

# BAYSIDE CORNER

36450 Tidal Rd., Selbyville, DE 19975  
Sussex County



## NEARBY RETAILERS:



- Located at the entrance to the Bayside community with over 1200 homes and the Freeman Stage which hosts over 60 annual events and welcomes over 105,000 annual patrons (2023).

Melissa Welch  
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8065 Leesburg Pike, Suite 700  
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AERIAL VIEW



DRIVE-THRU VIEW



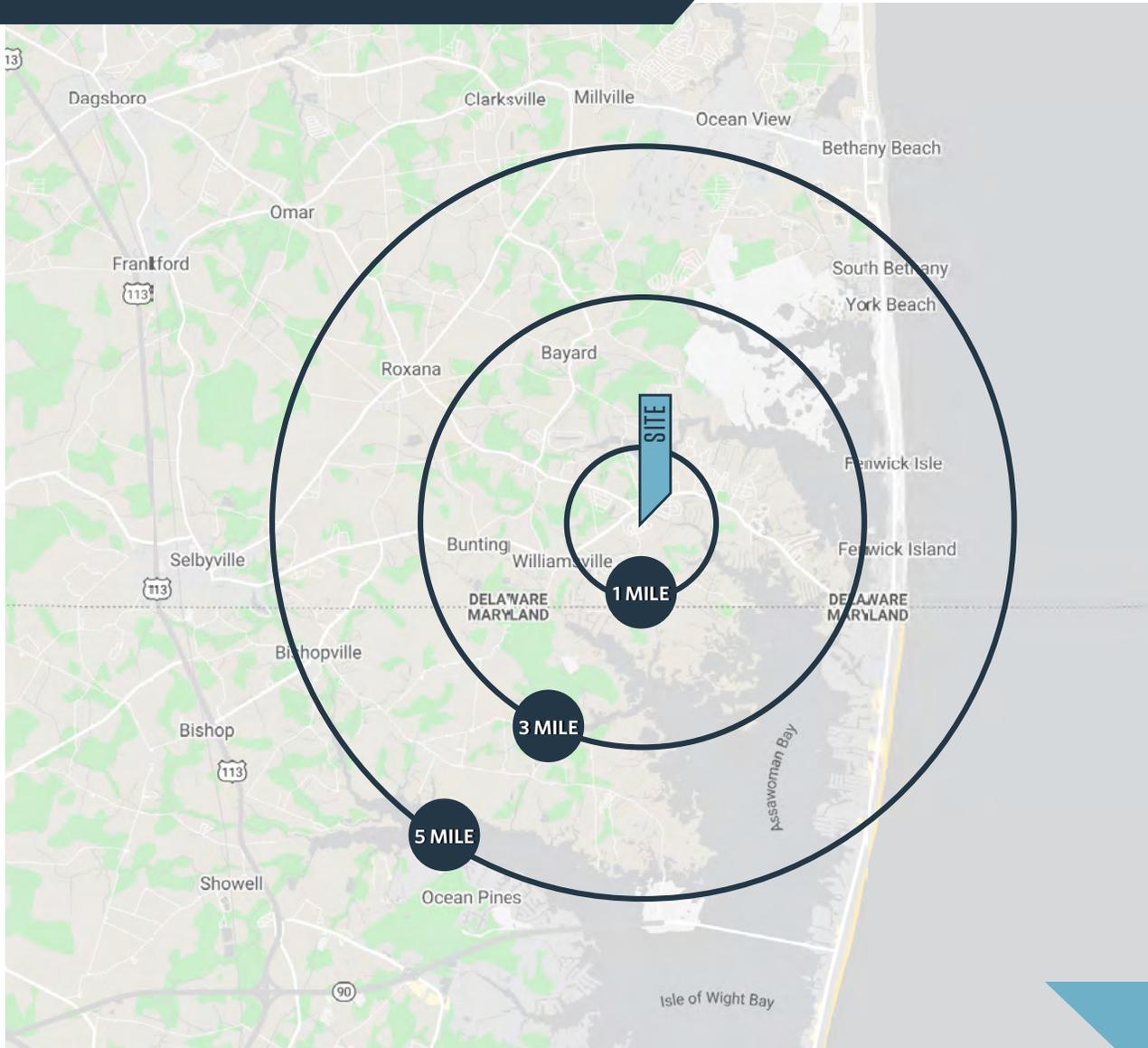
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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
3,111	10,090	27,554
Daytime Population		
3,145	8,764	25,446
Households		
1,552	4,915	13,519
Average HH Income		
\$141,407	\$125,276	\$120,606

