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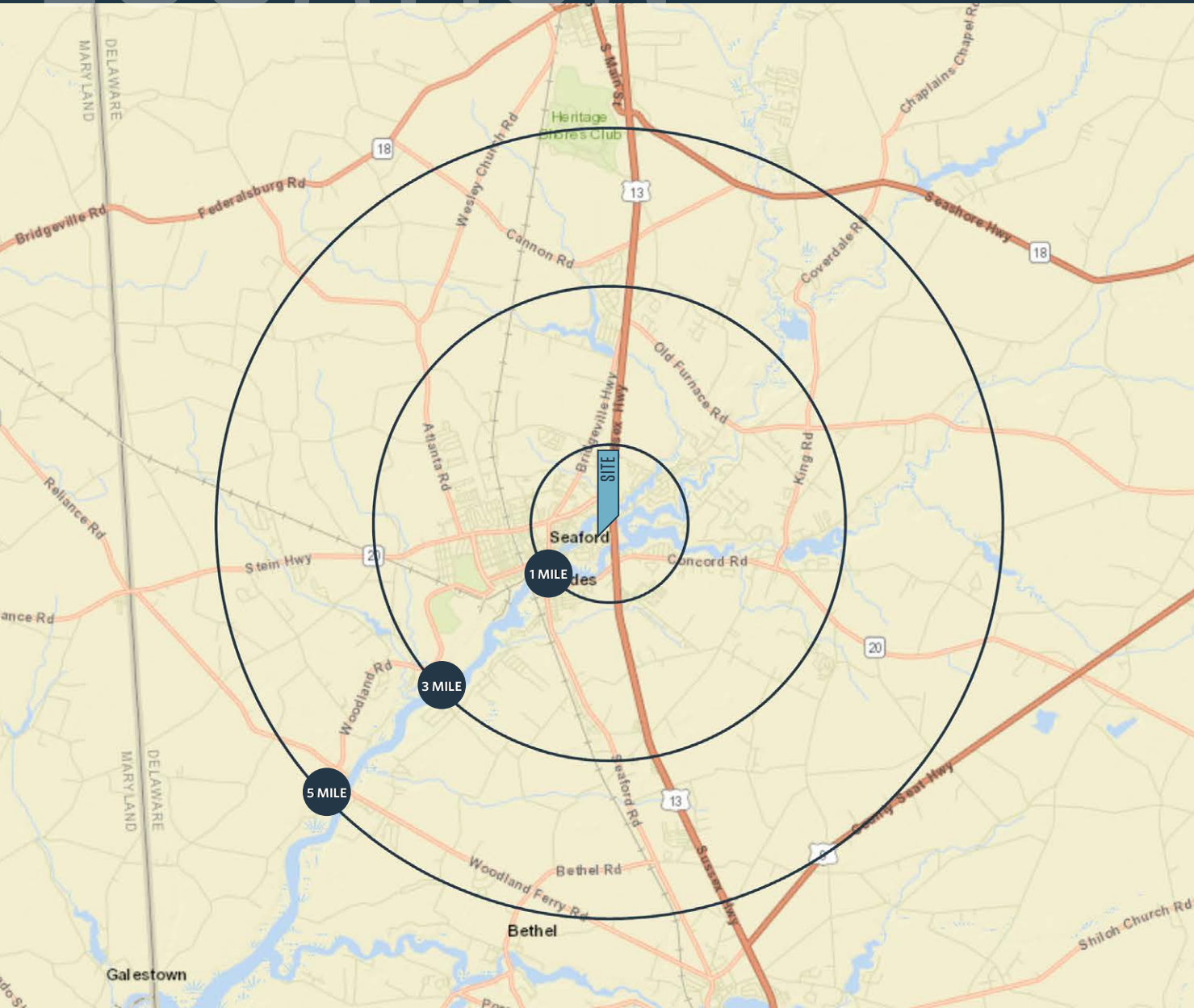
RETAIL FOR LEASE

- Signalized hard corner
- Zoned C-1 (General Commercial)
- Heavily trafficked intersection
- Great visibility
- Easy access

LOCATION

SEAFORD GULF STATION

1611 MIDDLEFORD ROAD, SEAFORD, DE 19973, SUSSEX COUNTY



PROPERTY HIGHLIGHTS:

