

PAD SITES AVAILABLE – GREENWOOD, DE HIGH TRAFFIC CORNER – RT. 13 AND RT. 16



Property Highlights

- ✦ Multiple pad sites available SALE, LEASE or Build To Suit - fronting Rt. 16 and Rt. 13
- ✦ Northeast corner of Rt. 13 and Rt. 16 intersection
- ✦ Traffic Volume Data - 22,894 cars per day (Rt. 13) - 9,711 cars per day (Rt. 16)
- ✦ Primary traffic corridors for resort area traffic
- ✦ Sussex County, DE has experienced 40%+ growth in population since 2010
- ✦ Population expected to exceed 350,000 residents by 2030

Sussex County, DE Population Growth Trend

Year	Population	Growth Vs. Prior	Growth vs. 2010
2015	214,800	8.90%	8.90%
2020	237,378	10.50%	20%
2025	277,140	16.80%	40.60%

Demographic Overview

	3 mile	5 miles	10 miles
2025 Population	3,401	8,267	39,809
Avg. HH Income	\$89,632	\$91	\$85,874



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