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Lighthouse Rd	10,746 ADT
Americana Pkwy	3,773 ADT

## LOCATION & DEMOGRAPHICS

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CLOSE-UP AERIAL

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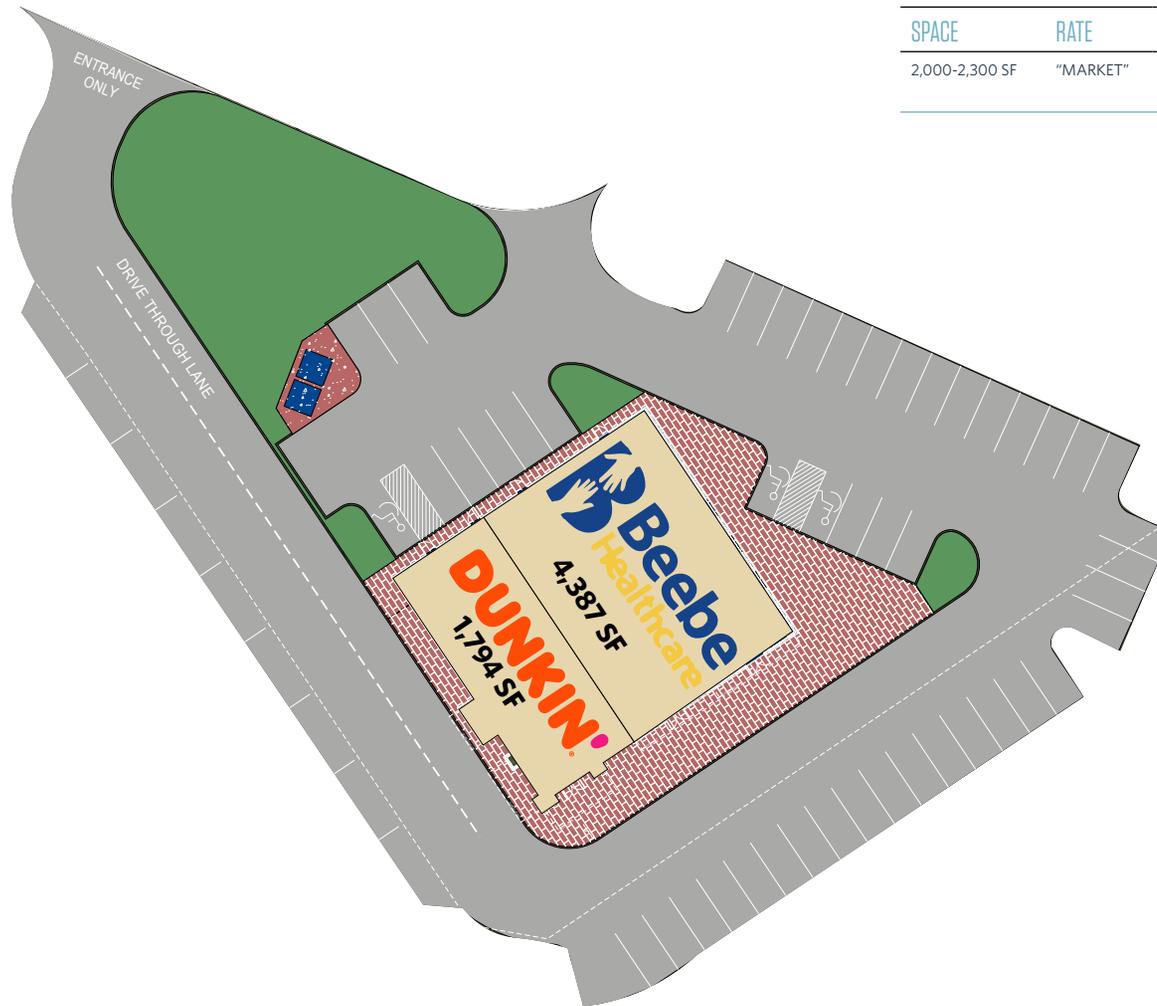
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SPACE	RATE	CONDITION	DELIVERY	EST. NNN
2,000-2,300 SF	"MARKET"	VANILLA SHELL	SUMMER 2022	\$3.85 PSF



SITE PLAN

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**B·A·Y·S·I·D·E**  
LIVEBAYSIDE.COM

## BAYSIDE COMMUNITY PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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