

RETAIL FOR SALE

18541 S MAIN ST, BRIDGEVILLE, DE 19933

18541 S Main St, Bridgeville, DE 19933



PROPERTY DESCRIPTION

Exceptional investment and development opportunity on approx. 6ac in the growing Bridgeville, DE market. Excellent visibility and access from both Rt. 13/404 and S Main Street, the property offers a unique combination of immediate income and future development potential. An existing leased restaurant provides current cash flow while the remainder of the site presents a variety of redevelopment opportunities. Conceptual plans include a 21,000sqft retail center, multiple pad sites and additional commercial development, though the layout can be modified to accommodate buyer's specific needs. With utilities available on-site and the ability to phase development over time, this property is well positioned for investors, developers and owner-operators looking to capitalize on continued growth in the area.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	3.76 Acres
Building Size:	28,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	49	638
Total Population	24	108	1,459
Average HH Income	\$85,191	\$84,925	\$84,003

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRET DAVIS

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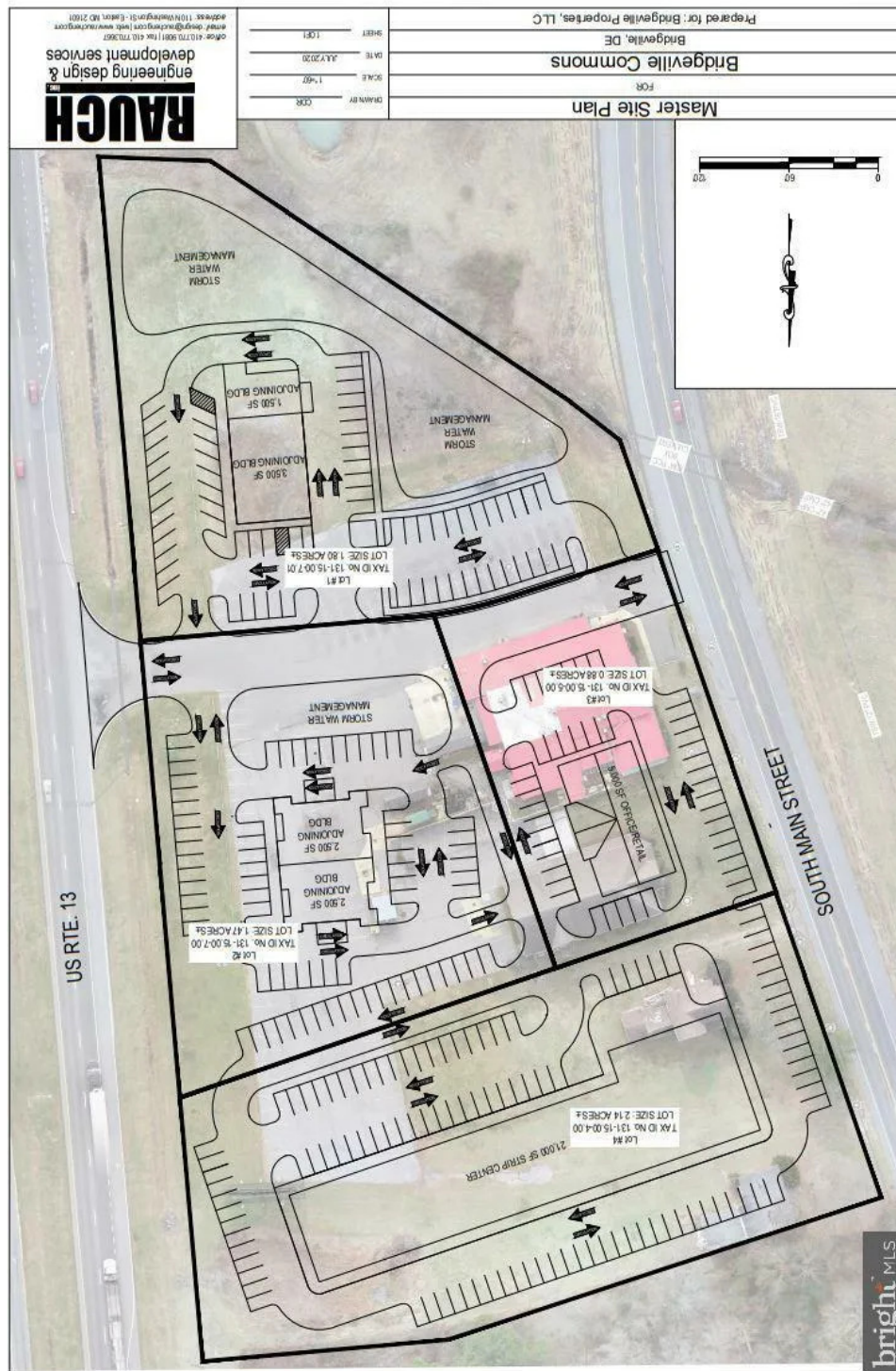
KW COMMERCIAL
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Ocean Pines, MD 21811

