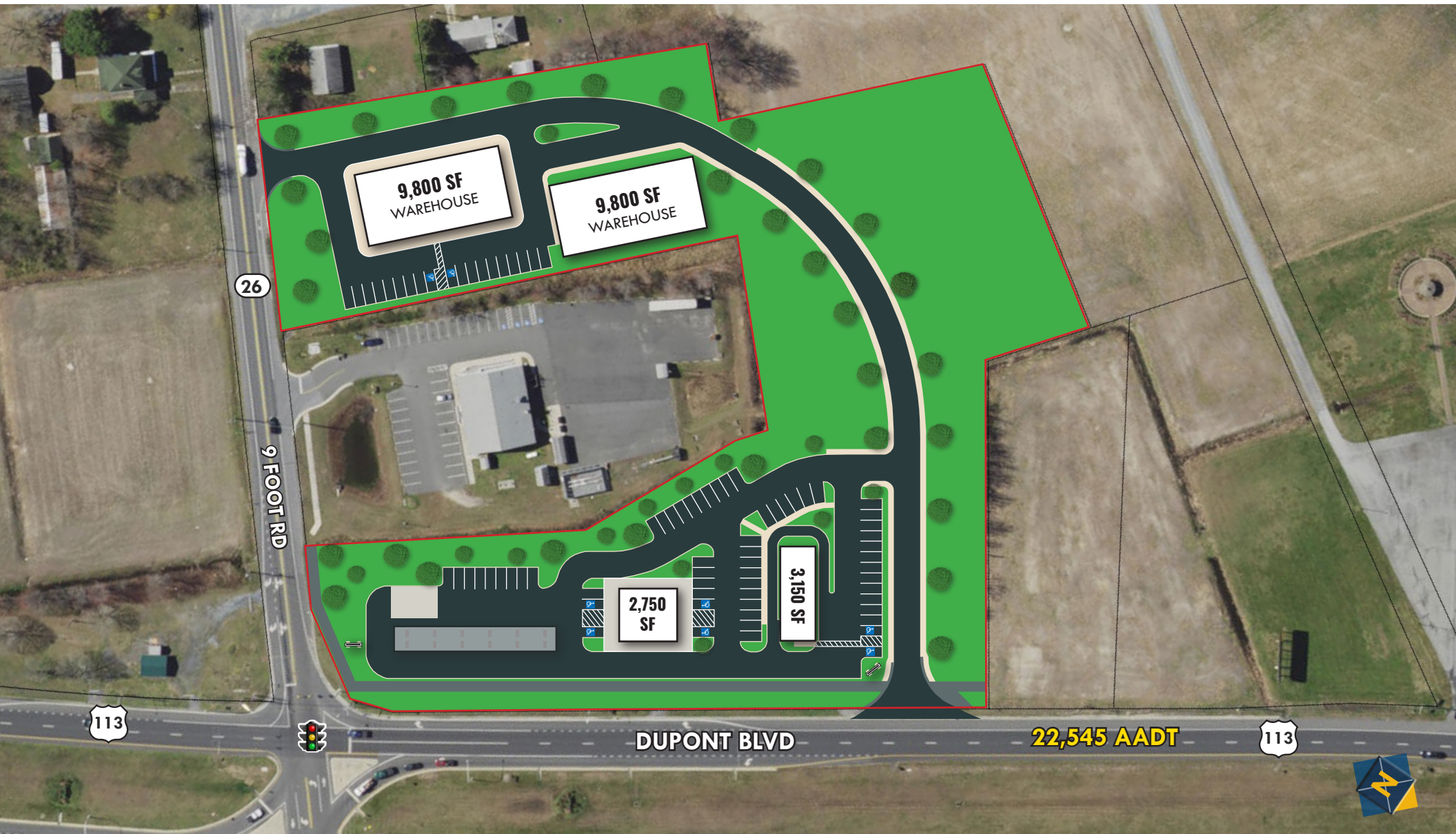☎ 410.494.4857 ✉ cwalsh@mackenziecommercial.com

