

Sandbar Plaza

RETAIL / OFFICE SPACE FOR LEASE

FOR LEASE
1,360 SF AVAILABLE

SYNAPS
BRAIN & SPINE CENTER

19413
Unit 1

Allstate

19413
Unit 2

Unit 2

FOR LEASE

19413 JINGLE SHELL WAY, UNIT #1, LEWES, DE 19958

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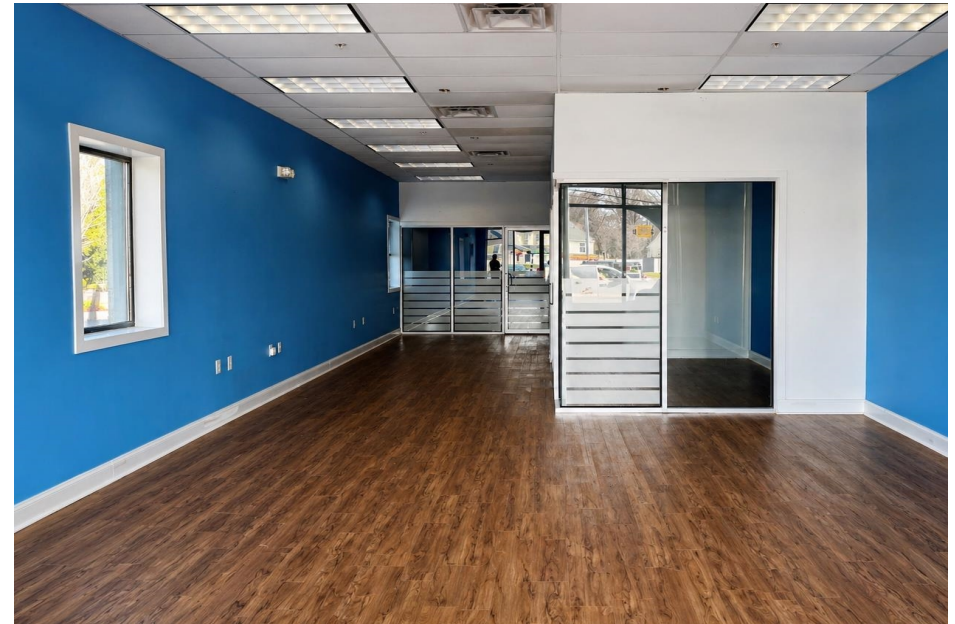
DSM
COMMERCIAL

THE SPACE

Location	19413 Jingle Shell Way, Unit #1 Lewes, DE 19958
Traffic Count	50,131 (Coastal Highway)
Size	1,360 SF
Lease Rate	\$32 - (water, sewer, trash, taxes, CAM included)
Lease Type	SF/Gross

HIGHLIGHTS

- Efficient ±1,360 SF layout ideal for professional and service-oriented users
- Turnkey former Allstate office minimizes upfront buildout costs and downtime
- Prime Route 1 positioning at the Nassau Bridge with strong daily traffic exposure
- Fully sprinklered throughout, offering added protection and meeting modern building safety standards
- Surrounded by established, necessity-driven retail generating consistent visitation
- Located within one of Sussex County's fastest-growing residential corridors
- Gross lease structure provides predictable, all-in occupancy costs



