

MARKETPLACE AT BEAR TRAP

21-24 Village Green Drive, Ocean View, DE 19970
Sussex County



RETAIL FOR LEASE

NEARBY RETAILERS:



- **Number of Buildings:** Two (2) +/-10,000 SF two-story buildings
- **Total Space Available:** 2,500 SF- 10,000 SF
- **Property Type:** Professional Office/Retail
- **Parcel:** 1-34-16.00-1326.00
- **Other:** Elevator served/Shared parking available

Building B: Deliverable as vanilla shell with plumbing roughed-in

- 1st Floor: +/-3,000 SF Available
- 2nd Floor: +/-2,500 SF Available (Freeman Companies)

Building A: 1st floor is fit-out as 2,500 café & 2,500 SF liquor store

- 1st Floor: +/-5,000 SF Available (minimum divisible: 2,500)
- 2nd Floor: +/-5,000 SF Available (minimum divisible: 2,500 SF)

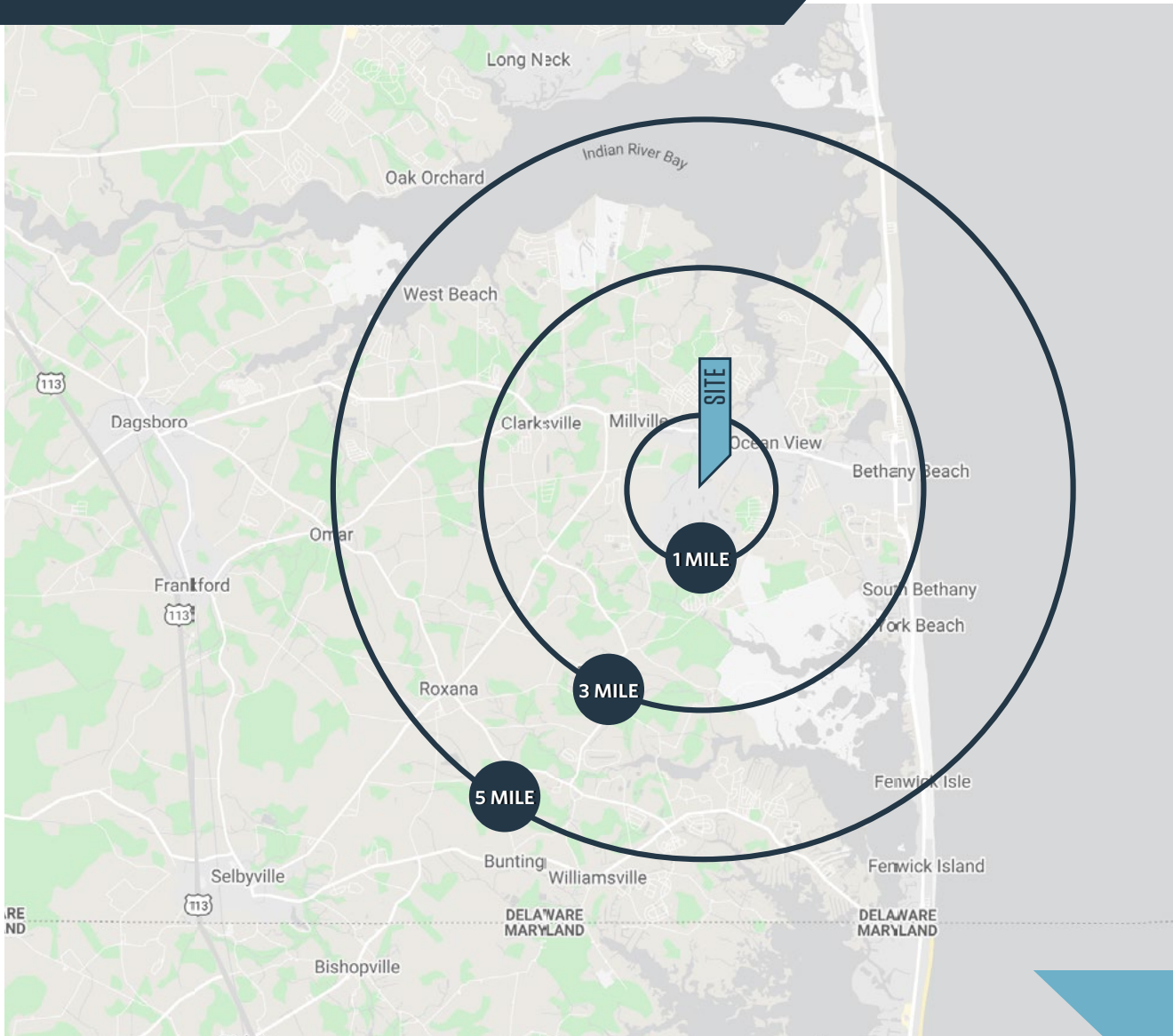
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DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	2,907	16,120	25,695
Daytime Population	1,071	5,235	7,130
Households	1,435	7,625	12,008
Average HH Income	\$95,247	\$100,764	\$99,094