MACKENZIE RETAIL

GROUND LEASE

Sussex County, Delaware

CONCEPTUAL SITE PLAN

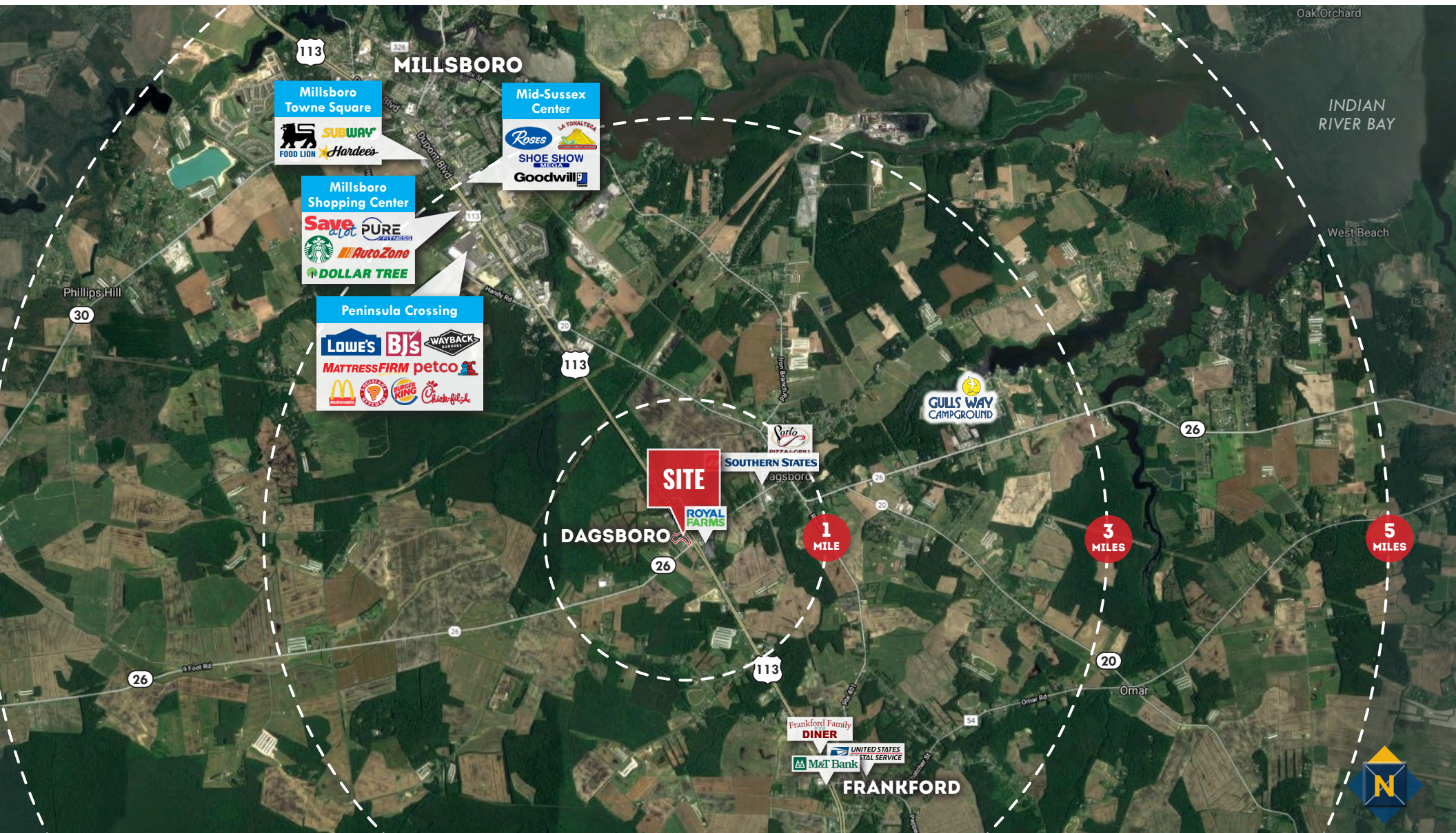## DUPONT BOULEVARD & NINE FOOT ROAD | DAGSBORO, DELAWARE 19939

9,800 SF WAREHOUSE

9,800 SF WAREHOUSE

2,750 SF

3,150 SF

26

9 FOOT RD

113

DUPONT BLVD

22,545 AADT

113

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MACKENZIE
RETAIL

MILLSBORO

Millsboro Towne Square
FOOD LION · SUBWAY · Hardee's

Mid-Sussex Center
Roses · LA TONALTECA · SHOE SHOW MEGA · Goodwill

Millsboro Shopping Center
Save a lot · PURE FITNESS · Starbucks · AutoZone · DOLLAR TREE

Peninsula Crossing
Lowe's · BJ's · WAYBACK BURGERS · MattressFIRM · petco · McDonald's · Popeyes · BURGER KING · Chick-fil-A

