

BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County



JOIN:



- Harris Teeter, Starbucks and PNC Bank.
- 4,140 SF Pad Site Available.
- Located at the entrance to Bayside community with over 1,200 homes.
- Just steps from the Freeman Stage with 70 annual events and 105,000 patrons in 2023.

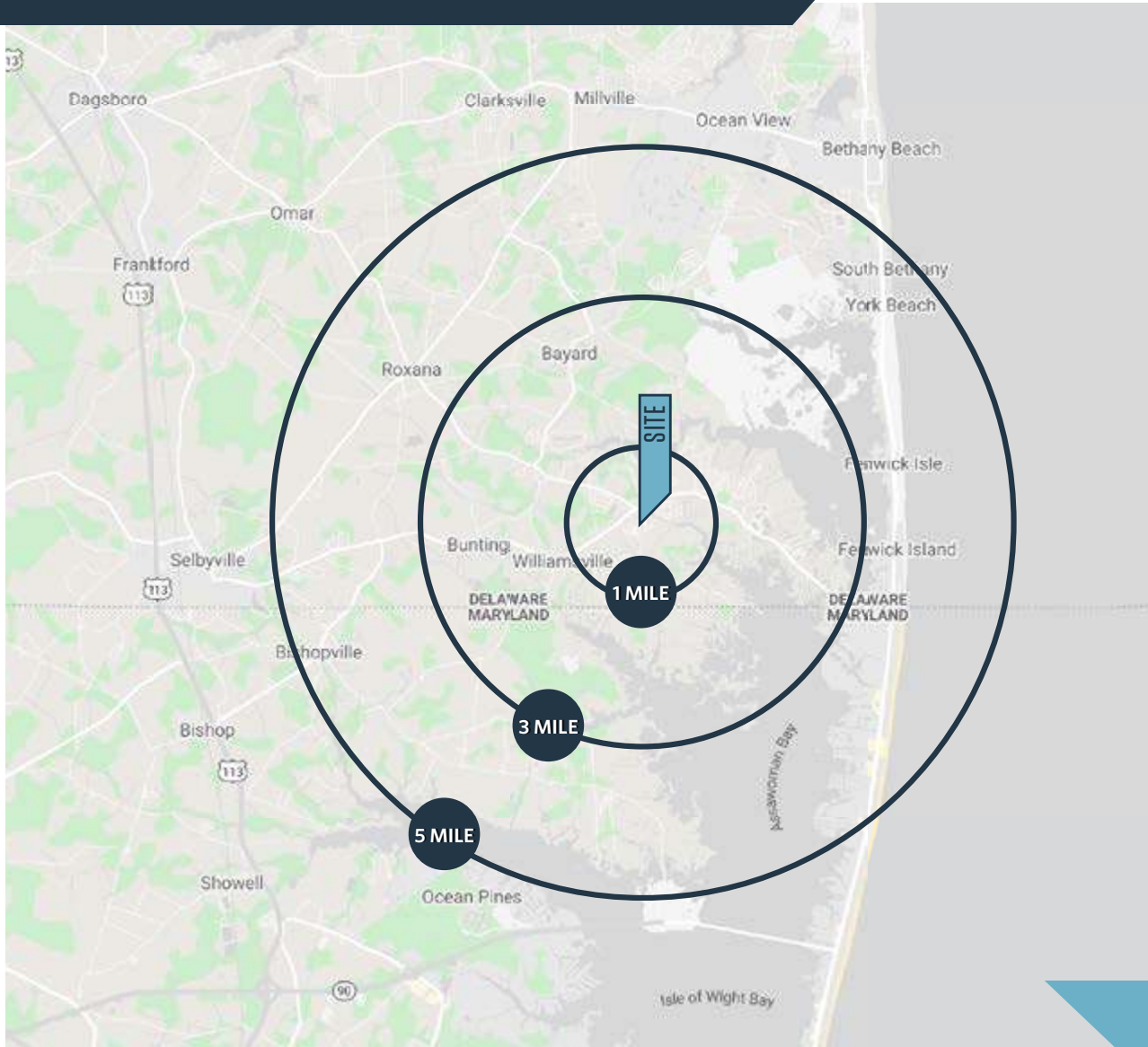
Melissa Welch
mwelch@klnb.com
703-268-2704

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



BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
3,075	9,712	25,757
Daytime Population		
1,263	2,366	8,424
Households		
1,569	4,751	12,609
Average HH Income		
\$146,636	\$135,128	\$124,810

