

23 ACRES – COMMERCIAL DEVELOPMENT LAND – \$2.3M HIGH TRAFFIC INTERSECTION – RT. 13 AND RT. 16 – GREENWOOD



Property Highlights

- ✦ Highway Commercial zoning - Town of Greenwood
- ✦ 1,000'+ of frontage along Rt. 13 and 500' of frontage + along Rt. 16
- ✦ Traffic Volume Data - 22,894 cars per day (Rt. 13) - 9,711 cars per day (Rt. 16)
- ✦ Primary traffic corridors for southern Delaware and resort area traffic
- ✦ Sussex County, DE has experienced 40%+ growth in population since 2010
- ✦ Wide variety of commercial uses permissible under current zoning

Sussex County, DE Population Growth Trend

Year	Population	Growth Vs. Prior	Growth vs. 2010
2015	214,800	8.9%	8.9%
2020	237,378	10.5%	20.4%
2025	277,140	16.8%	40.6%

Demographic Overview

	3 mile	5 miles	10 miles
2025 Population	3,401	8,267	39,809
Avg. HH Income	\$89,632	\$91,000	\$100,430



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