POPULATION

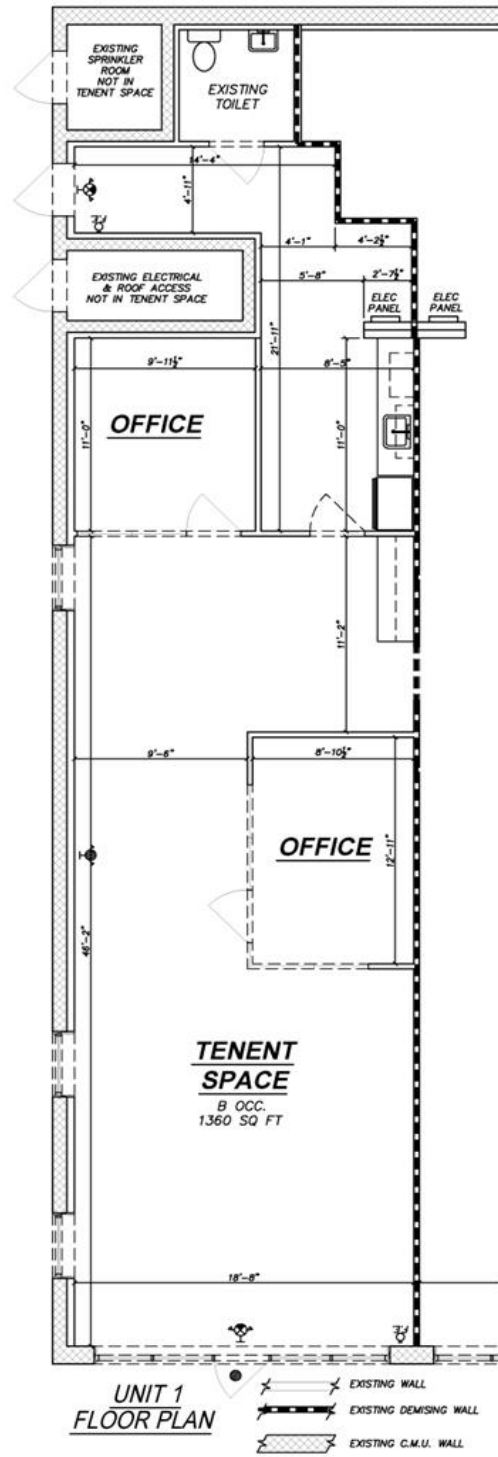
1.00 MILE	3.00 MILE	5.00 MILE
5,892	28,385	48,065

