



FOR LEASE

16727 Coastal Hwy
Lewes, DE 19958

FOR LEASE



THE SPACE

Location

16727 Coastal Hwy
Lewes, DE 19958

HIGHLIGHTS

- ⇒ LEASING NOW!
- ⇒ Building A & B -6 Units Each 1,000 -3,000 +/- SF
- ⇒ Building C & D -6 Units Each 1,167-3,500 +/-SF
- ⇒ Secured Flex Storage
- ⇒ Zoned: C-1
- ⇒ MLS #DESU2051526, DESU2068190
- ⇒ Price: \$14.PSF Monthly, & Est. \$1.60 PSF CAM
- ⇒ Attention everyone! Spaces are leasing fast!

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
3,721	21,494	40,400

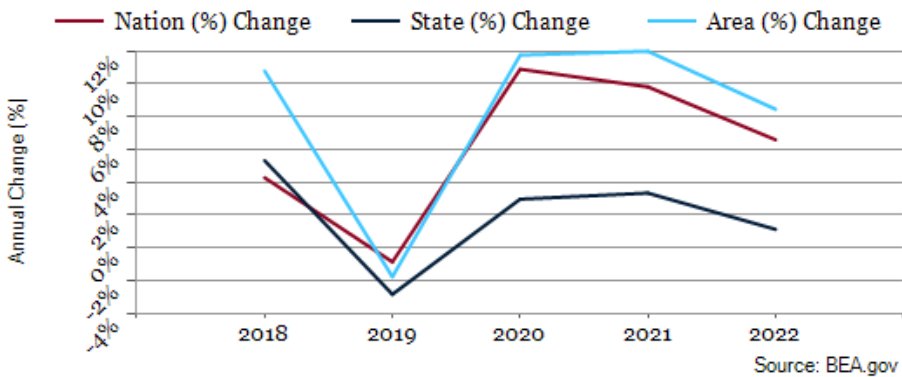
AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$105,638	\$123,390	\$127,163

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
1,850	10,235	19,329

Largest Employers

Walmart	10,000
McDonald's	10,000
The Home Depot	10,000
CVS Health	10,000
Dollar General	10,000
Beebe Healthcare	500
Lowe's Home Improvement	10,015,000
Wawa	10,000

Sussex County GDP Trend

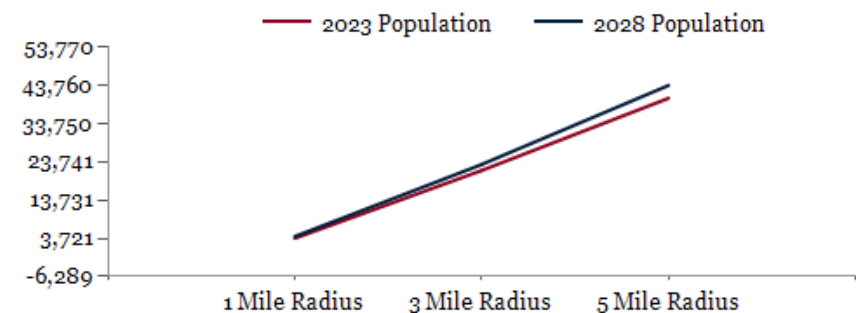




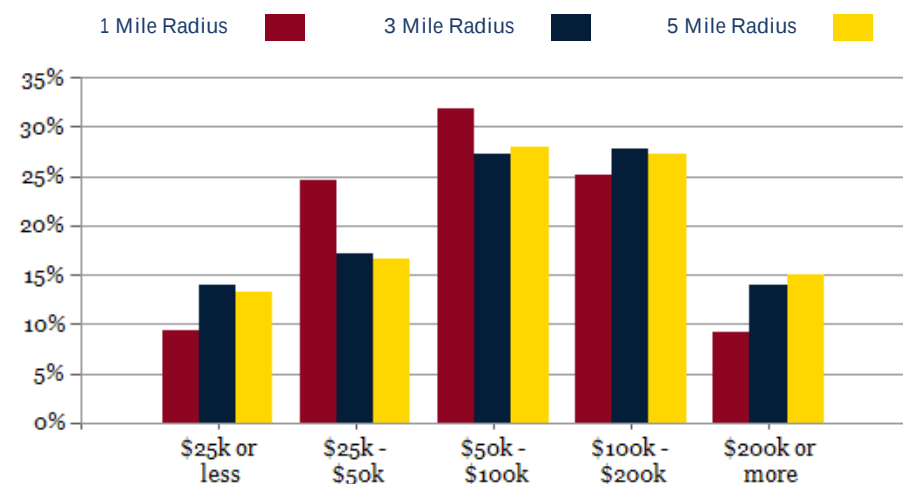


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,521	9,154	17,565
2010 Population	1,945	12,733	24,861
2023 Population	3,721	21,494	40,400
2028 Population	4,231	23,078	43,760
2023 African American	145	871	1,573
2023 American Indian	25	88	189
2023 Asian	69	479	739
2023 Hispanic	483	1,579	2,749
2023 Other Race	260	722	1,203
2023 White	2,953	17,959	34,156
2023 Multiracial	268	1,368	2,529
2023-2028: Population: Growth Rate	13.00%	7.15%	8.05%

