

FOR SALE

 Sussex County, Delaware



FREESTANDING RESTAURANT

23458 SUSSEX HIGHWAY | SEAFORD, DE 19973



STREET VIEW

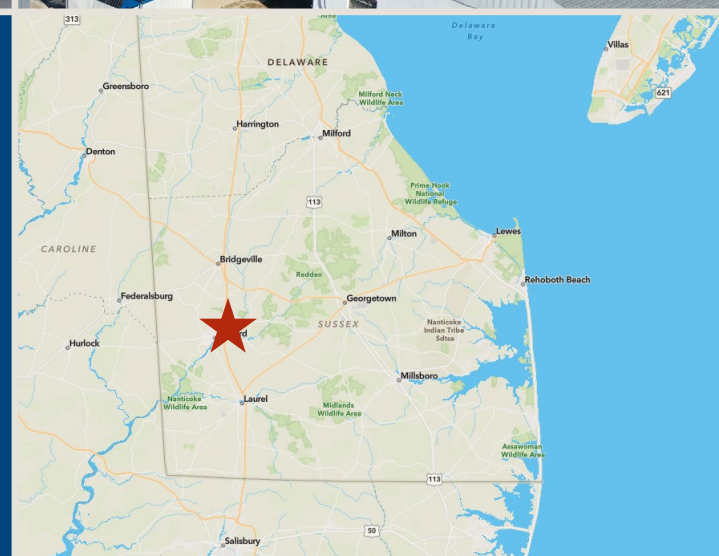
BUILDING SIZE: 2,571 SF

LOT SIZE: 1.066 ACRES

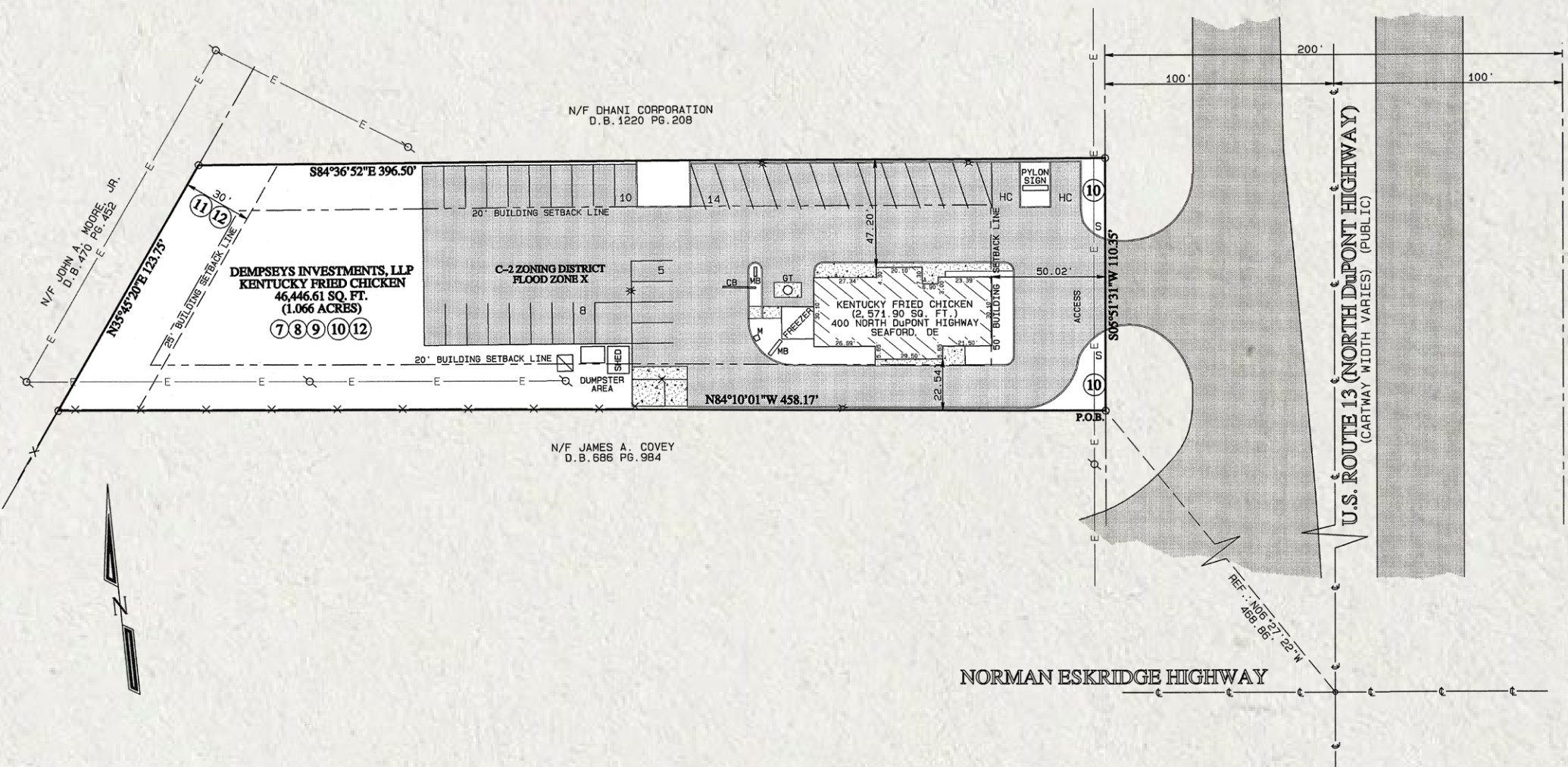
ZONING: C-2 (HIGHWAY COMMERCIAL)