GULLS WAY CAMPGROUND

Porto PIZZA & GRILL
SOUTHERN STATES
Dagsboro

SITE
ROYAL FARMS

DAGSBORO

1 MILE
3 MILES
5 MILES

Frankford Family DINER
UNITED STATES POSTAL SERVICE
M&T Bank

FRANKFORD

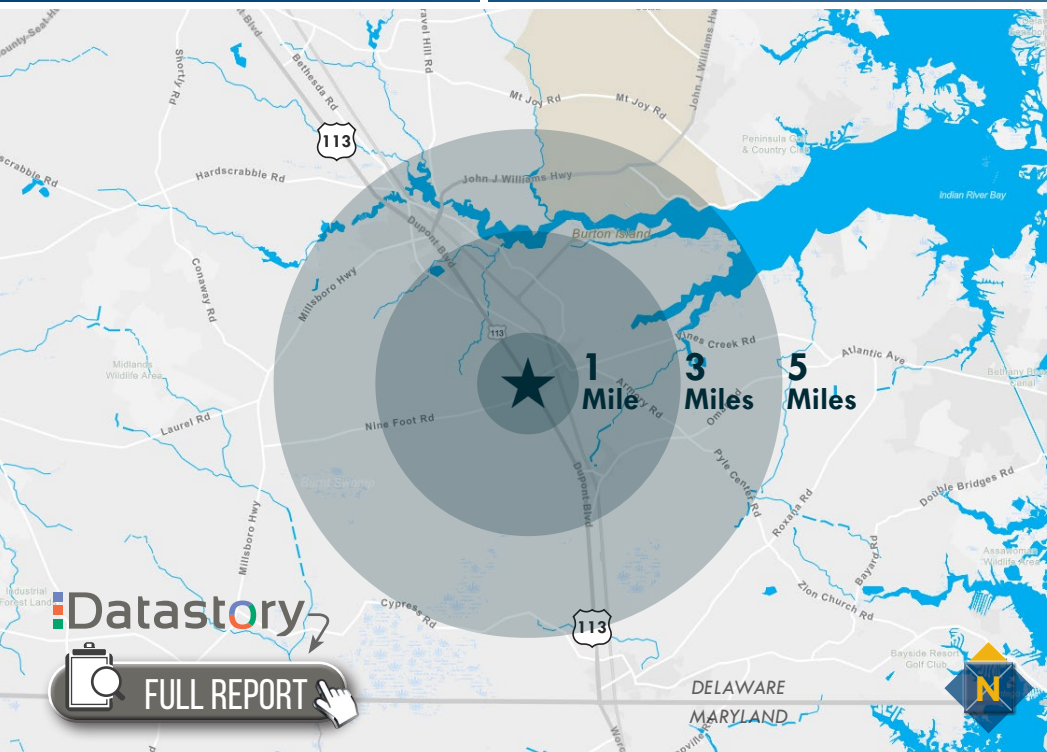INDIAN RIVER BAY
Oak Orchard
West Beach
Phillips Hill
Omar

N

GROUND LEASE
Sussex County, Delaware

LOCATION / DEMOGRAPHICS (2019)
DUPONT BOULEVARD & NINE FOOT ROAD | DAGSBORO, DELAWARE 19939

Datastory

FULL REPORT

1 Mile · 3 Miles · 5 Miles

	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1 MILE	1,068	400	2.67	42.0
3 MILES	7,672	2,849	2.67	41.4
5 MILES	19,585	7,596	2.55	43.6

	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
1 MILE	$70,737	46.6%	99.1%	954
3 MILES	$68,099	42.1%	96.4%	9,530
5 MILES	$70,627	45.6%	97.1%	22,804

44%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51 AVERAGE HH SIZE
40.9 MEDIAN AGE
$60,000 MEDIAN HH INCOME

LEARN MORE

19%
MIDLIFE CONSTANTS
2 MILES

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31 AVERAGE HH SIZE
47.0 MEDIAN AGE
$53,200 MEDIAN HH INCOME

LEARN MORE

19%
SOUTHERN SATELLITES
2 MILES

This market is typically nondiverse, slightly older, settled married-couple families, who own their own homes. These consumers are more concerned about cost rather than quality or brand loyalty.

2.67 AVERAGE HH SIZE
40.3 MEDIAN AGE
$47,800 MEDIAN HH INCOME

LEARN MORE

17%
THE GREAT OUTDOORS
2 MILES

These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

2.44 AVERAGE HH SIZE
47.4 MEDIAN AGE
$56,400 MEDIAN HH INCOME

LEARN MORE

MACKENZIE
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