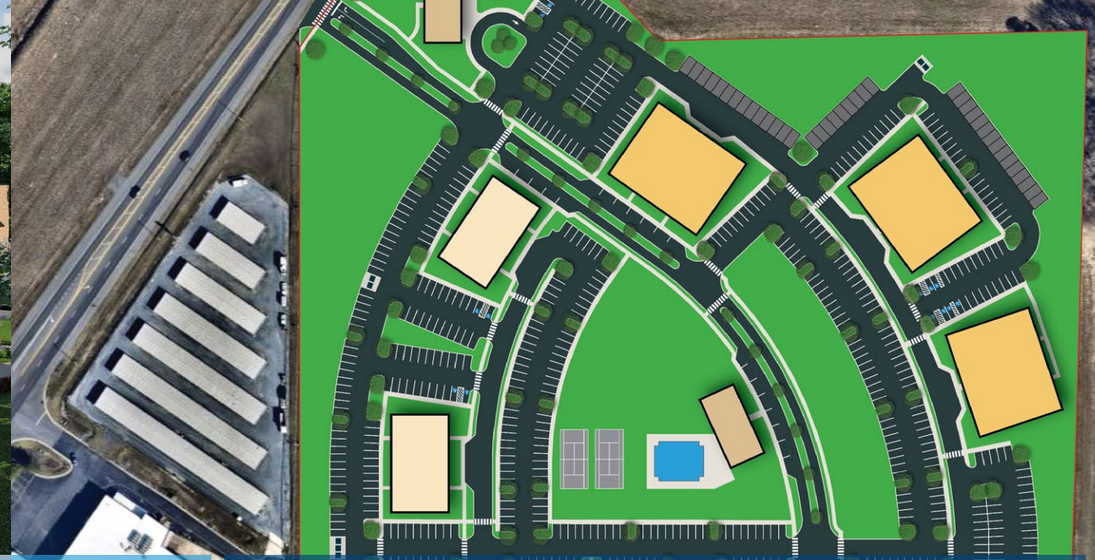

BRIDGEVILLE
TOWN CENTER

SUSSEX HIGHWAY (RT. 13)
BRIDGEVILLE, DELAWARE

MACKENZIE RETAIL

Retail/ Commercial Pads x4 (4,000-5,000 SF)

1

Gas/ Convenience (3,600 SF)

2

Retail (24,450 SF)

3

Retail (37,440 SF)

4

SUSSEX COUNTY'S **NEWEST**
MIXED-USE PROJECT
COMING **SOON!**

100-Room Hotel (18,600 SF)

5

3-Story, 24-Unit Apartments x8 (10,087 SF)

6

3-Story, 30-Unit Apartments x5 (16,445 SF)

7

Club House x2 (5,000 SF)

8

BRIDGEVILLE CENTER RD

404 SEASHORE HWY 10,686 AADT

22,255 AADT SUSSEX HWY 13

FOOD LION

Pet Emporium

FAMILY DOLLAR

SUBWAY

PIZZA KING

CENTRAL PARK SELF STORAGE

4,500 SF PAD SITE

24,450 SF RETAIL

5,000 SF PAD SITE

3,600 SF GAS

37,440 SF RETAIL

4,000 SF PAD SITE

5,000 SF PAD SITE

18,600 SF 100 ROOM HOTEL

24 UNITS 3 STORIES 10,087 SF

24 UNITS 3 STORIES 10,087 SF

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24 UNITS 3 STORIES 10,087 SF

