

For Sale

# Investment Property

3,400 SF | \$195,000



## 304 High Street

304 High Street  
Seaford, Delaware 19973

### Property Highlights

- Downtown Seaford, DE
- +/- 3,400 SF, 2-story Brick Building
- 3 Retail/Office Storefronts - Fully Leased
- Renovate 2nd Floor for Additional Income
- Great Investment Opportunity

### Property Description

A beautiful, multi-tenant brick building totaling +/- 3,400 square feet on High Street in the heart of downtown Seaford, Delaware. The building features three individual storefronts currently occupied by Harmony Touch (304A - massage/salon), Hard to Handle "H2H" (304B - restaurant) and SSI Management Services (304C - Subway franchise headquarters). The second floor is vacant and ready for renovation and/or future tenant fit-out. Rent roll, financials and leases are available upon request.

### OFFERING SUMMARY

<b>Sale Price</b>	\$195,000
<b>Building Size</b>	3,400 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	2,079	\$47,845
<b>5 Miles</b>	22,316	\$55,170
<b>10 Miles</b>	52,223	\$57,051

For more information

**Bradley Gillis**

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brad@naicoastal.com

**George Merritt**

O: 410 543 5115  
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Unit B: Hard to Handle "H2H" Restaurant



Unit B: Kitchen



Unit A: Harmony Touch Massage Salon

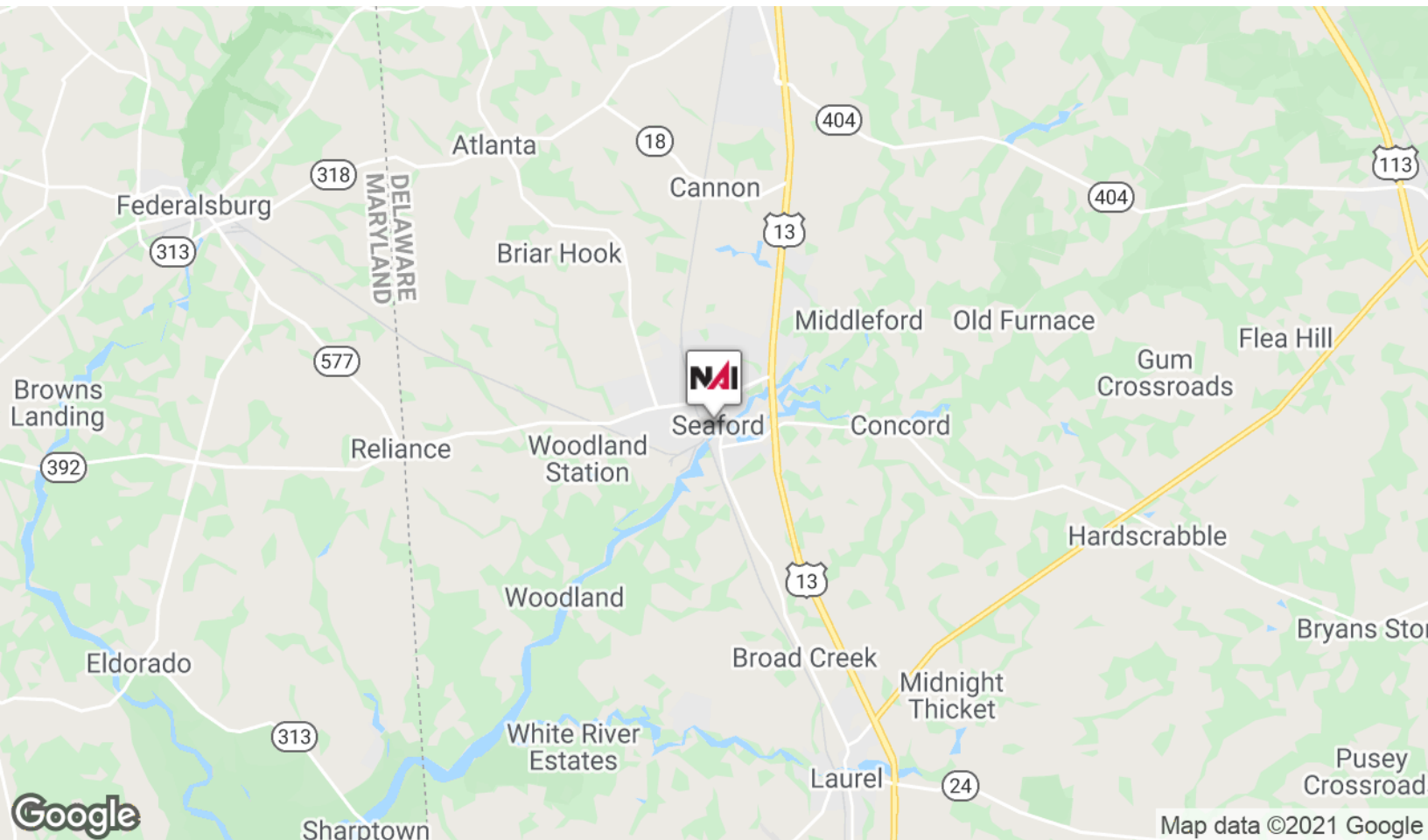


Unit A: Lobby

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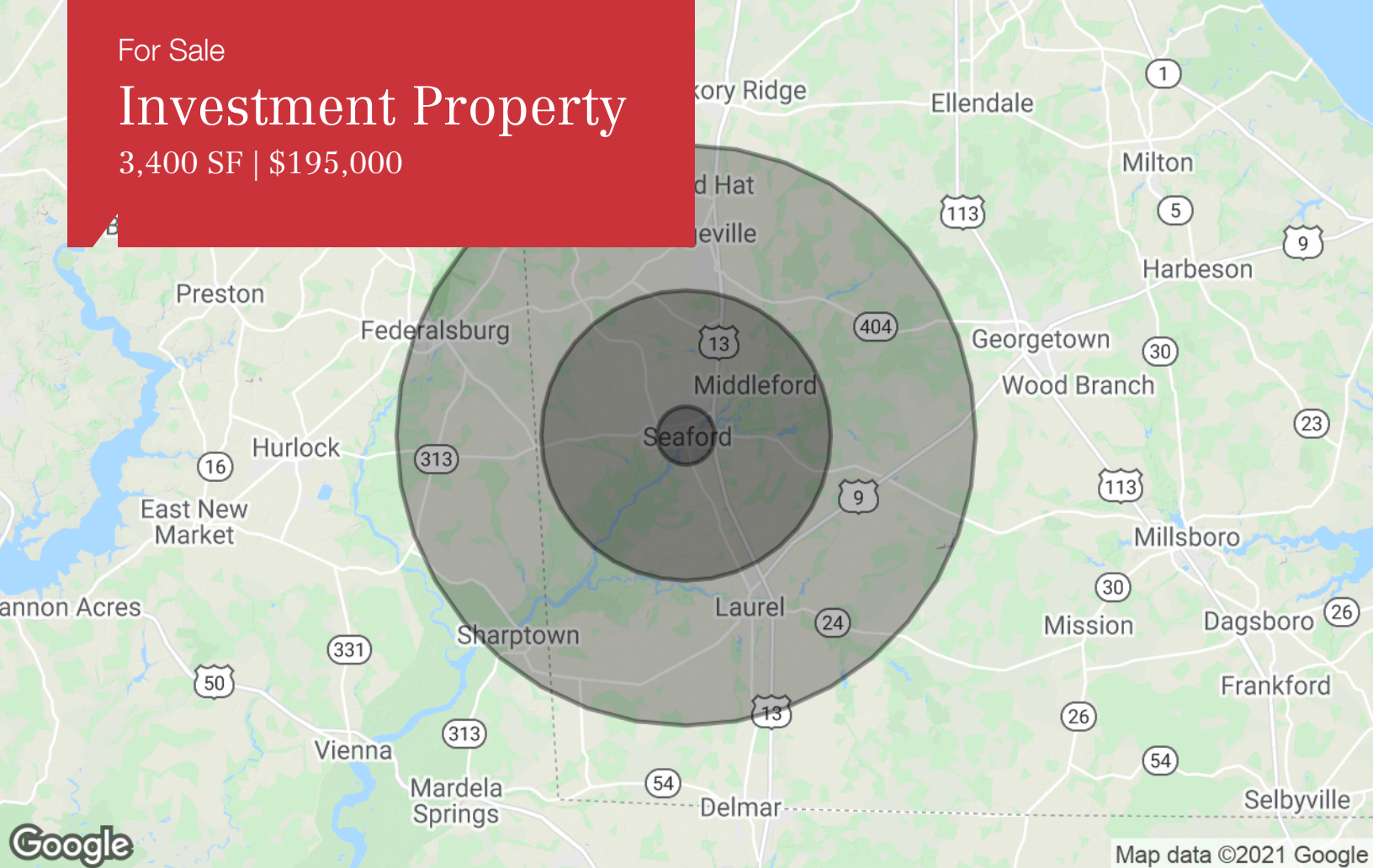
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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,079	22,316	52,223
MEDIAN AGE	37.5	39.3	39.4
MEDIAN AGE (MALE)	33.9	37.2	38.3
MEDIAN AGE (FEMALE)	41.0	41.4	40.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	778	8,414	19,743
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$47,845	\$55,170	\$57,051
AVERAGE HOUSE VALUE	\$265,697	\$291,564	\$265,825

