

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
Sussex

PRICE REDUCTION



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

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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

SITE PLAN

BRIDGEVILLE GATEWAY

Rifle Range Road, Bridgeville, DE 19933
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Light approved by DelDot
when traffic warrants

SITE

BRIDGEVILLE
PARK CENTER



FAMILY DOLLAR

SUBWAY

SONIC

ROYAL FARM

Wawa

VALERO

Walgreens



HERITAGE SHORES
COMMUNITY &
GOLF COURSE

MARKET AERIAL

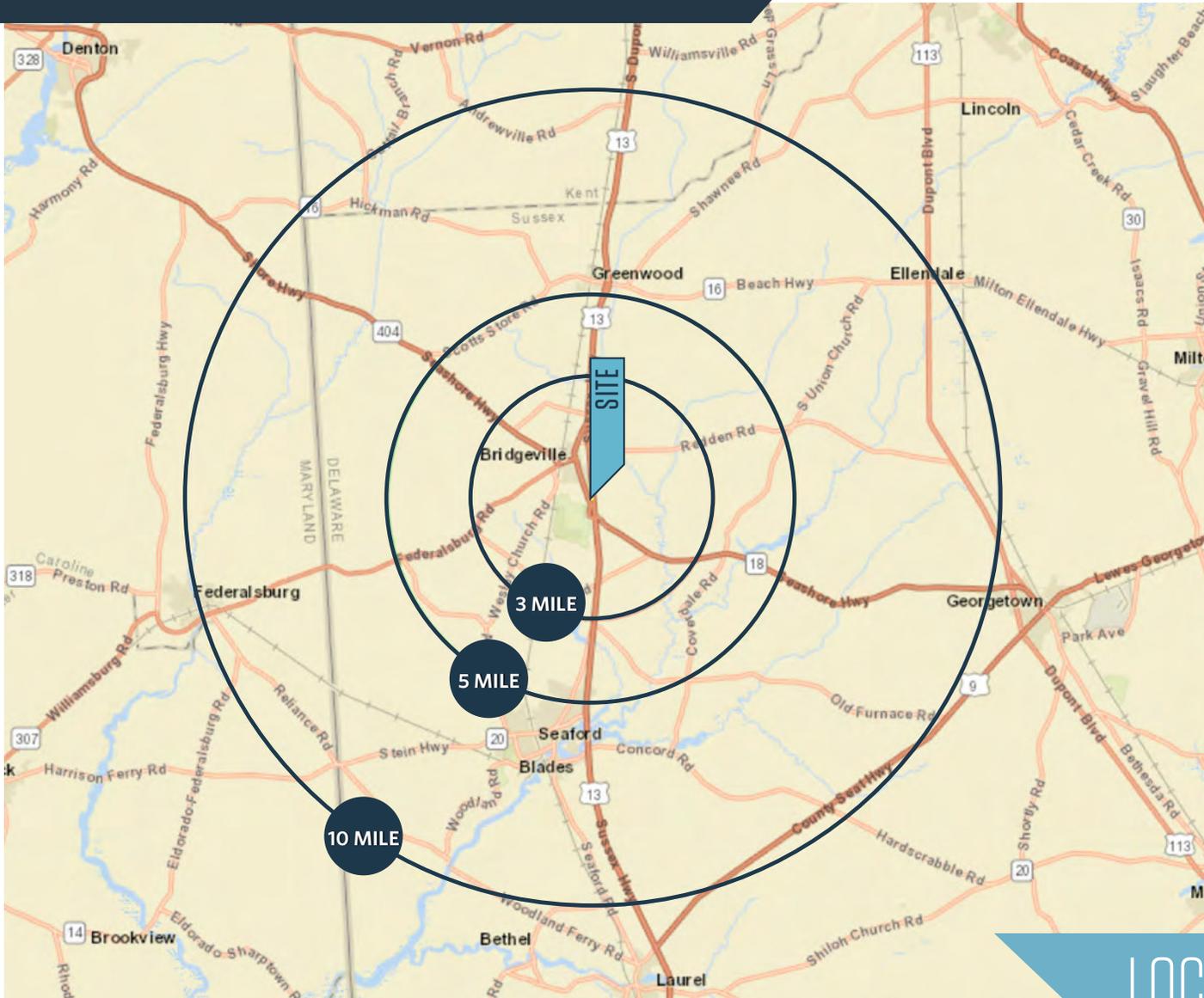
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AVAILABLE SPACE

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 | 2020:

3-MILE	5-MILE	10-MILE
Population 7,348	14,648	36,350
Daytime Population 3,068	5,635	14,100
Households 2,734	5,387	13,545
Average HH Income \$70,000	\$71,524	\$70,899

[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

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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