24 UNITS 3 STORIES 10,087 SF

24 UNITS 3 STORIES 10,087 SF

24 UNITS 3 STORIES 10,087 SF

CLUBHOUSE 5,000 SF

CLUBHOUSE 5,000 SF

30 UNITS 3 STORIES 16,445 SF

30 UNITS 3 STORIES 16,445 SF

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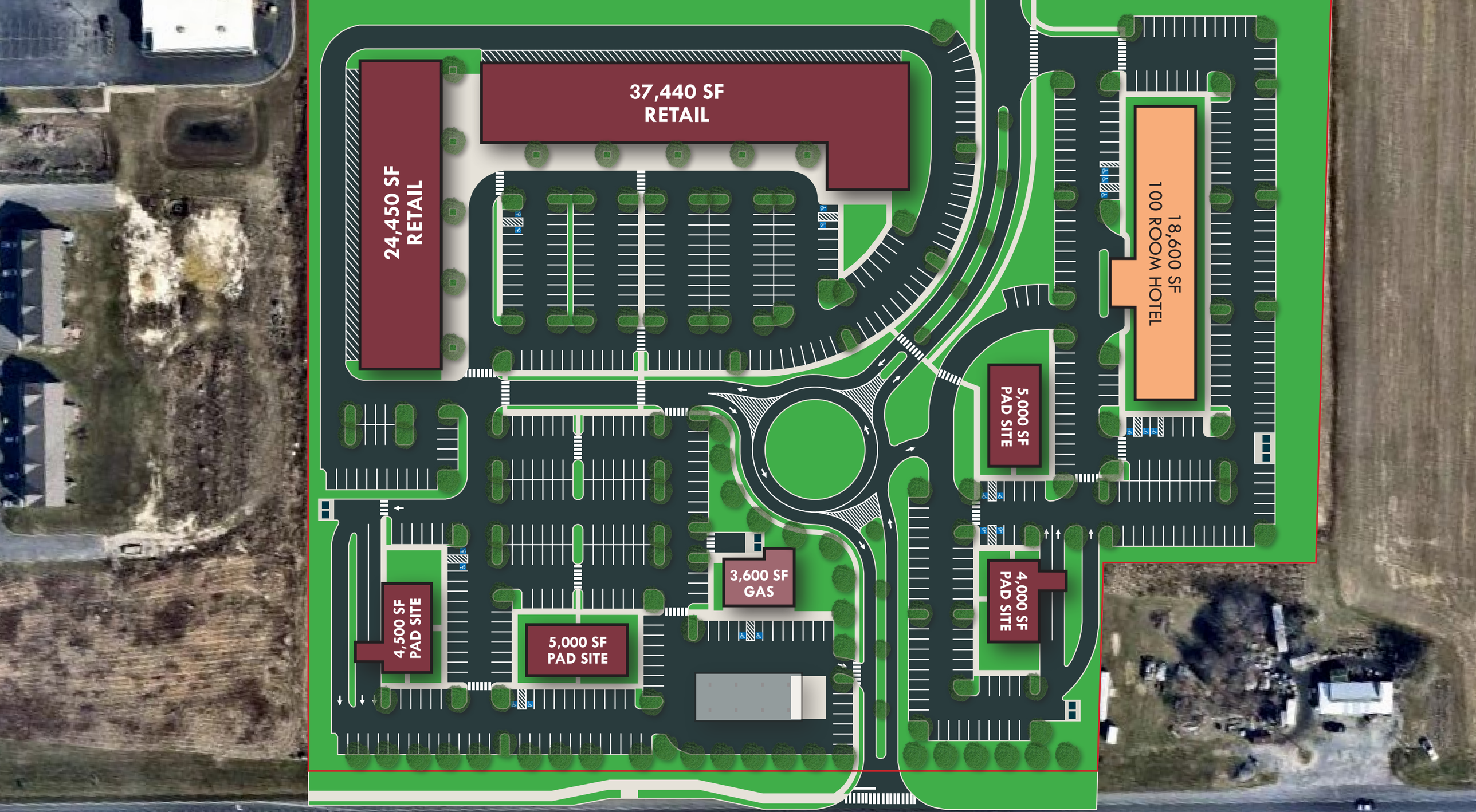
30 UNITS 3 STORIES 16,445 SF

30 UNITS 3 STORIES 16,445 SF

Street's Produce

N


37,440 SF
RETAIL
24,450 SF
RETAIL
18,600 SF
100 ROOM HOTEL
5,000 SF
PAD SITE
3,600 SF
GAS
4,500 SF
PAD SITE
5,000 SF
PAD SITE
4,000 SF
PAD SITE
13 SUSSEX HWY 22,255 AADT

HERITAGE SHORES is a 55+ active adult community featuring 1,816 single-family and duplex homes as well as a clubhouse, fitness and aquatic center, and an 18-hole championship golf course.

