

FOR SALE

 Sussex County, Delaware

COMMERCIAL LAND OPPORTUNITY

21092 ARROW SAFETY ROAD | GEORGETOWN, DELAWARE 19947

**SIGNIFICANT
PRICE REDUCTION!**

BUILDING SIZE

23,866 sf

LOT SIZE

24 Acres

ZONING

HC (Highway Commercial)

LI-2 (Light Industrial)

TRAFFIC COUNT

38,505 AADT (Dupont Blvd/Rt. 113)

SALE PRICE

~~\$1,650,000~~ **\$1,195,000**

HIGHLIGHTS

- ▶ Excellent visibility/highway frontage
- ▶ Many uses allowed
- ▶ Site is improved by a 23,866 sf industrial building
- ▶ Located at the signalized intersection of Dupont Blvd/Rt. 113 and Arrow Safety Road
- ▶ Arrow Safety Road is to become the new main entrance to the Sussex County Airport



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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Randall C. Bendler | President

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BENDLER
REALTY CORP.

FOR SALE

 Sussex County, Delaware

23,866 SF EXISTING BUILDING

21092 ARROW SAFETY ROAD | GEORGETOWN, DELAWARE 19947

BUILDING MEASUREMENTS

160' deep x 140' wide

Additional 24'-9" x 59'-4" section

LOADING

Two (2) overhead rolling doors

12' wide x 13'-5" high

EXTERIOR WALLS

Cinder block

ROOF SYSTEM

Steel deck

INTERIOR HEIGHT

14'-3" to steel trusses

FRONTAGE

1,202 feet (Dupont Blvd/Rt. 113)

1,087 feet (Arrow Safety Rd)

BATHROOMS

Two (2)

FIRST AID ROOM

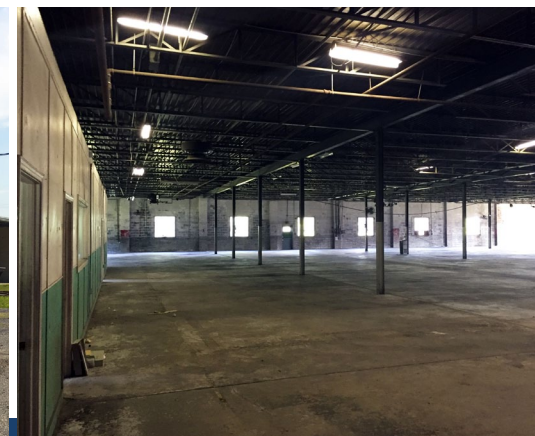
One (1)

UTILITIES

Boiler room for hot water heating throughout building

OFFICES

Several offices along East wall



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FOR SALE

Sussex County, Delaware

GEORGETOWN TRADE AREA

21092 ARROW SAFETY ROAD | GEORGETOWN, DELAWARE 19947



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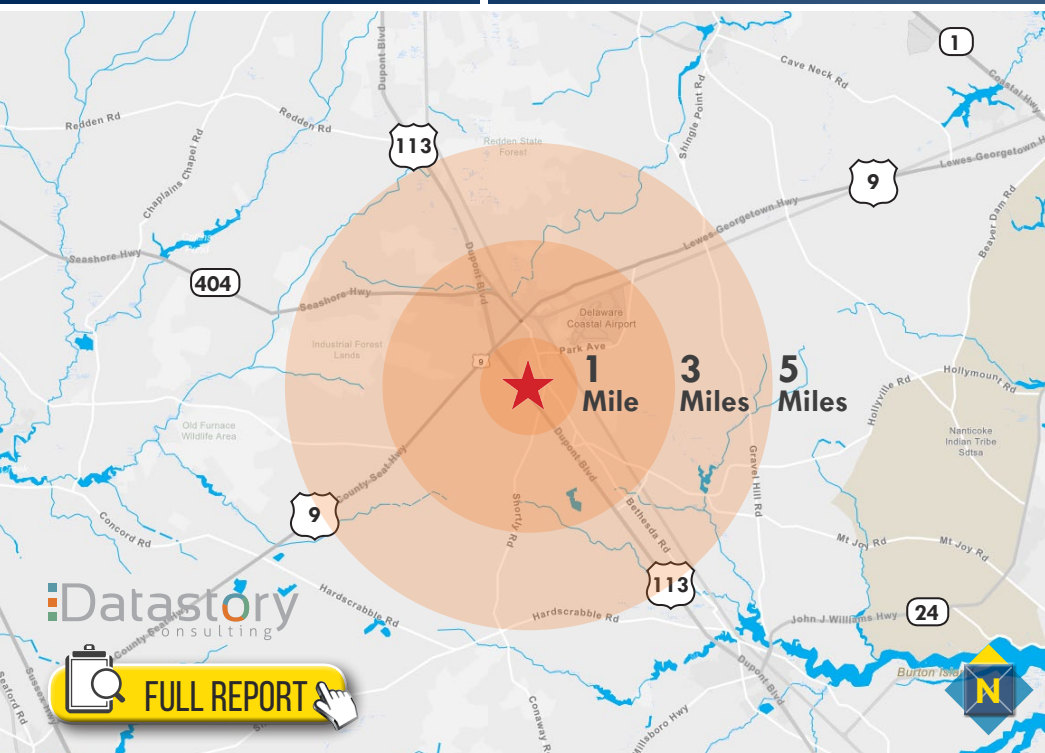


FOR SALE

 Sussex County, Delaware

LOCATION / DEMOGRAPHICS

21092 ARROW SAFETY ROAD | GEORGETOWN, DELAWARE 19947



RESIDENTIAL POPULATION

846
1 MILE
11,394
3 MILES
17,489
5 MILES

NUMBER OF HOUSEHOLDS

370
1 MILE
3,074
3 MILES
5,156
5 MILES

AVERAGE HH SIZE

1.40
1 MILE
3.18
3 MILES
3.07
5 MILES

MEDIAN AGE

35.8
1 MILE
33.6
3 MILES
34.9
5 MILES

AVERAGE HH INCOME

\$78,676
1 MILE
\$60,298
3 MILES
\$62,803
5 MILES

EDUCATION (COLLEGE+)

36.9%
1 MILE
35.9%
3 MILES
38.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.5%
1 MILE
96.1%
3 MILES
96.5%
5 MILES

DAYTIME POPULATION

2,539
1 MILE
15,402
3 MILES
20,561
5 MILES

33%

FRONT PORCHES
3 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

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21%

THE GREAT OUTDOORS
3 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.

2.43
AVERAGE HH SIZE

46.3
MEDIAN AGE

\$53,000
MEDIAN HH INCOME

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19%

BARRIOS URBANOS
3 MILES

Family is central within these diverse communities, where 70% are hispanic. Households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands.

3.59
AVERAGE HH SIZE

28.3
MEDIAN AGE

\$36,000
MEDIAN HH INCOME

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15%

MIDLIFE CONSTANTS
3 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.

2.30
AVERAGE HH SIZE

45.9
MEDIAN AGE

\$48,000
MEDIAN HH INCOME

[LEARN MORE](#)

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