

# FOR LEASE

Sussex County, Delaware

# SEASHORE CROSSING

ROUTE 113 (DUPONT BLVD) & ROUTE 404 (SEASHORE HWY) | GEORGETOWN, DELAWARE 19947



College Park Shopping Center



Delaware Technical & Comm. College



Georgetown Circle



Sussex County Courthouse



# NEW RETAIL DEVELOPMENT



The Brick Hotel



Georgetown Airport



Sussex Tech High School



Georgetown Train Station



RETAIL | RESTAURANT | FAST FOOD | PHARMACY





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# CONCEPTUAL RENDERING

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# SITE PLAN

SEASHORE CROSSING | ROUTE 113 (DUPONT BLVD) & ROUTE 404 (SEASHORE HWY) | GEORGETOWN, DELAWARE 19947

## DESCRIPTION

22,500 sf retail center on 12 Acres  
Pad Sites available

## SITE SIZE

12 Acres

## LOCATION

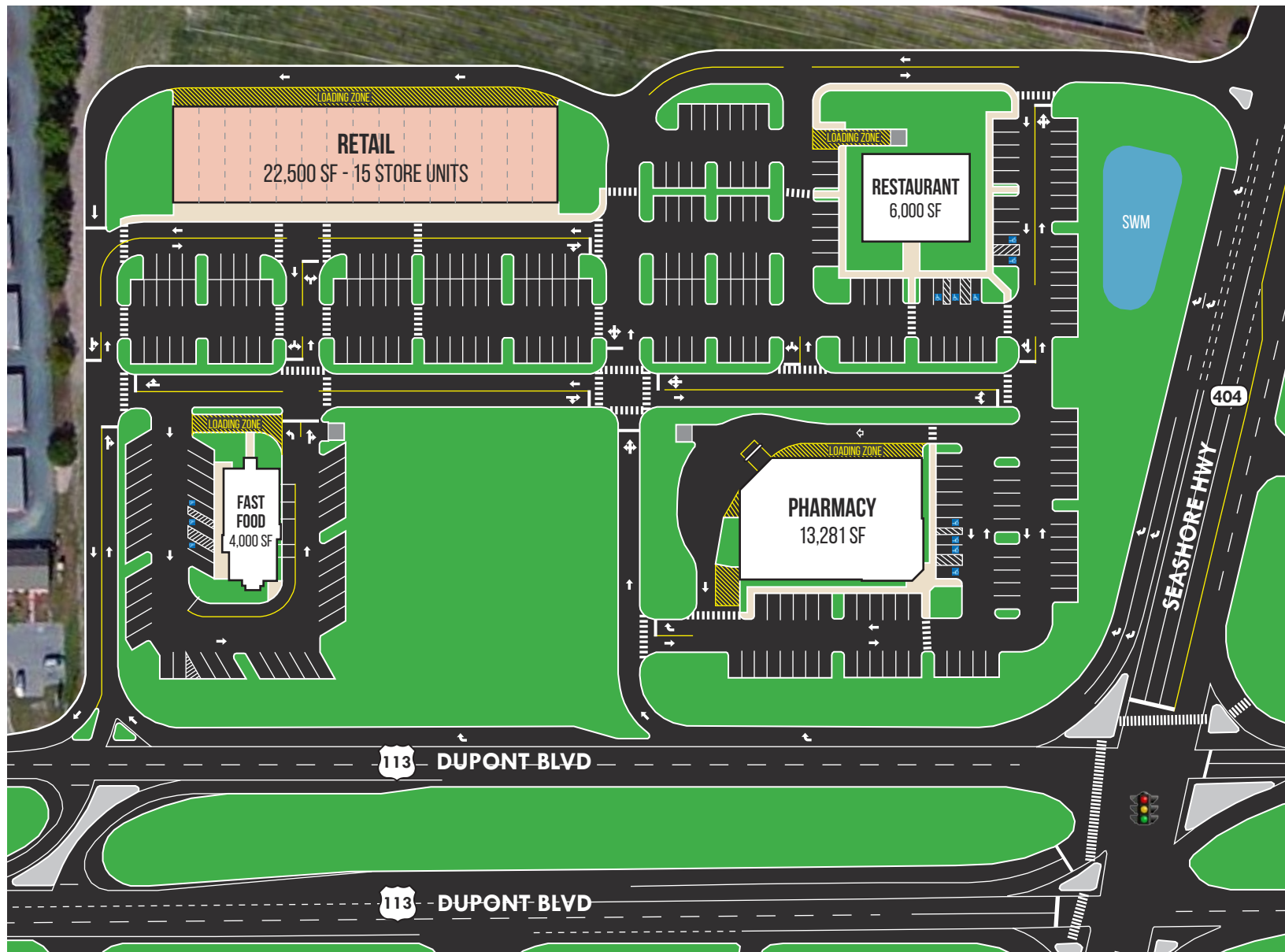
Directly in the county seat of  
Sussex County

## ZONING

DE HC  
(Highway Commercial District)

## HIGHLIGHTS

- ▶ Ideal for fast food, pharmacy, restaurant, bank, etc.
- ▶ Immediate access to Route 404 and Route 113
- ▶ Adjacent to Delaware Technical Community College, Walmart Supercenter and Walgreens
- ▶ Across the street from proposed office park and over 404 residential units
- ▶ Close proximity to Delaware's resort beaches