HERITAGE SHORES

PHILLIOS WHEATLEY ELEM. SCHOOL

WOODBRIDGE MIDDLE SCHOOL

Redden Rd

Shore Hwy

US-13-RD

Sussex Hwy

Seashore Hwy

Cannon Rd

DOLLAR GENERAL

JEFF'S TAPROOM

PNC

UNITED STATES POSTAL SERVICE

WESTMOR

McCLUNG-LOGAN EQUIPMENT COMPANY, INC.

Goodwill

ANTIQUE ALLEY

Tony's PIZZA & PASTA

BLUE HEN CROSSROADS FAMILY RESTAURANT & CRAB HOUSE

Scott's FURNITURE

Wawa

MOLLINS Auto Center

Walgreens

ROYAL FARMS

McDonald's

SONIC

SUGAR BEET MARKET

SITE

The Frozen Farmer ICE CREAM · NICE CREAM · SORBET

Bridgeville Park Center

FOOD LION

SUBWAY

Pet Emporium

FAMILY DOLLAR

LOCAL TRADE AREA

BRIDGEVILLE

Bridgeville Park Center

FOOD LION

SUBWAY

Pet Emporium

FAMILY DOLLAR

SITE

1 MILE

3 MILES

5 MILES

10 MILES

Atlanta

Cannon

Briar Hook

Middleford

Old Furnace

Seaford Commons

LOWE'S

CONCORD

IHOP

TEXAS ROADHOUSE

Walgreens

Little Caesars

planet fitness

BIG LOTS!

HARBOR FREIGHT

QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

Save a lot

Sussex Plaza

Walmart

Applebee's

Advance Auto Parts

Seaford Village

FOOD LION

ROSES

Gordmans

AutoZone

Chick-fil-A

DOLLAR GENERAL

petco

NANTICOKE MEMORIAL HOSPITAL

SEAFORD

Reliance

Blades

Wooded Acres

Hardscrabble

Woodland

Broad Creek

Laurel Square

FOOD LION

DOLLAR GENERAL

Walgreens

Domino's

Fulton Bank

Nanticoke River

Bethel

Galestown

White River Estates

LAUREL

JOHNNY JANOSIK WORLD OF FURNITURE

Sharptown

Trap Pond State Park

DELAWARE MARYLAND

REGIONAL TRADE AREA

SEAFORD, DE

6.8 miles / 13 min.

The city of Seaford, Delaware, sits on the Delmarva Peninsula in the southwestern region of the state. The Nanticoke River, which flows 64 miles from Seaford, DE, to the Chesapeake Bay, is the city's major geographical feature and a scenic natural treasure that inspires residents to enjoy spending time outdoors. High Street, the nostalgic nucleus of a restored historic district, is another locale that defines the small-town atmosphere of Seaford, a city that bills itself "The Perfect Place to Start."

GEORGETOWN, DE

11.6 miles / 17 min.

Georgetown, Delaware is located at the heart of Sussex County. It is the County Seat where individuals and businesses from across southern Delaware meet for work and play. Many enjoy calling Georgetown home because of its central location and beautiful scenery. Georgetown has easy access to ocean beaches, accessible airport with charter services, and unique shops, including craft barns and antique shops.

MILFORD, DE

18 miles / 26 min.

Milford is the kind of town that seems to reveal surprises around every corner. Art galleries are tucked into shops along picturesque Walnut Street, and the Downtown Riverwalk beckons walkers and cyclists to take a stroll along the water after lunch at a delicious downtown restaurant like Abbott's Grill. A craft beer sampling at Mispillion Brewing Company is a must-try activity, and nature lovers won't want to miss the two nearby gems – Abbott's Mill and DuPont Nature Centers.

REHOBOTH BEACH, DE

30.6 miles / 52 min.

Look around Rehoboth Beach, and you'll certainly notice the town's artsy, edgy sophistication. Keep looking and you'll spot the simple joys that make it one of the East Coast's most family-friendly beach havens. Have a day of fun in the sun on the sand, then walk along the boardwalk to make stops at Funland, Thrasher's, Dolle's or Kohr's, all of which have been helping generations of visitors create amazing memories. Combine that with lunch or dinner at a cutting-edge eatery, and you have a recipe for a perfect day at the beach.

