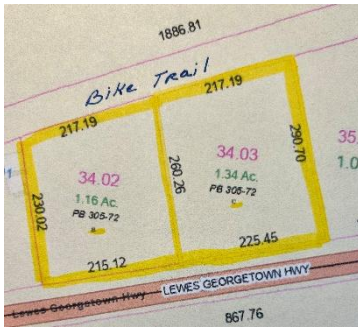




2.5+/- Acres  
 C-2 Zoning  
 440' Highway  
 Frontage  
 High Visibility  
 High Traffic  
 Count  
 Two Parcels  
 TM: 334-4-34.03  
 TM: 334-4-34.02  
 Prime Retail  
 Excellent  
 Investment  
 Premier  
 Location



## Parcel B&C Lewes Georgetown Hwy.

\$1,700,000.00

Unbeatable commercial opportunity in high visibility, high demand growth zone. 2.5+/- acres zoned C-2 commercial with approximately 440 feet +/- of road frontage located directly on The Lewes Georgetown Highway, which is a major east west arterial Highway in Sussex County. This ideal location has had significant investment such as the 50,000 sq. ft. Bay Health emergency and urgent care center and the proposed "Cool Spring Crossing" along Route 9. In addition, this prime retail is located on the bike trail which when complete will extend 17 miles to Georgetown. Excellent traffic count with an average of over 15,000 per day according to the DelDOT website. C-2 zoning supports a variety of uses which include retail, professional and service businesses with a potential of 15,000 +/- finished sq. ft. The Route 9 corridor connecting Lewes, Milton and Georgetown is one of the fastest growing commercial zones in Sussex County, and this is an excellent opportunity with high visibility to grow your business directly on the highway. **Sale includes two parcels of land Tax Map: 334-4.00-34.02 Parcel "B" 1.16+/- acres and 334-4.00-34.03 Parcel "C" 1.34 +/- acres for a total combined acreage of 2.5+/- acres.**

Please call Ally Bailey (302) 236-0286  
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 Winnie Kee (302) 236-7704  
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 tour.



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The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

