

404

HERITAGE SHORES

BRIDGEVILLE, DE

Pad Sites 1, 3, 4, 5 & 8 | Individually or in Bulk



UNDER CONTRACT
CORPORATE CAMPUS

404

13

Ake Ditch

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BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR GUIDANCE
OFFERS DUE BY	ROLLING
STUDY PERIOD	45 DAYS
TERMS	CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

EXECUTIVE SUMMARY



CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale Pad Sites 1, 3, 4, 5 & 8 of the Heritage Shores Community in Bridgeville, DE (the “Property”). The Property consists of 6.55 acres of land subdivided into 5 retail/non-residential outparcels in a master planned community, ideally located along Route 404 at the intersection with US Route 13. The Heritage Shore Community has approximately 1,000 new single family homes built with approvals to build 800 more single family homes and 300 apartments. Amenities include a golf course, clubhouse, tennis courts, pools, nature trails, and more. Walgreens and Wawa are open and operating at Heritage Shores. The Property is ideal for single tenant retail development. The Pad Sites can be purchased individually or in bulk.

AREA DETAILS



PROPOSED
RETAIL



\$74,919
AVG HH INCOME



6.55 ACRES
OF LAND



45,716
POPULATION 10MI



24,968
AADDT



16,200
EXISTING HOMES

PROPERTY INFORMATION

ADDRESS: DE Route 404 & US Route 13
TAX ID: See Chart Below
MUNICIPALITY: Town of Bridgeville
PROPERTY SIZE: See Chart Below
SITE CONDITION: Graded w/ Utilities Stubbed
ZONING: Commercial District (C-1)

PAD SITE DETAILS:

PAD#	ACREAGE	PIN
1	1 Acre±	131- 14.00- 44.05
SOLD 2	1 Acre±	131- 14.00- 44.05
3	0.78 Acres±	131- 14.00- 44.05
4	1.12 Acres±	131- 14.00- 44.05
5	2.3 Acres ±	131- 14.0 -44.04
UNDER CONTRACT 6	9 Acres±	131- 14.00- 44.16
8	0.85 Acres±	131.15.00- 15.01

PERMITTED USES:

- Automobile Repair Services
- Automobile Sales Services
- Bank
- Convenience Store
- Gasoline Station & Convenience Center
- Hotel or Motel
- Office
- Outdoor Place of Amusement
- Recreation, Assembly
- Professional Services (Accounting, Dental, Law, Medical, Real Estate)
- Restaurants—Take-out & Fast Food
- Retail Sales
- Supermarket
- Warehouse
- Storage Yard (Subject to Conditions)

CONDITIONAL USES:

- Bed & Breakfast
- Clubs & Other Fraternal & Social Organizations
- Community Center
- Day Care Center
- Educational Institution
- Library
- Medical Clinic
- Nursing Care Facility
- Place of Worship
- Recreational Facilities
- Veterinary Hospital



PROPERTY INFORMATION

HERITAGE SHORES COMMUNITY



Heritage Shores is a 55+ active lifestyle community featuring an Arthur Hills golf course, tennis courts, pickleball courts and a fitness and aquatic center. Approved for **1,800+ single family homes and 300 apartments**, Heritage Shores is ideally located halfway between the Chesapeake Bay and Rehoboth Beach, and only two hours from both Washington, D.C. and Baltimore. The community is nearly all built out, and provides a captive audience for new retail.

Homes are available for sale or for lease. The latest for sale section homes are available from Brookfield Homes, and pricing ranges **from \$336k - 529k** depending on model and size.