BETHANY BEACH, DE

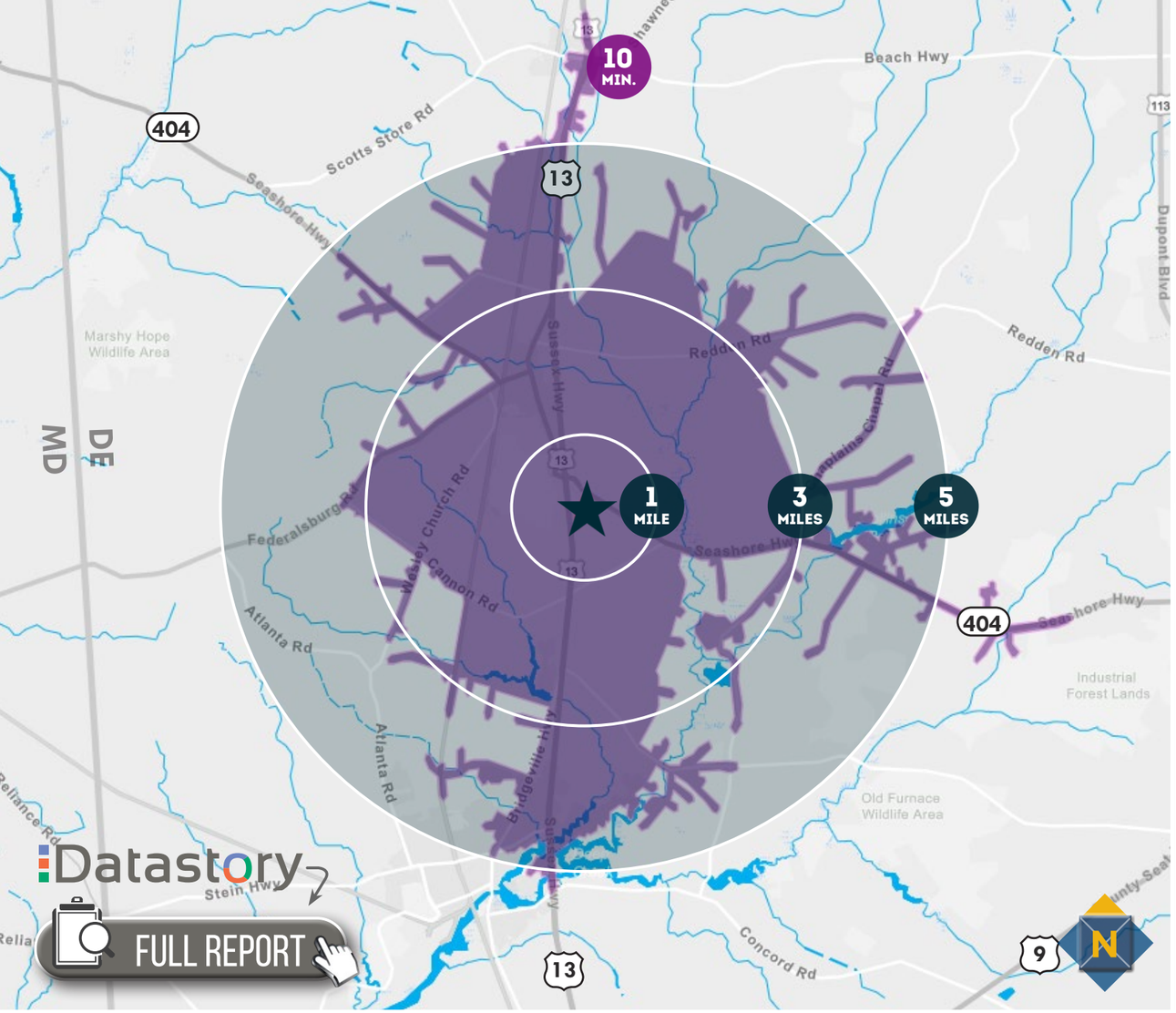
35.3 miles / 53 min.