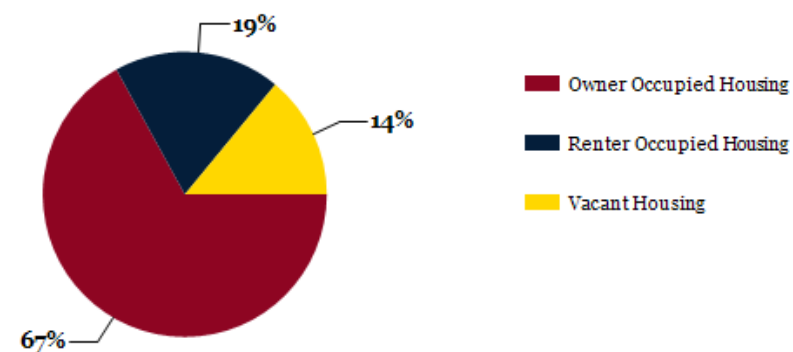
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	859	1,483
\$15,000-\$24,999	46	568	1,089
\$25,000-\$34,999	156	572	1,039
\$35,000-\$49,999	297	1,177	2,159
\$50,000-\$74,999	338	1,587	3,030
\$75,000-\$99,999	252	1,205	2,376
\$100,000-\$149,999	309	1,807	3,198
\$150,000-\$199,999	154	1,041	2,053
\$200,000 or greater	170	1,419	2,903
Median HH Income	\$70,957	\$81,041	\$82,593
Average HH Income	\$105,638	\$123,390	\$127,163



2023 Household Income



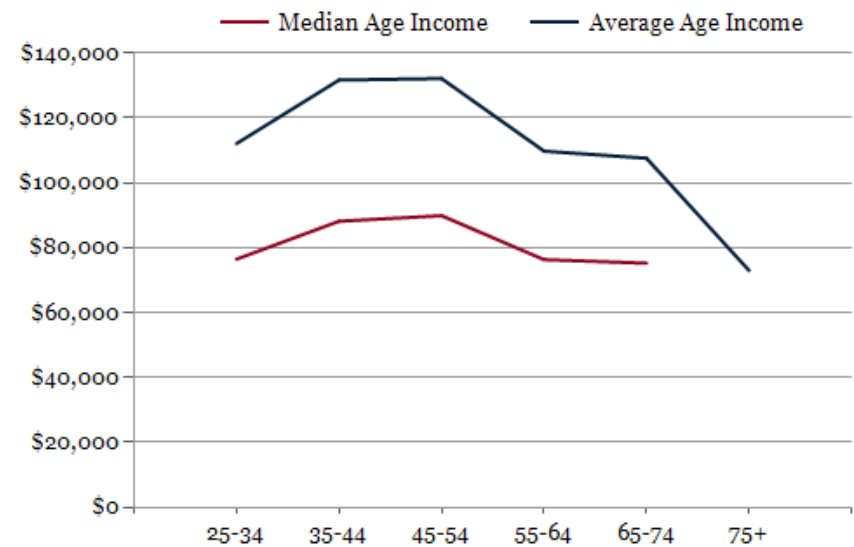
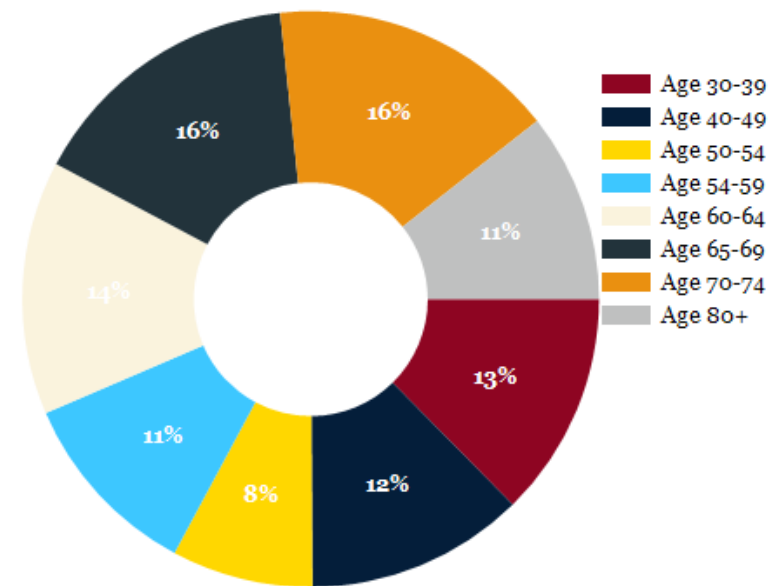
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	167	876	1,704
2023 Population Age 35-39	171	905	1,820
2023 Population Age 40-44	151	938	1,883
2023 Population Age 45-49	177	1,064	2,075
2023 Population Age 50-54	212	1,285	2,463
2023 Population Age 55-59	286	1,639	3,100
2023 Population Age 60-64	381	2,126	4,020
2023 Population Age 65-69	415	2,377	4,326
2023 Population Age 70-74	430	2,275	4,128
2023 Population Age 75-79	284	1,601	2,860
2023 Population Age 80-84	168	964	1,640
2023 Population Age 85+	112	850	1,427
2023 Population Age 18+	3,255	18,673	34,886
2023 Median Age	59	58	57
2028 Median Age	60	60	59

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,479	\$82,109	\$83,024
Average Household Income 25-34	\$112,115	\$120,992	\$122,745
Median Household Income 35-44	\$88,180	\$113,181	\$115,506
Average Household Income 35-44	\$131,716	\$160,658	\$161,819
Median Household Income 45-54	\$89,879	\$108,078	\$109,299
Average Household Income 45-54	\$132,176	\$152,330	\$153,418
Median Household Income 55-64	\$76,321	\$99,135	\$98,842
Average Household Income 55-64	\$109,784	\$139,893	\$141,297
Median Household Income 65-74	\$75,220	\$81,537	\$81,914
Average Household Income 65-74	\$107,606	\$121,443	\$125,679
Average Household Income 75+	\$72,991	\$83,562	\$88,213



FOR LEASE

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