Walgreens

2

Auto
Zone

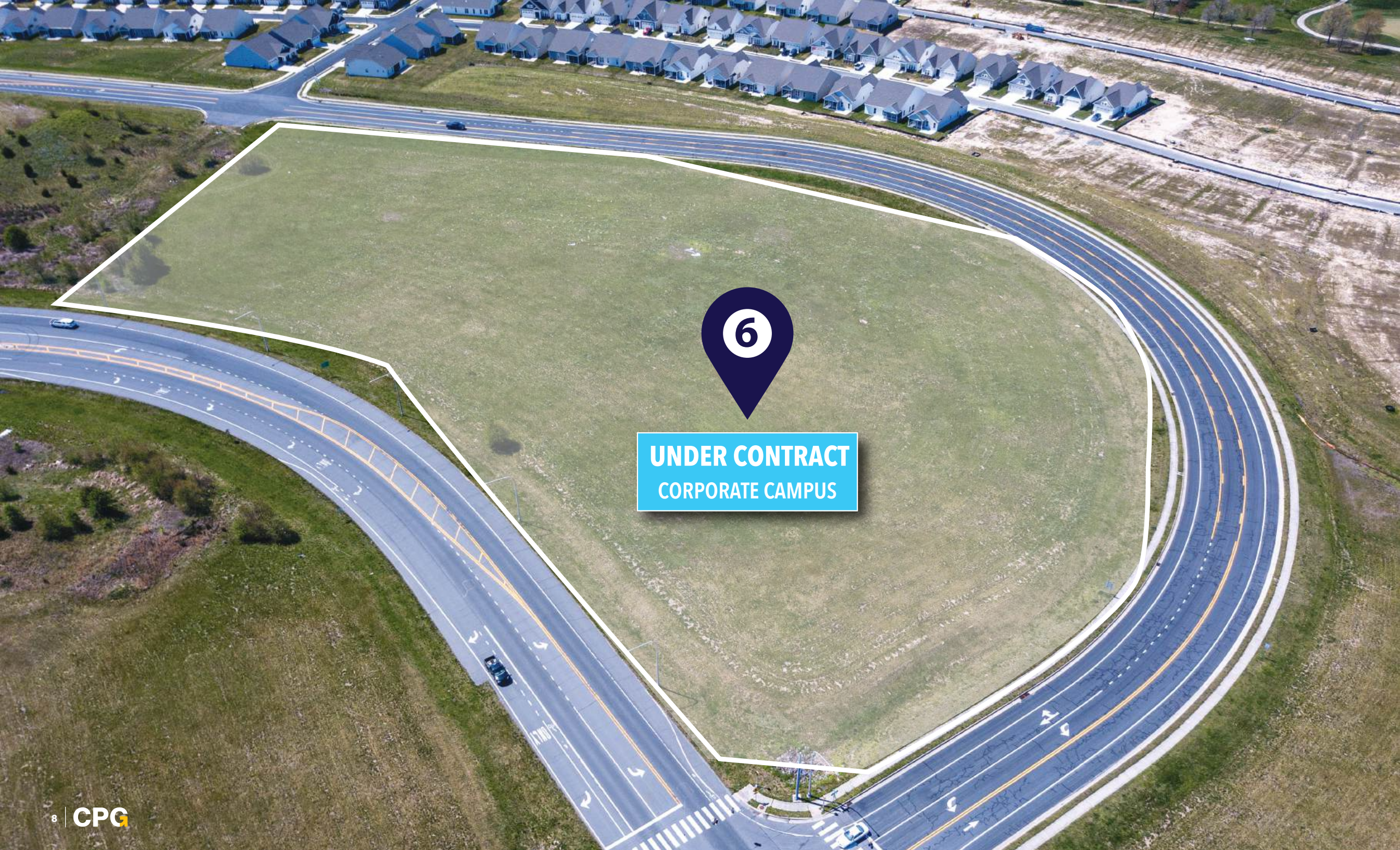
1

3

4



5



UNDER CONTRACT
CORPORATE CAMPUS



WILSON FARM ROAD



BRIDGEVILLE PARK CENTER

	Beer / Wine / Liquor
Pizza King	China Wok

**MARYLAND ROUTE 50
CHESAPEAKE BAY BRIDGE**



~52 Miles to
the Bridge
St Michaels

**HERITAGE SHORES
PAD SITES 1-6 & 8**



**HERITAGE
SHORES**

A BROOKFIELD RESIDENTIAL DEVELOPMENT

REHOBOTH BEACH, DE

~35 Miles

BETHANY BEACH, DE

~37 Miles

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