For some, the Bethany Beach lifestyle is the ultimate expression of why the Delaware beaches hold a special place in people's hearts, generation after generation, season after season. For years, Bethany has embraced its own quiet style – smaller and more serene than some beach resorts, Bethany is beloved for its balance of family-friendly peacefulness and fun-loving diversions, and has become a favorite for celebrities.

SALISBURY, MD

26.6 miles / 41 min.

As you're traveling down Route 50 and getting closer to Ocean City, you'll find yourself passing through Salisbury, Maryland–a small town through and through, but also the largest city on Maryland's Eastern Shore. With all that Salisbury has to offer, planning an entire day-trip to the city that's just 30 minutes west from OC isn't a bad idea. They may not have a beach or a boardwalk, but there's still plenty of things to do and see in the historic metropolis that refers to itself as "The Comfortable Side of Coastal."



RESIDENTIAL POPULATION

781 — 1 MILE
8,387 — 3 MILES
20,193 — 5 MILES

NUMBER OF HOUSEHOLDS

375 — 1 MILE
3,084 — 3 MILES
7,431 — 5 MILES

AVERAGE HOUSEHOLD SIZE

2.08 — 1 MILE
2.72 — 3 MILES
2.69 — 5 MILES

MEDIAN AGE

42.4 — 1 MILE
40.7 — 3 MILES
41.3 — 5 MILES

AVERAGE HOUSEHOLD INCOME

$72,425 — 1 MILE
$76,997 — 3 MILES
$78,078 — 5 MILES

EDUCATION (COLLEGE+)

52.7% — 1 MILE
46.5% — 3 MILES
47.2% — 5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.5% — 1 MILE
97.1% — 3 MILES
97.1% — 5 MILES

DAYTIME POPULATION

1,169 — 1 MILE
7,868 — 3 MILES
19,692 — 5 MILES

33% SALT OF THE EARTH

10 MIN. DRIVE

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.

2.59 AVERAGE HH SIZE
44.1 MEDIAN AGE
$56,300 MEDIAN HH INCOME

LEARN MORE

27% HEARTLAND COMMUNITIES

10 MIN. DRIVE

Well settled and close-knit, these older householders are semirural and semi-retired, embracing a slower pace of life. Traditional and patriotic, they support their local businesses and always buy American.

2.39 AVERAGE HH SIZE
42.3 MEDIAN AGE
$42,400 MEDIAN HH INCOME

LEARN MORE

15% DOWN THE ROAD

10 MIN. DRIVE

These younger, diverse communities are made up of family-oriented, outgoing consumers who value their traditions. They put a premium on convenience rather than health and nutrition.

2.76 AVERAGE HH SIZE
35.0 MEDIAN AGE
$38,700 MEDIAN HH INCOME

LEARN MORE

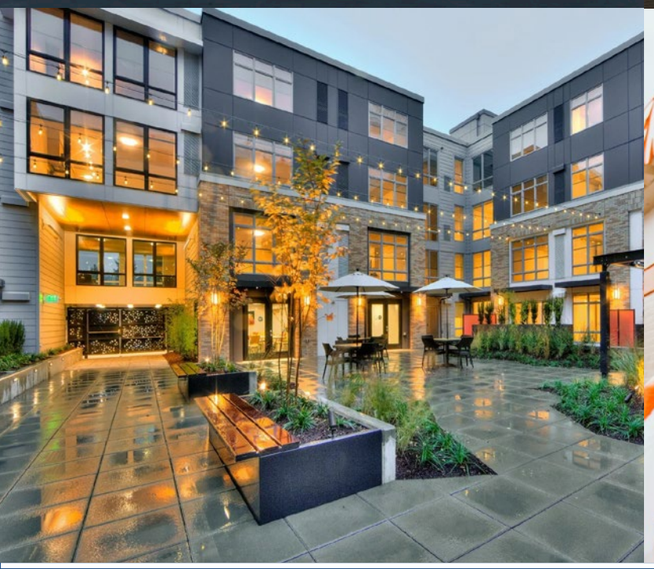
11% SMALL TOWN SIMPLICITY

10 MIN. DRIVE

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.

2.26 AVERAGE HH SIZE
40.8 MEDIAN AGE
$31,500 MEDIAN HH INCOM

LEARN MORE



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VICE PRESIDENT

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