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Lighthouse Rd	11,464 ADT
Americana Pkwy	6,223 ADT

LOCATION & DEMOGRAPHICS

Melissa Welch
mwelch@klnb.com
703-268-2704

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

klnb

BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County



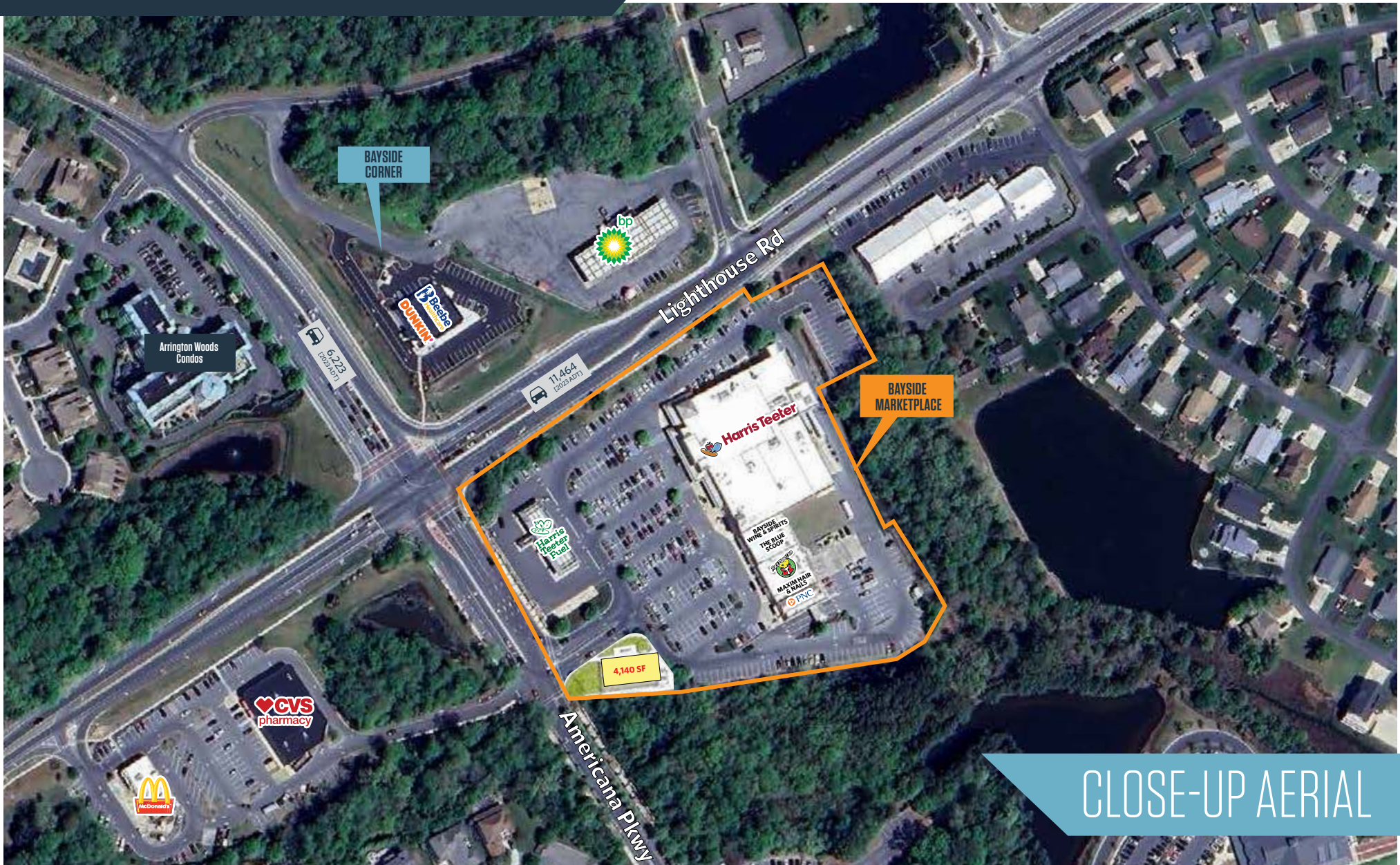
Melissa Welch
mwelch@klnb.com
703-268-2704

