



TURNKEY. HIGHWAY FRONT. BUILT FOR WHAT'S NEXT.

Approx. 9,600 SF
combined measured
building area
1.6 +/- acres | approx.
160 ft US 13 frontage |
Sussex County C 4

22762 SUSSEX HIGHWAY | SEAFORD, DELAWARE

A comprehensively rebuilt commercial asset positioned in the middle of Seaford's established national retail corridor, with the site, access, parking and flexibility to support what comes next.

THE OPPORTUNITY

Someone else already did the expensive part.

A buyer can always find another commercial building. What is considerably harder to find is frontage, access, acreage, parking, flexible construction, finished improvements, commercial zoning and national retail adjacency in one asset.

22762 Sussex Highway has already undergone the transformation. The next owner gets to decide what happens next.

Approx. 9,600 SF	1.6 +/- AC	Approx. 160 FT	Approx. 75
combined measured area	site area	US 13 frontage	paved parking spaces



Bring the business. The real estate is ready.

THE BUILDING

Not cosmetically renovated. Rebuilt from the structure out.

In 2022, the main building was stripped back to the structural steel frame and original heavy duty concrete slab, then rebuilt around the bones that mattered. The result is approximately 8,100 SF in the main building, plus an approximately 1,500 SF detached rear building, for approximately 9,600 SF of combined building area based on owner field measurements.

The open span steel construction minimizes interior structural interference and gives the next owner something increasingly valuable: the ability to make the building fit the business instead of making the business fit the building.



Flexible by design. Retail showroom, automotive, powersports, service, specialty retail, distribution, office and showroom, light commercial, or a hybrid operation. The building does not dictate the concept.

The 2022 work included a new roof, substantial electrical work, new plumbing and water systems, new septic, HVAC improvements, new exterior metal skin and stone veneer, a structurally engineered glass storefront, four frosted glass overhead doors, and polished concrete floors.

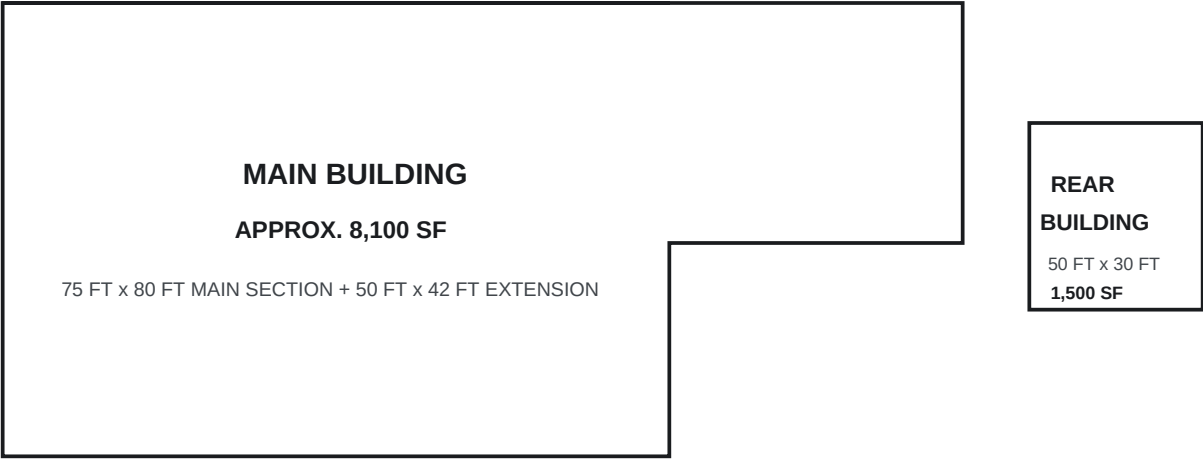
THE SITE

1.6 acres. Highway frontage. Pavement everywhere it matters.

The building is only half the story. The property offers a large paved and sealcoated parking and circulation field with approximately 75 spaces and substantial on site vehicle movement. That creates optionality most conventional retail boxes simply do not have.

A user can accommodate customer parking, inventory, vehicle display, service circulation, loading and multiple points of building access without immediately running out of site. The extensive paved circulation also creates physical potential for drive through oriented site planning, subject to governmental and use approvals.

CONCEPTUAL FIELD MEASUREMENT DIAGRAM



Approx. main building: 8,100 SF
Approx. combined building area: 9,600 SF

Conceptual only. Based on owner supplied field measurements. Not a survey or architectural plan.

THE LOCATION

LOOK AT WHO HAS ALREADY CHOSEN THIS INTERSECTION.

The surrounding retail concentration does the location story for you.



DIRECTLY ACROSS THIS LOCATION ON US-13:

ALDI

National retailers do their homework before they deploy capital. A sophisticated buyer gets to benefit from the same trade area, the same corridor and the same concentration of retail demand.