± 0.80 Acres
Immediate delivery

DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population		
5,005	19,547	29,660
Daytime Population		
4,093	12,067	14,216
Households		
1,892	7,331	11,135
Average HH Income		
\$51,156	\$64,127	\$64,897

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Route 13 (Sussex Hwy)	37,522 ADT
Middleford Road	8,484 ADT

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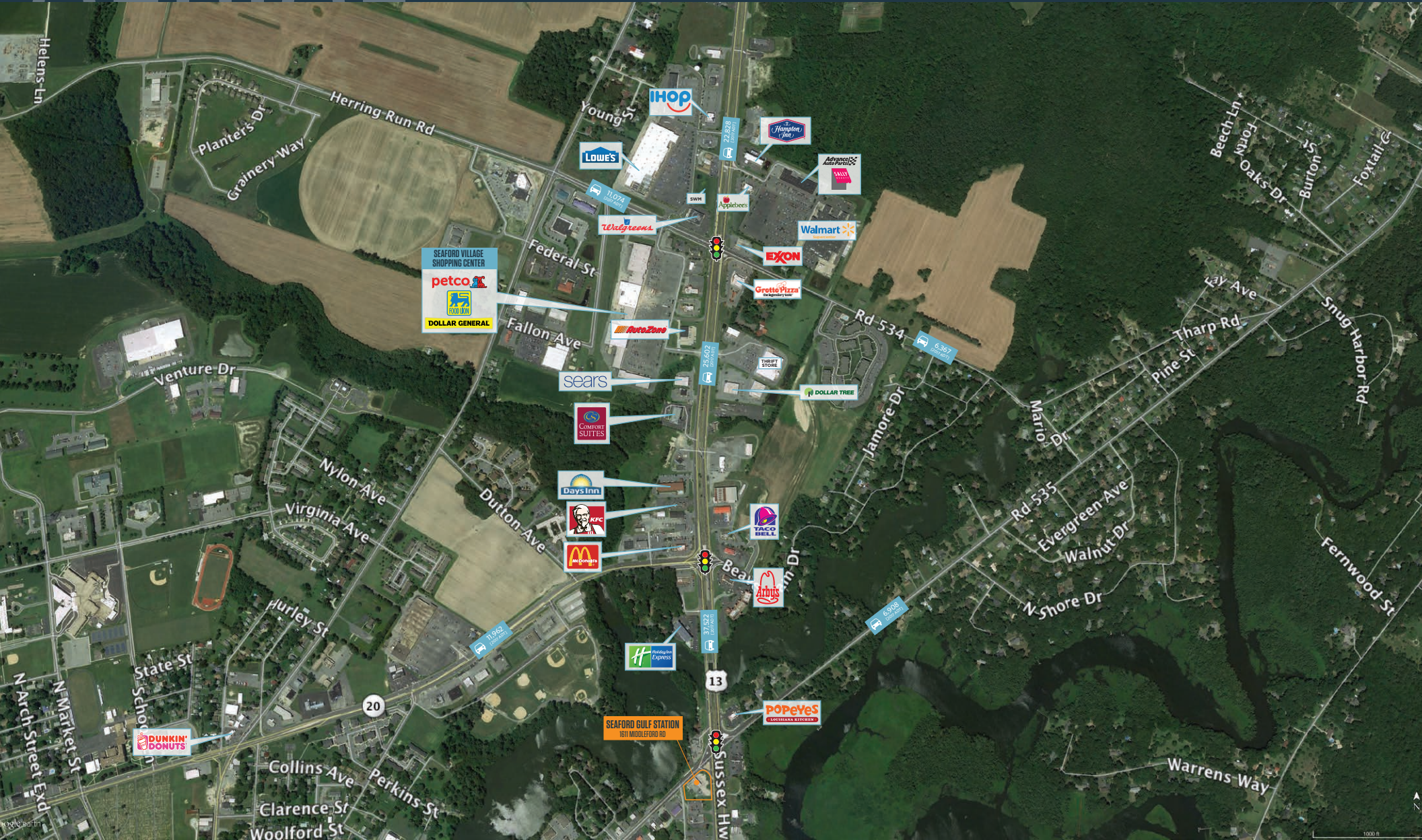
rmorris@klnb.com | 443-632-2054