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



BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County



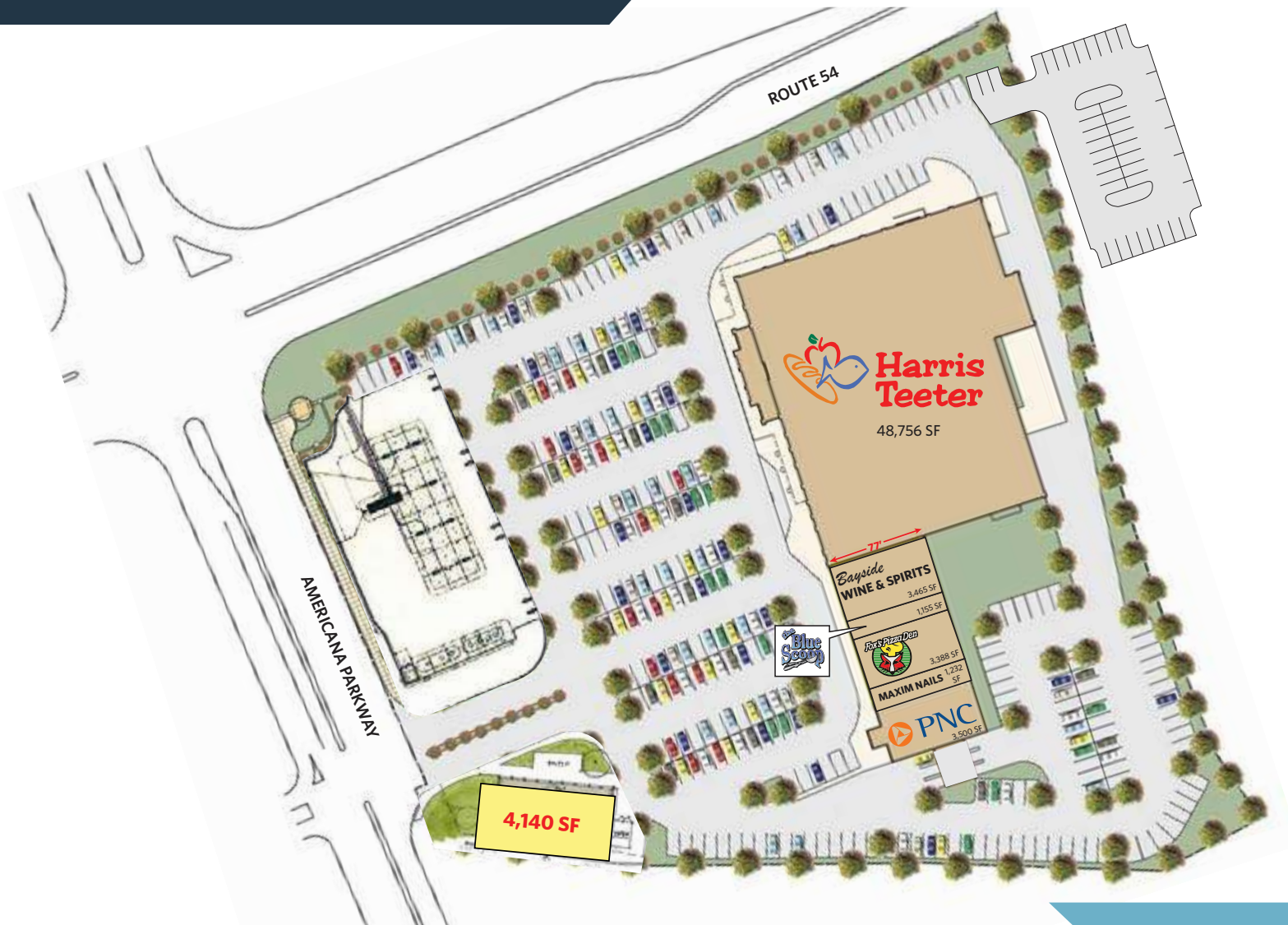
Melissa Welch
mwelch@klnb.com
703-268-2704

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

klnb

BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County



SITE PLAN

Melissa Welch
mwelch@klnb.com
703-268-2704

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

klnb

BAYSIDE MARKETPLACE

31221 Americana Parkway, Selbyville, DE 19975
Sussex County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Melissa Welch

mwelch@klNb.com

703-268-2704

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klNb.com



[instagram.com/klNbcre](https://www.instagram.com/klNbcre)



[linkedin.com/company/klNb](https://www.linkedin.com/company/klNb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

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