AVERAGE HOUSEHOLD INCOME

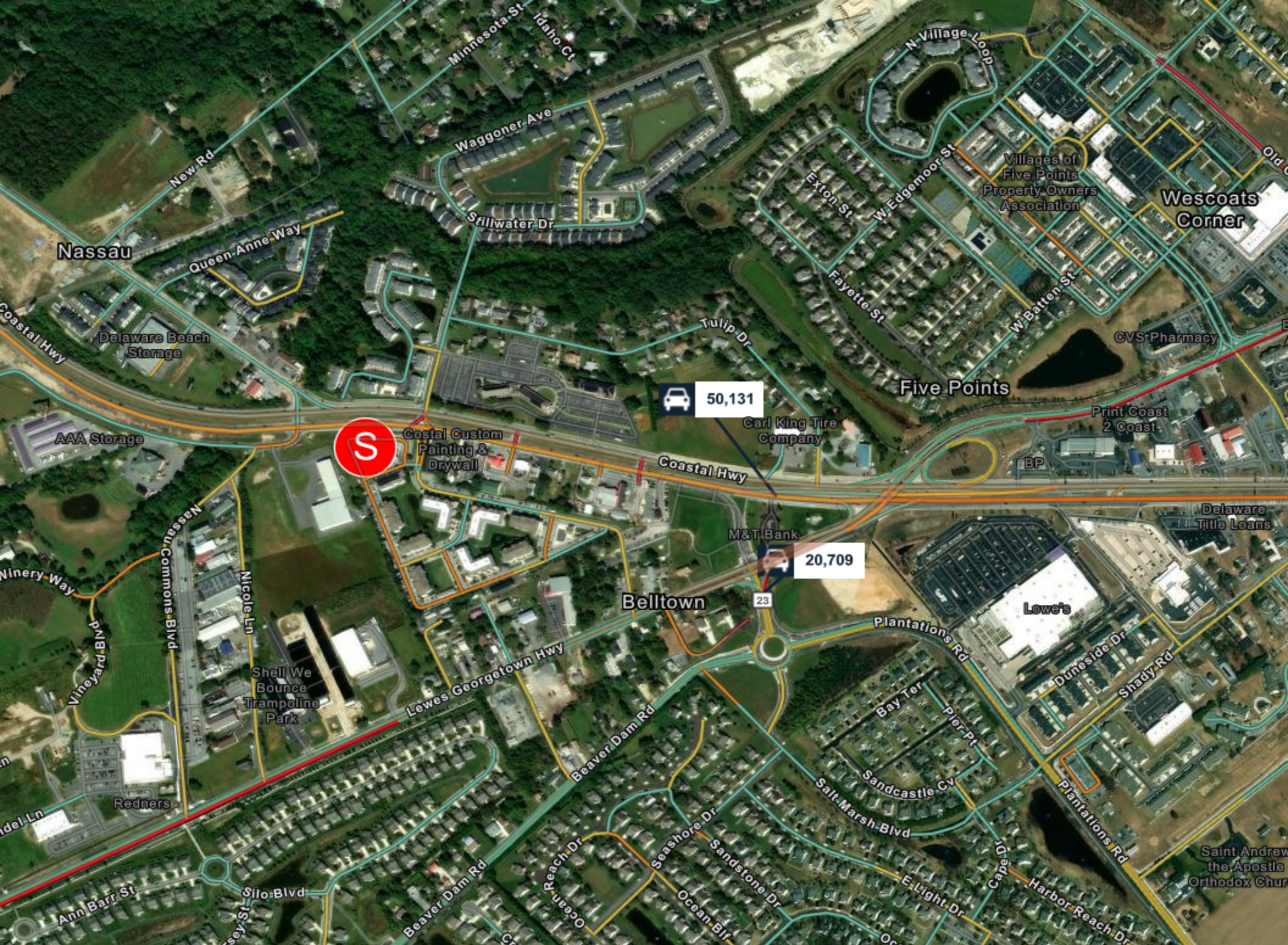
1.00 MILE	3.00 MILE	5.00 MILE
\$110,088	\$123,644	\$125,173