TRAFFIC COUNT: 24,029 AADT (U.S. 13)

- HIGHLIGHTS:**
- » 2,571 SF ± on 1.066 acre ± lot
 - » Drive-thru
 - » High visibility location on Sussex Highway/ U.S. 13 (24,029 cars per day)
 - » 115 ft.+ of frontage on U.S. 13
 - » 38 ± parking spaces
 - » Strong commercial corridor with nearby traffic generators like Food Lion, Harbor Freight, Roses, Walmart, Lowe's Home Improvement and more!









TidalHealth

UNITED STATES POSTAL SERVICE

Label \$HOPPER

petco

F&C

Roses

LOWE'S

CONCORD TEXAS

IHOPI

Walgreens

Chick-fil-A

AutoZone

Comfort SUITES

sears HOMETOWN STORE

13

Hampton

Applebee's

Advance! Auto Parts

CAFO

Walmart

Grotto Pizza

Wawa

DOLLAR TREE

Days Inn BY WYNDHAM

SITE

Domino's

7 ELEVEN

INTERSTATE BATTERIES

McDonald's

24,029 AADT

SUSSEX HWY

13





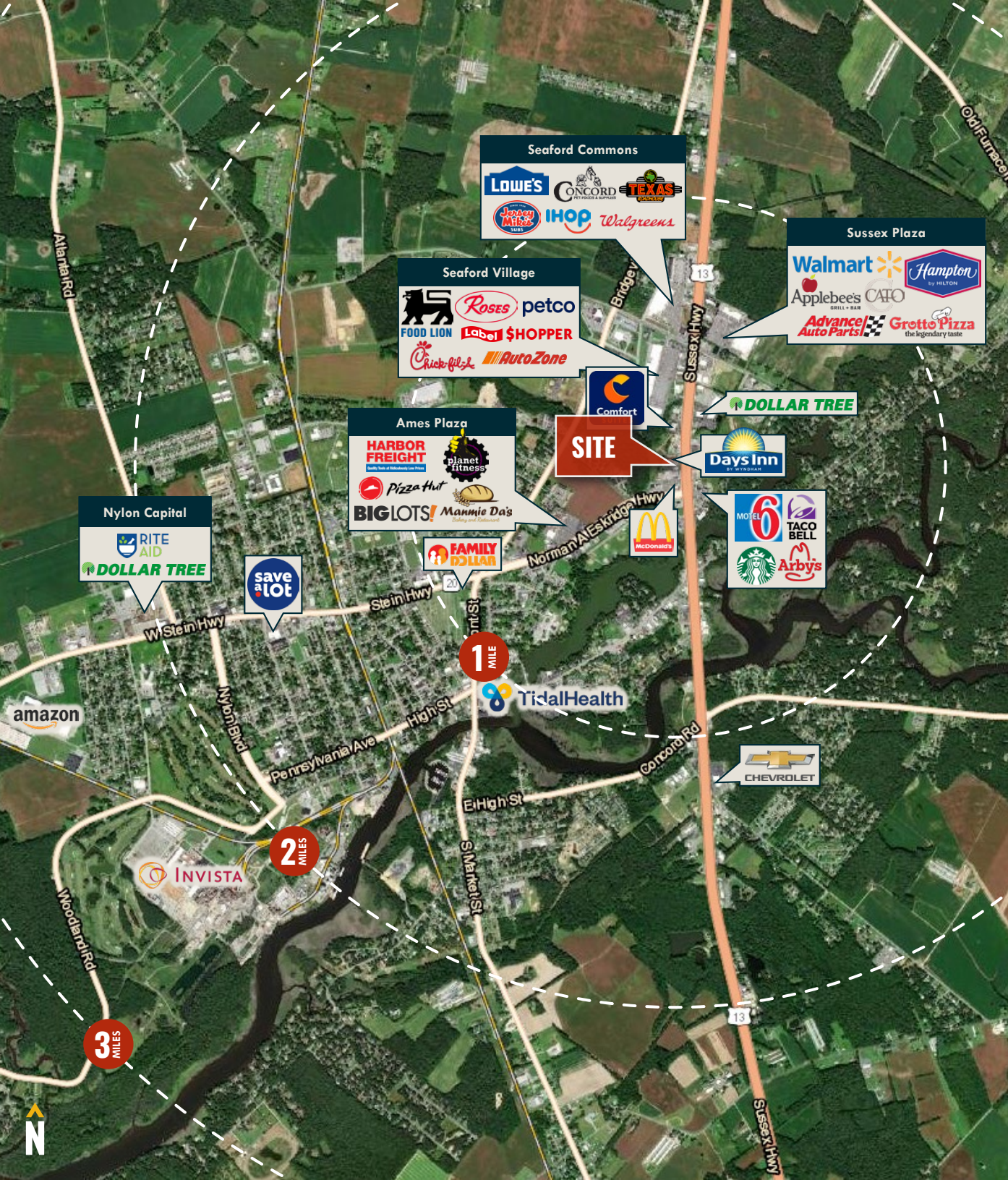