AERIAL

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SEAFORD GULF STATION
1611 MIDDLEFORD RD

8,484
DOT/AOTI

35,153
DOT/AOTI



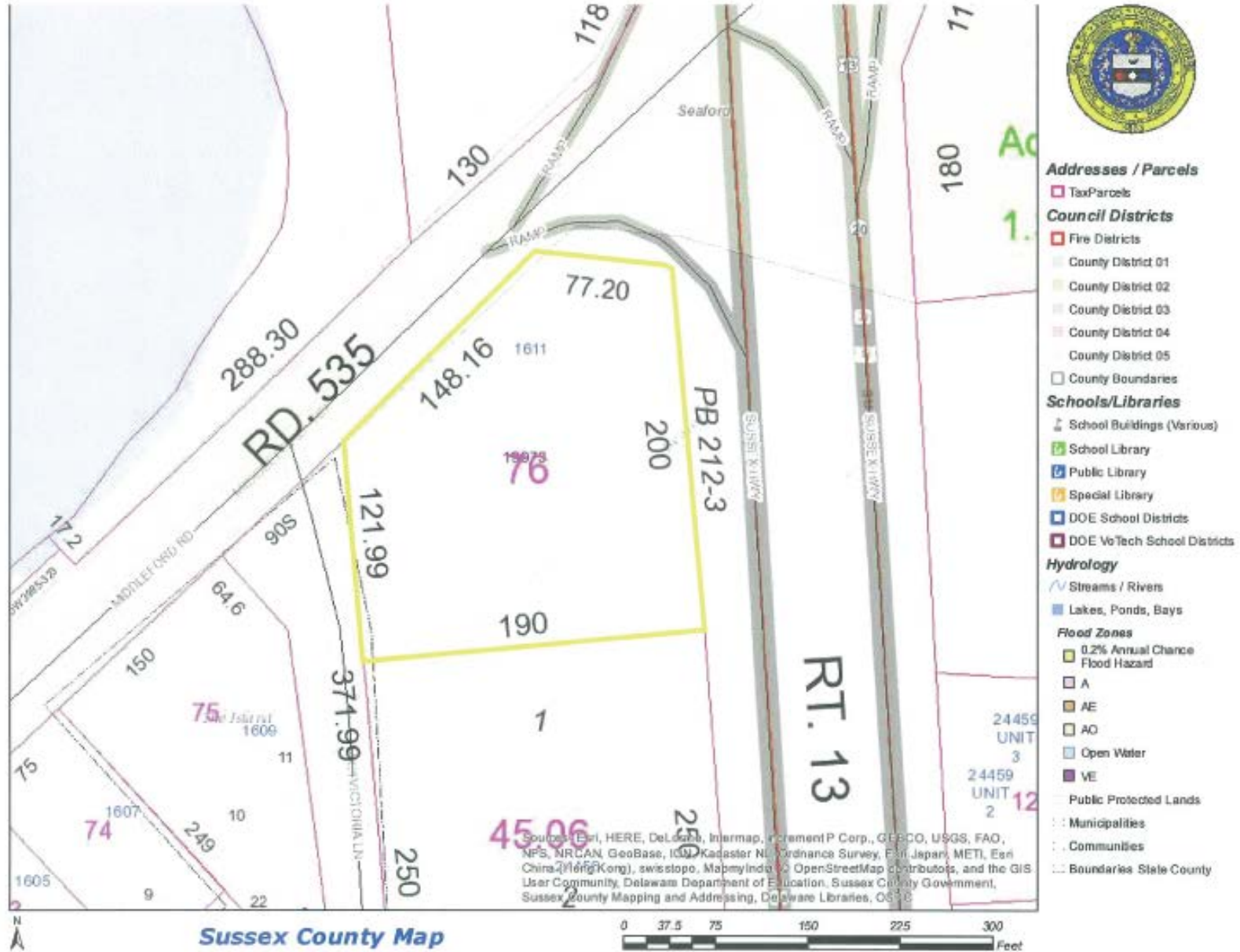
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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