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,913	13,719	23,108

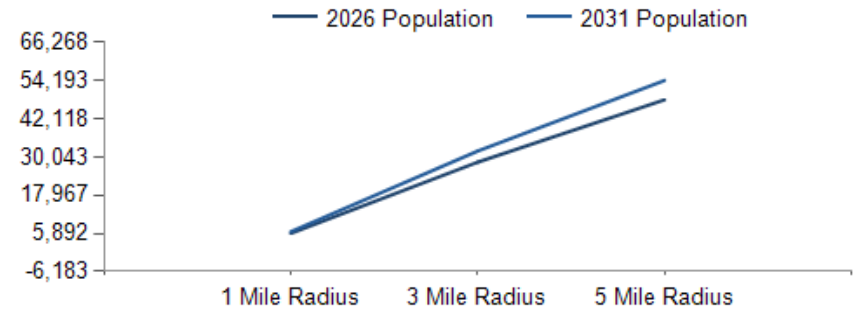




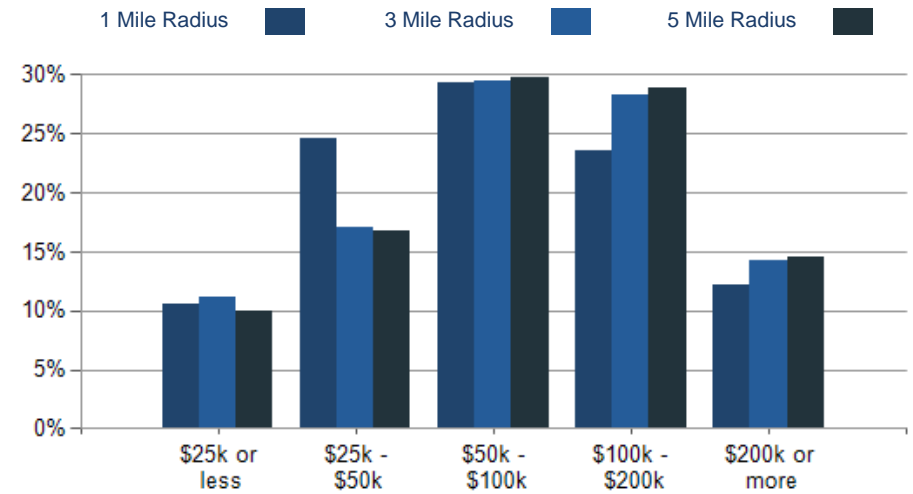


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,789	10,782	19,460
2010 Population	3,098	14,801	27,478
2026 Population	5,892	28,385	48,065
2031 Population	6,439	31,882	54,193
2026 African American	280	1,069	1,906
2026 American Indian	29	109	204
2026 Asian	148	628	962
2026 Hispanic	667	1,888	3,114
2026 Other Race	343	841	1,325
2026 White	4,638	23,994	40,664
2026 Multiracial	454	1,736	2,992
2026-2031: Population: Growth Rate	8.95%	11.75%	12.15%

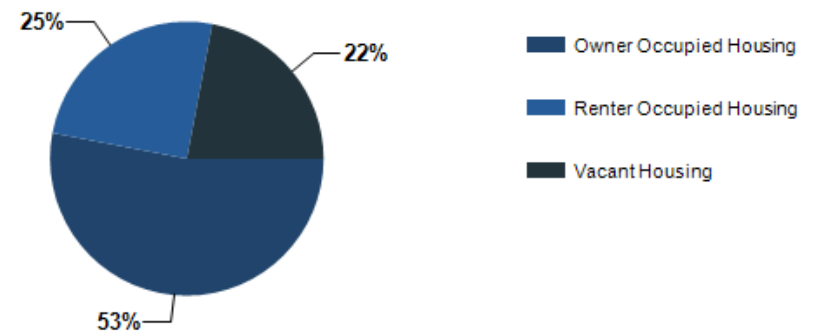
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	134	767	1,161
\$15,000-\$24,999	172	764	1,156
\$25,000-\$34,999	196	769	1,325
\$35,000-\$49,999	518	1,568	2,535
\$50,000-\$74,999	405	2,128	3,706
\$75,000-\$99,999	447	1,903	3,185
\$100,000-\$149,999	375	2,186	3,837
\$150,000-\$199,999	313	1,685	2,835
\$200,000 or greater	353	1,949	3,367
Median HH Income	\$76,304	\$84,604	\$86,360
Average HH Income	\$110,088	\$123,644	\$125,173



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	301	1,002	1,779
2026 Population Age 35-39	311	1,213	2,044
2026 Population Age 40-44	307	1,313	2,245
2026 Population Age 45-49	260	1,194	2,085
2026 Population Age 50-54	308	1,397	2,448
2026 Population Age 55-59	403	1,840	3,267
2026 Population Age 60-64	525	2,765	4,717
2026 Population Age 65-69	567	3,180	5,487
2026 Population Age 70-74	541	3,353	5,529
2026 Population Age 75-79	479	2,815	4,528
2026 Population Age 80-84	236	1,604	2,551
2026 Population Age 85+	143	1,081	1,733
2026 Population Age 18+	5,142	25,017	42,247
2026 Median Age	54	61	61
2031 Median Age	55	62	61

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,288	\$84,665	\$89,089
Average Household Income 25-34	\$97,057	\$120,323	\$124,795
Median Household Income 35-44	\$89,710	\$115,323	\$118,641
Average Household Income 35-44	\$129,069	\$156,971	\$156,918
Median Household Income 45-54	\$89,619	\$113,642	\$114,909
Average Household Income 45-54	\$127,091	\$153,497	\$154,441
Median Household Income 55-64	\$87,102	\$104,518	\$106,803
Average Household Income 55-64	\$127,322	\$143,331	\$144,541
Median Household Income 65-74	\$80,191	\$88,267	\$88,388
Average Household Income 65-74	\$116,905	\$124,841	\$125,017
Average Household Income 75+	\$77,691	\$85,447	\$86,898

Population By Age