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# AERIAL OVERVIEW

SEASHORE CROSSING | ROUTE 113 (DUPONT BLVD) & ROUTE 404 (SEASHORE HWY) | GEORGETOWN, DELAWARE 19947

## DOMINANT LIFESTYLES

2 mile radius



41% Front Porches



LEARN MORE

Average HH Size: 2.55  
Median Age: 34.2  
Median HH Income: \$39,000

30% Barrios Urbanos



LEARN MORE

Average HH Size: 3.59  
Median Age: 28.3  
Median HH Income: \$36,000

16% Midlife Constants



LEARN MORE

Average HH Size: 2.30  
Median Age: 45.9  
Median HH Income: \$48,000



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# GEORGETOWN TRADE AREA

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**College Park Center**

Redner's WAREHOUSE MARKETS  
DUNKIN' DONUTS  
QUALITY INN  
DOLLAR TREE

**College Park**

Walmart  
Walgreens  
BELLA CAPRI RESTAURANT & GRILL

DELAWARE TECHNICAL COMMUNITY COLLEGE

**SEASHORE CROSSING**

**Georgetown Plaza**

FRESH PRIDE  
RITE AID  
verizon  
KFC  
TACO BELL  
DOLLAR GENERAL

EXXON  
M&T Bank

PERDUE  
Shell  
DOLLAR GENERAL

Sussex County Airport



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# LOCATION / DEMOGRAPHICS

SEASHORE CROSSING | ROUTE 113 (DUPONT BLVD) & ROUTE 404 (SEASHORE HWY) | GEORGETOWN, DELAWARE 19947

## DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

3,865 9,684 15,935



Number of Households

1,008 2,838 4,621



Average Household Income

\$51,870 \$57,363 \$61,319



Daytime Population

5,212 14,399 19,230

## RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$0.8M \$2.5M \$4.4M



Entertainment & Recreation

\$2.0M \$6.3M \$11.1M



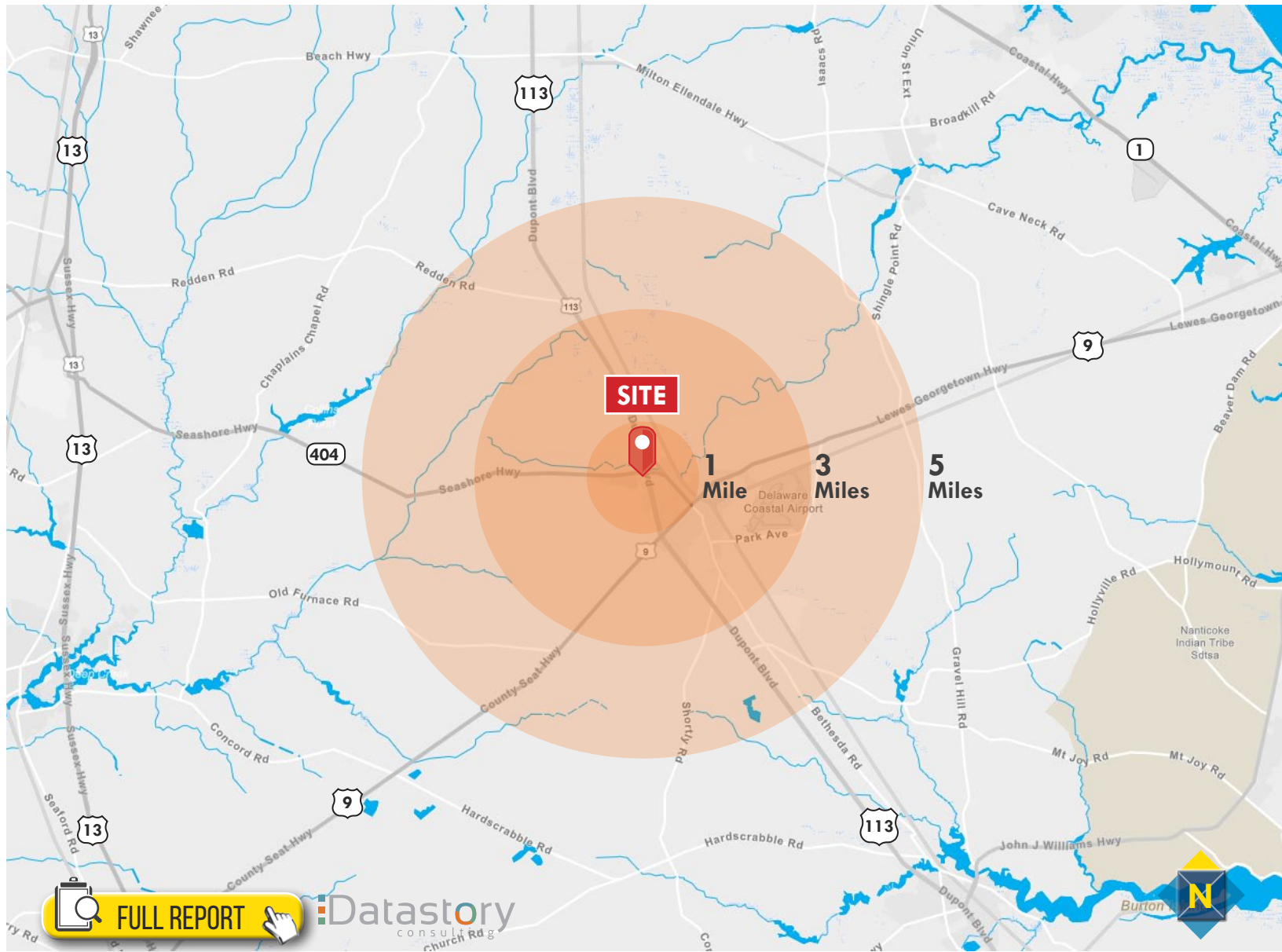
Fashion & Clothing

\$1.4M \$4.4M \$7.5M



Food & Drink

\$2.2M \$6.8M \$11.7M



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