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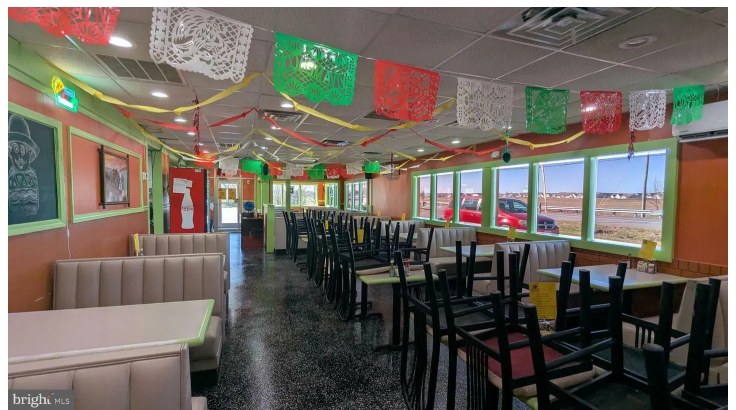
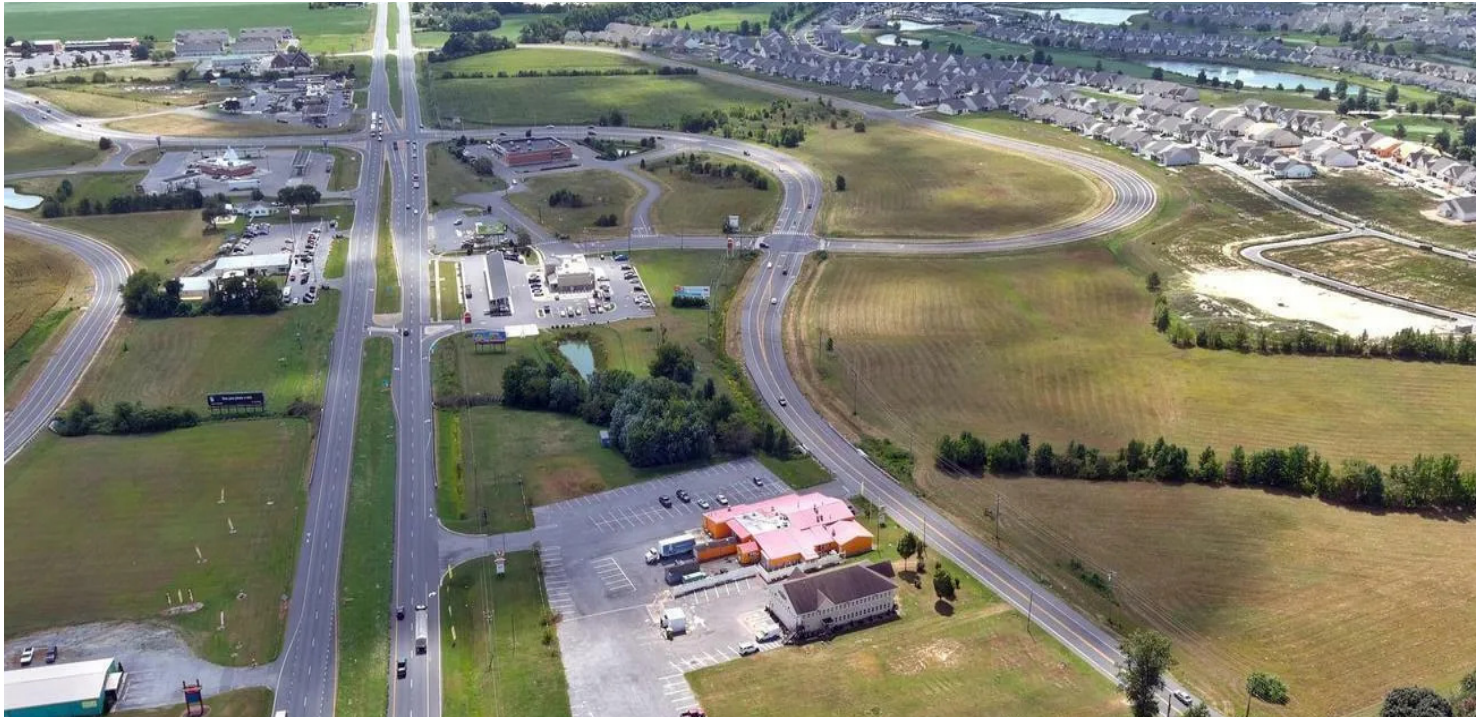
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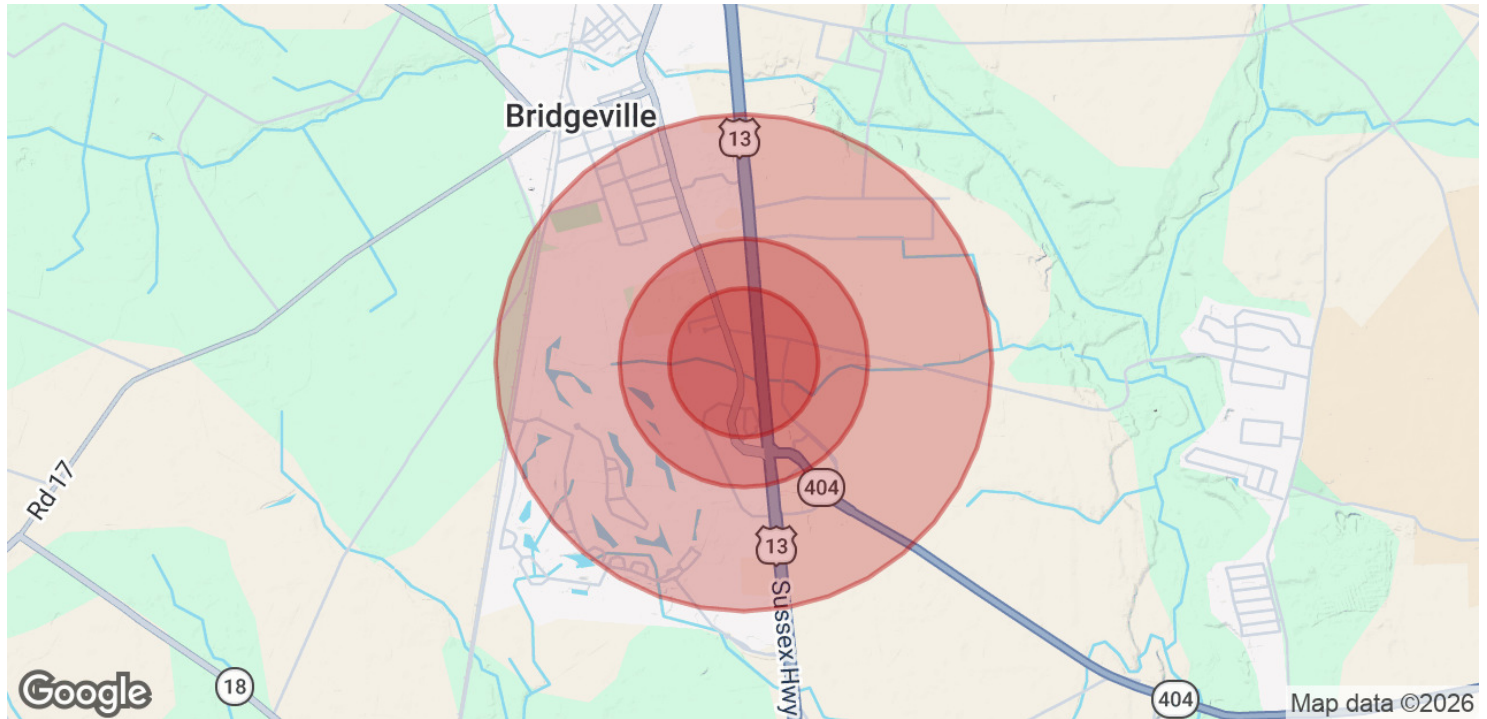
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	108	1,459
Average Age	54	53	49
Average Age (Male)	54	53	48
Average Age (Female)	54	54	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	49	638
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$85,191	\$84,925	\$84,003
Average House Value	\$303,833	\$299,838	\$280,465

2020 American Community Survey (ACS)

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