IMMEDIATE RETAIL NEIGHBORS

Lowe's Home Improvement

Texas Roadhouse

IHOP

Sherwin-Williams

Jersey Mike's

Little Caesars

M&T Bank

Across the corridor: Walmart, Grotto's Pizza and Wawa.

THE FLEXIBILITY

Showroom in front. Business in back. Or redesign the entire thing.

This is not a chopped up former retail box filled with bearing walls and compromised space. It is a broad, open commercial floor plate under steel construction with multiple overhead doors, substantial glazing, polished concrete and an existing finished office and lounge component.

That means a buyer is not purchasing yesterday's layout. They are purchasing tomorrow's optionality.



Optionality is value. This building has it in abundance.

A national retailer can merchandise it. An automotive or powersports operator can move vehicles through it. A service business can combine customer facing space with operational space. An owner user can create showroom, office, warehouse and fulfillment functions under one roof.

Zoning advantage. The property is marketed as Sussex County C 4 Planned Commercial zoning. For buyers evaluating permitted uses, development standards and future flexibility, the county jurisdiction is a meaningful diligence item that cannot be added after closing. Buyers should independently verify zoning, taxes and permitted uses for their intended operation.

THE VALUE PROPOSITION

Stop comparing asking prices. Compare what you're actually buying.

Much of the competing commercial inventory asks a buyer to accept some combination of older construction, deferred capital needs, limited site circulation, compromised layouts or substantial post closing improvement costs.

22762 Sussex Highway changes that equation.

Here, the roof is done. The exterior is done. The major building systems have been substantially rebuilt. The parking lot is new, paved and sealcoated. The storefront is built. The floor is finished. The overhead access is installed. The site is established.

The pattern across both comparables: buyers on this stretch of Sussex County are currently being asked to pay more per square foot for older buildings with no renovation history, weaker or more seasonal traffic, and none of this property's zoning advantage.

Check the comparables and any professional will understand exactly what we're stating.

Every other option on this corridor asks a buyer to take on risk. Ownership already eliminated here.

Priced below current replacement cost.



For an operator comparing this property with ground up development, existing highway access and an established site also mean fewer steps between capital deployment and opening the doors. Development timelines and approvals vary by use, and buyers should verify requirements with the applicable agencies.

The facts that make this property difficult to replicate.

- Approx. 9,600 SF combined measured building area
- 1.6 +/- acres
- Comprehensive 2022 rebuild
- Approx. 14 ft clear height across the majority of the main building
- Four frosted glass overhead doors
- New roof
- New plumbing and water systems
- HVAC improvements
- New paved and sealcoated parking lot, approx. 75 spaces
- Potential drive through oriented configuration, subject to approvals
- Established US 13 access
- 20,264 SF ALDI supermarket development proposed directly across US 13
- Turnkey condition with exceptional owner user and tenant flexibility
- Approx. 8,100 SF main building plus approx. 1,500 SF rear building
- Approx. 160 ft of US 13 frontage per current listing record
- Open span steel construction
- Heavy duty concrete floor, polished for showroom presentation
- Structurally engineered glass storefront
- Substantial electrical improvements
- New septic system
- New exterior metal skin and stone veneer
- Extensive paved circulation
- Sussex County C 4 Planned Commercial zoning
- National retail concentration immediately surrounding the property
- Priced below current replacement cost
- Major capital work already completed

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All dimensions, areas, parking counts and property characteristics are approximate and should be independently verified by the buyer. Conceptual diagrams are for marketing orientation only. Zoning and permitted uses should be confirmed with Sussex County and other applicable authorities.

Source notes: current LoopNet listing record for frontage and existing structured listing data; Delaware Department of Transportation, ALDI Inc. Seaford TIS Review Letter dated May 15, 2025; Sussex County zoning materials identifying C 4 as Planned Commercial.

Priced below current replacement cost.

With the major capital work already completed.

The value here is not just square footage. It is the time, capital and execution the next owner does not have to repeat after closing.

- Comprehensive 2022 rebuild from the structural steel frame and heavy-duty concrete slab
- New roof
- Substantial new electrical work and lighting
- New plumbing and water systems
- New septic system
- HVAC improvements, including rooftop units and mini-splits
- New exterior metal siding / skin
- New stone veneer facade
- Structurally engineered glass storefront / curtain-wall entrance
- Four frosted-glass overhead doors
- Polished heavy-duty concrete floors
- Finished office and lounge areas
- Finished bathrooms
- Interior framing, drywall and finish work
- New paved and sealcoated parking lot, approximately 75 spaces
- Extensive paved site circulation
- Established highway access already in place

THE EXPENSIVE WORK IS BEHIND YOU.

BUY THE LOCATION, THE FLEXIBILITY AND THE FINISHED ASSET.