POPEYES



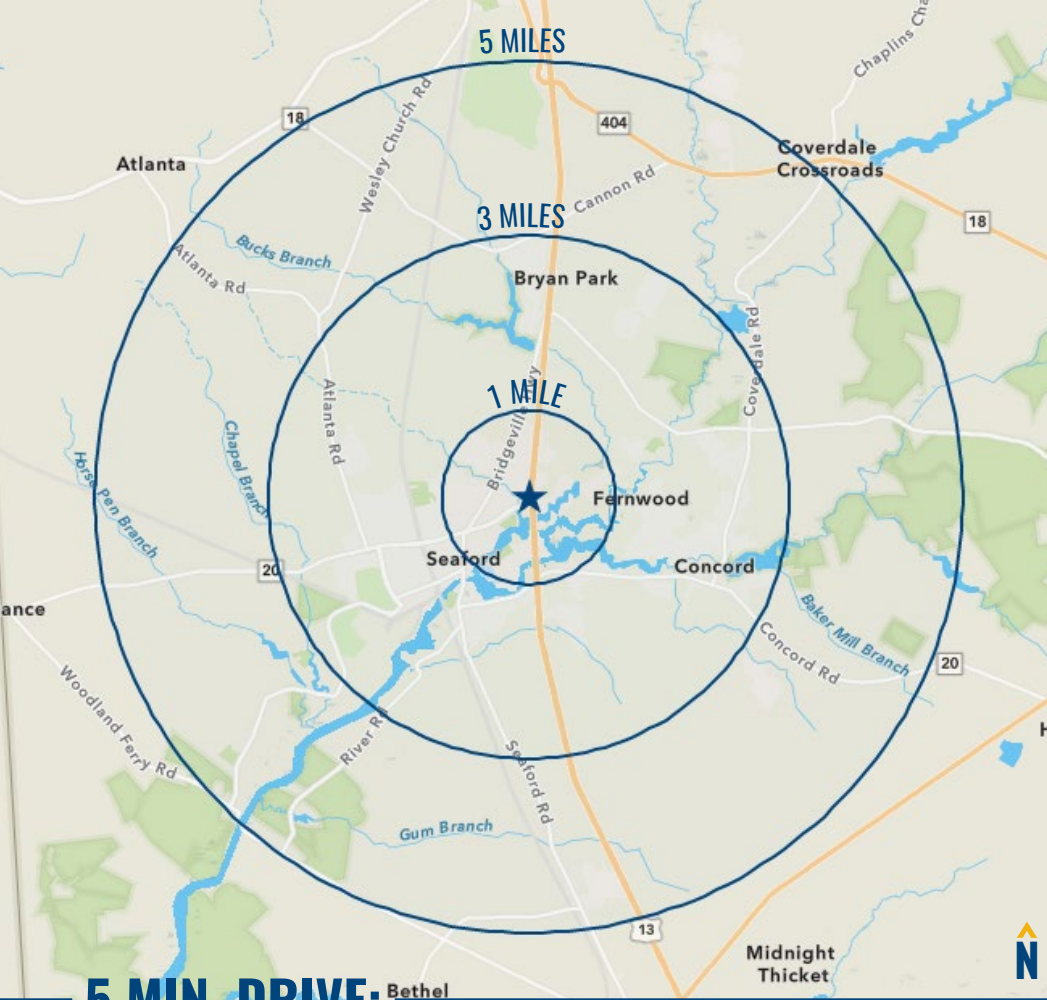
SUSSEX HWY
24,029 AADT

13





DEMOGRAPHICS (2022)



5 MIN. DRIVE: HOMETOWN HERITAGE

SALT OF THE EARTH

SMALL TOWN SINCERITY

PARKS AND REC

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	DAYTIME POPULATION
3,588 1 MILE	1,399 1 MILE	2.41 1 MILE	6,925 1 MILE
18,783 3 MILES	7,152 3 MILES	2.59 3 MILES	21,450 3 MILES
29,660 5 MILES	11,265 5 MILES	2.61 5 MILES	29,107 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	MPI*: FAST FOOD TAKE-OUT/ DRIVE-THRU
\$77,654 1 MILE	47.9% 1 MILE	13,815 1 MILE	107 1 MILE
\$86,812 3 MILES	52.9% 3 MILES	52,169 3 MILES	108 3 MILES
\$84,850 5 MILES	50.3% 5 MILES	126,413 5 MILES	108 5 MILES



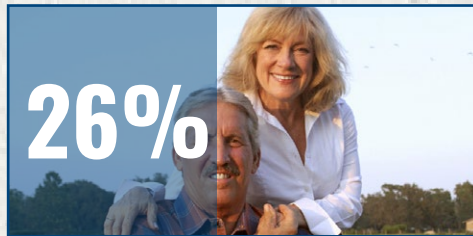
28%

2.66
AVERAGE HH SIZE

32.4
MEDIAN AGE

\$28,200
MEDIAN HH INCOME

This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.



26%

2.59
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$56,300
MEDIAN HH INCOME

These citizens are older, many with grown children that have moved away, and are entrenched in their traditional, rural lifestyles. They are cost-conscious consumers and loyal to brands they like.



19%

2.26
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$31,500
MEDIAN HH INCOME

Young families and senior householders make up this down-to-earth and semirural lifestyle group. They are price-conscious consumers and shop accordingly, with an emphasis on convenience.



13%

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

*An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



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