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Central Ave	2,374 ADT
Windmill Dr	3,332 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

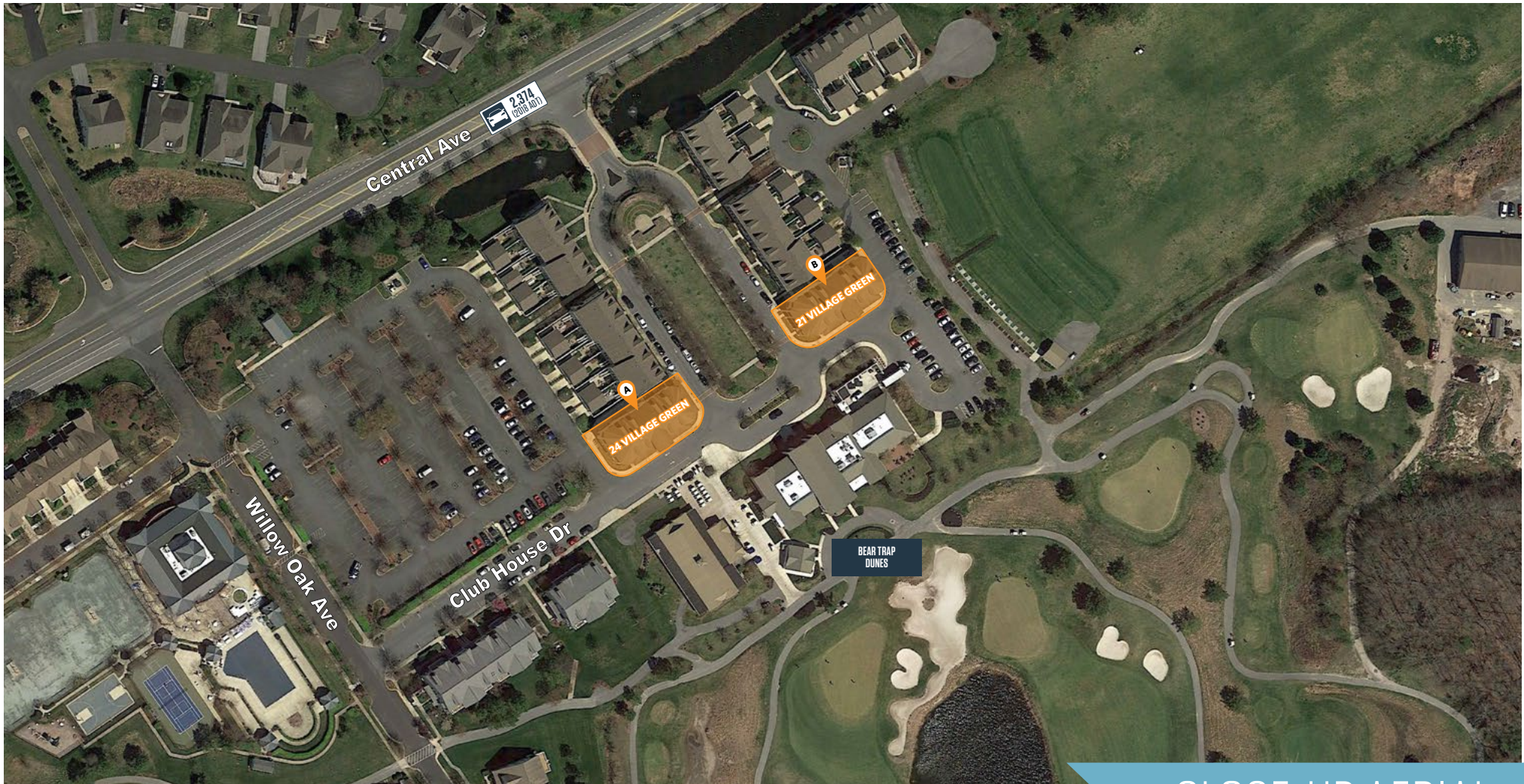
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CLOSE-UP AERIAL