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	67.0%	69.8%	72.2%
% BLACK	22.2%	21.2%	21.5%
% ASIAN	4.9%	3.1%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	5.7%	5.7%	4.2%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.0%	7.2%	5.9%

\* Demographic data derived from 2010 US Census

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## Bradley Gillis

Principal

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### Education

Gillis is a graduate of Hawaii Pacific University in Honolulu, Hawaii.

### Professional Background

Brad Gillis is a Principal with NAI Coastal and Gillis Gilkerson Construction and Development Company. Gillis is known for consistently adding value to commercial real estate and has an extensive history of closing sale and lease deals across the Delmarva region. He specializes in the sale and lease of medical and professional offices, industrial properties and income producing investments.

Brad's group has brokered over 350 commercial real estate transactions and participated in a volume exceeding \$500 million in brokerage and development deals. Before co-founding NAI Coastal in 2019, he utilized the SVN platform where he was consistently ranked amongst the company's top producers, internationally. Since the beginning of his real estate career in 2004, he has worked with several notable clients including Peninsula Regional Medical Center, Nanticoke Memorial Hospital, University of Maryland Medical System, Salisbury University Foundation, Walgreens, CVS, Zoetis and Safran.

Active in his community, Gillis is a past President of the Salisbury Area Chamber of Commerce; to date, he is the youngest person to have served in this role as the Chamber's President. He is also a member of the Salisbury Wicomico Economic Development, Greater Salisbury Committee, and serves on the Salisbury University Perdue School of Business Executive Council. Gillis holds the commercial real estate industry's most prestigious designation, Certified Commercial Investment Member (CCIM).

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## George Merritt

Advisor

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### Professional Background

George Merritt is a Licensed Real Estate Advisor with NAI Coastal. George's primary focus is the representation of commercial real estate users, whether they be buyers or tenants. He is a true people person and is happy to work through the specific needs of his clients. Merritt's role within the team and affiliation with Gillis Gilkerson Development Real Estate Company allow him to go above and beyond the call of duty of a traditional real estate advisor; he is able to identify and show properties on the market in their current state, while also having the resources to show their future potential as well as opportunities for new construction.

Merritt brings over 24 years of sales experience to the table, including 19 years and over 5,000 units sold in the automotive industry. George is joining the Gillis Gilkerson group of NAI Coastal to hone his craft on a team that has collectively brokered over 350 commercial real estate transactions and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Born just outside of Philadelphia, George is happy to have spent the majority of his life on Maryland's Eastern Shore. He spends his free time on the beaches, in the outdoors, and most importantly with his two children, Alexander and Arianna.