

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex

PRICE REDUCTION



\$1,400,000

FOR SALE ~~\$1,750,000~~

JOIN:



ROYAL FARMS

Wawa

Walgreens

SONIC



PROPERTY HIGHLIGHTS:

- 13.7 Acres located between US 13 (979' of frontage) and Delaware Route 404
- Excellent visibility & Access to High Volume Beach Bound Traffic
- Heritage Shores Community of 2,000 Homes (700 + built) and Golf Course
- Access to City Sewer and Water
- Approved for Approximately 125 EDU's

GREAT OPPORTUNITY

- Grocery
- Hotel
- Service Station
- Pharmacy
- Bank
- Fast Food
- Sit-Down Restaurants

Ernie Hueter
ehueter@klnb.com
703-268-2713

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex



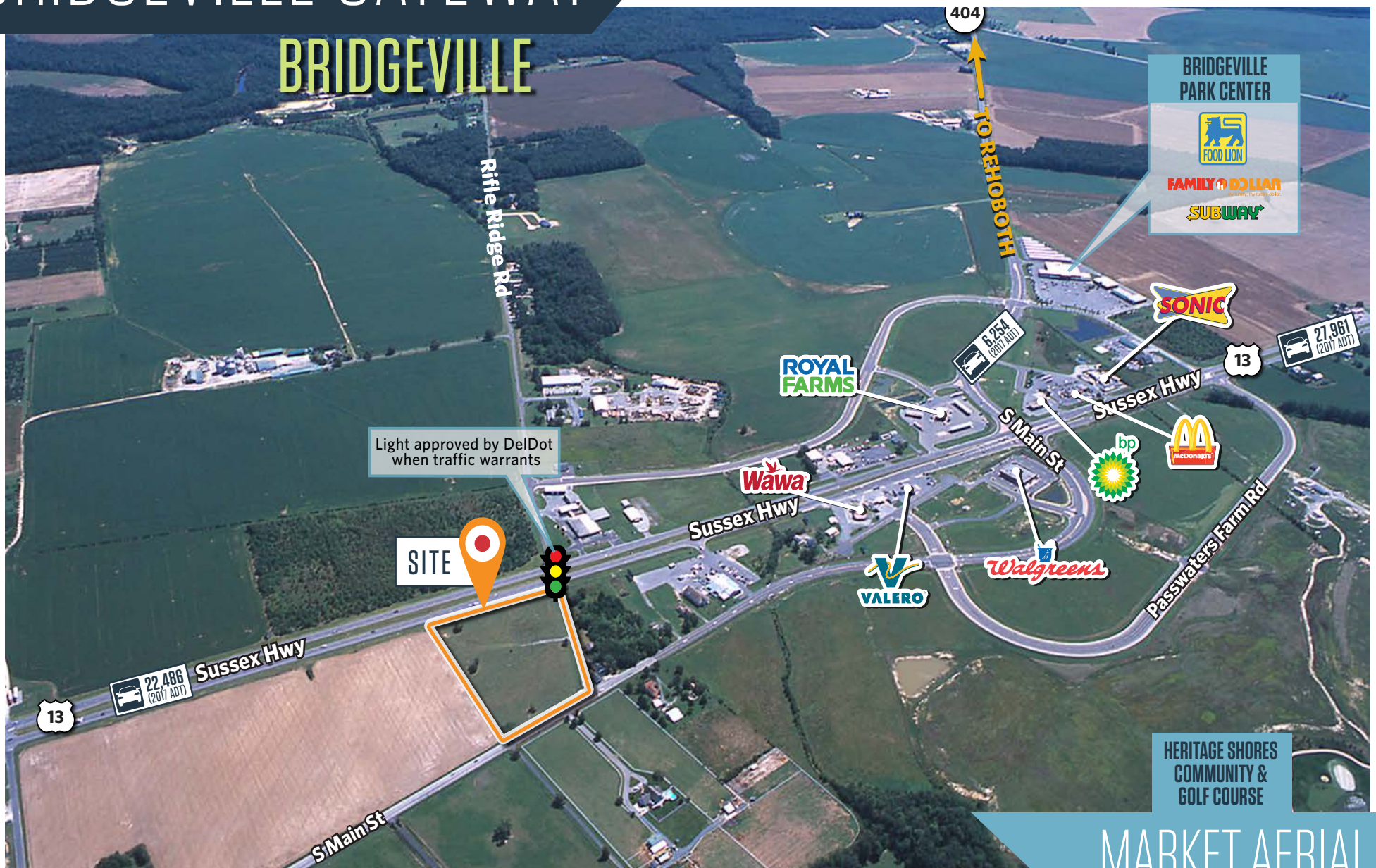
PAD SITES	
Pad A	1.34 acres
Pad B	.93 acres
Pad C	.93 acres
Pad D	1.04 acres
Pad E	1.01 acres
Pad F	1.81 acres
Pad G	2.17 acres
Pad H	1.34 acres
Pad I	1.07 acres
Pad J	.06 acres