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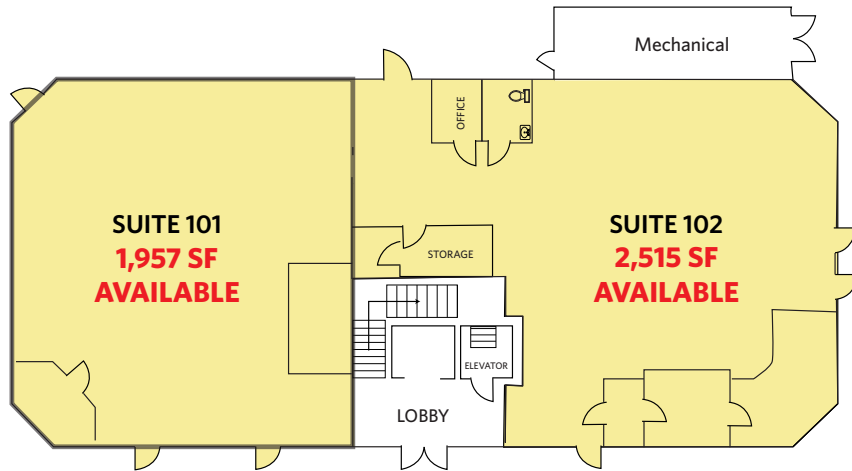
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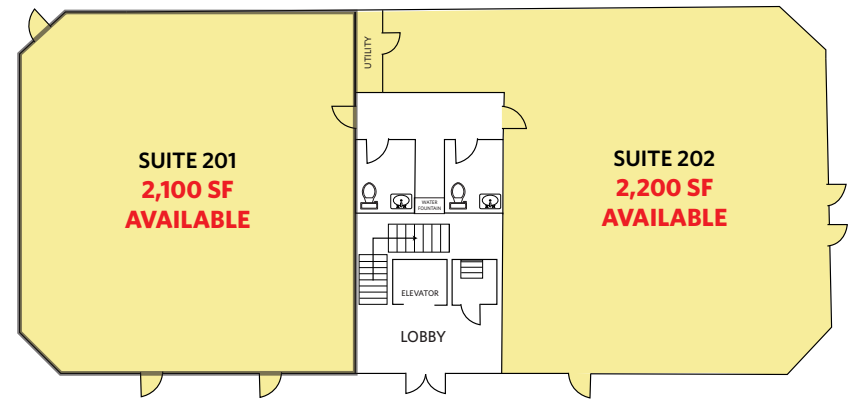
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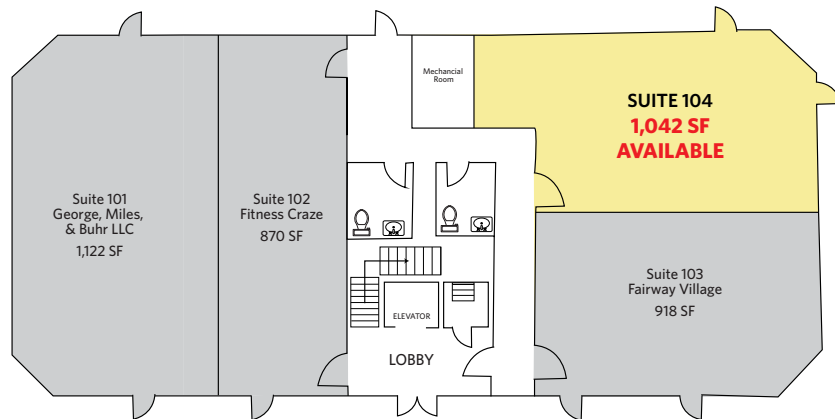
24 VILLAGE GREEN DRIVE
FIRST FLOOR - BUILDING A



24 VILLAGE GREEN DRIVE
SECOND FLOOR - BUILDING A



21 VILLAGE GREEN DRIVE
FIRST FLOOR - BUILDING B



21 VILLAGE GREEN DRIVE
SECOND FLOOR - BUILDING B



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PHOTOS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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