ALTERNATE HOTEL SITE

SITE PLAN

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex



MARKET AERIAL

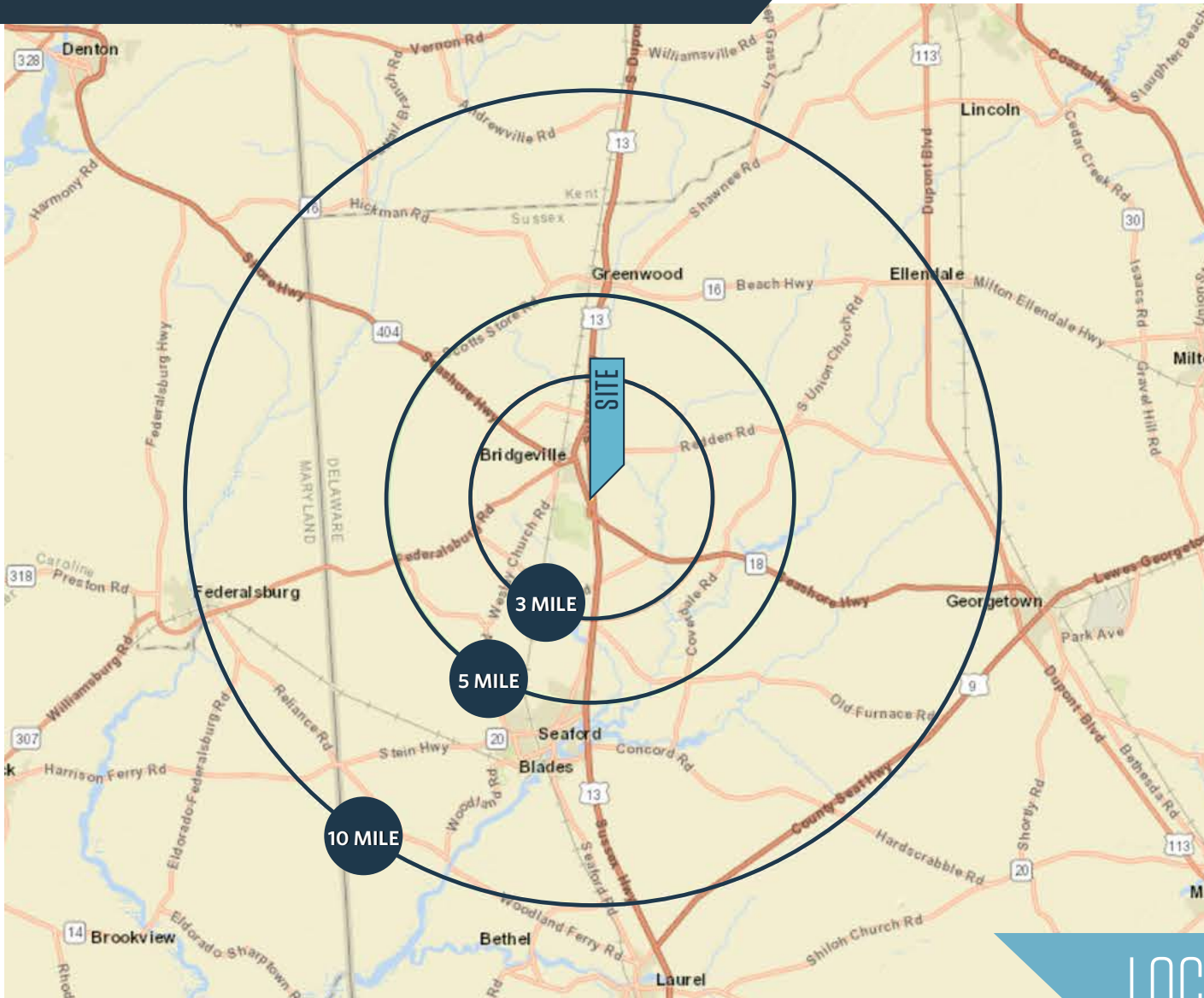
Ernie Hueter
ehueter@klnb.com
703-268-2713

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex



AVAILABLE SPACE

13.7 Acres available located between US 13 (979' of frontage) and Delaware Route 404 with excellent visibility & access to high volume beach bound traffic

DEMOGRAPHICS | 2018:

31-MILE	5-MILE	10-MILE
Population 7,053	14,210	52,634
Daytime Population 2,709	5,529	21,202
Households 2,579	5,146	19,516
Average HH Income \$61,937	\$63,805	\$64,133

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Sussex Hwy (Route 13)	77,000 ADT
S Main Street (Route 404)	5,000 ADT

LOCATION & DEMOGRAPHICS

Ernie Hueter
ehueter@klnb.com
703-268-2713

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Ernie Hueter

ehueter@klnb.com

703-268-2713

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb