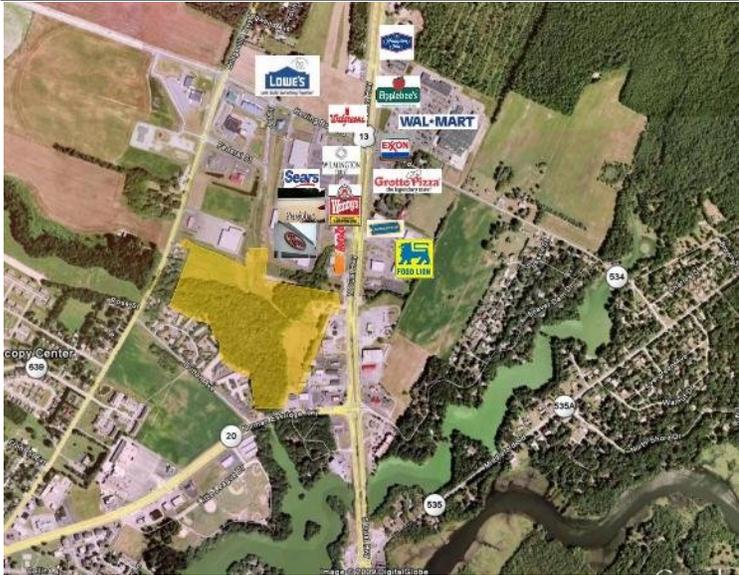


# ROUTE 13A PROPERTY



RT 13A, Seaford , DE 19973

List Price	\$4,378,000.00
Size	22.14
Shape	
Zoning	C-2
Dimensions	
Topography	
Price Per Acre	\$197,741.64
Price Per SF	

## PROPERTY DESCRIPTION

### Area

Since 1939, Seaford has been known as the "Nylon Capital of the World." This is still true today, as they embark towards an aggressive goal to attract both tourists and new economic growth to the area. They have provided a new look to the downtown area and the "Main Street" slogan defines their mission. Seaford is "Rich in History, Focused on the Future." Seaford has been noted as one of the best small communities in the United States.

### Property

One of the last large parcels of land located in the retail and office region on the City of Seaford, this parcel is served by water and sewer along with all major utilities. There is access from both 13A and 13 thru an easement. Consisting of over 22 acres, this parcel is one of a kind.

## HIGHLIGHTS

- Perpetual Cross Easement to RT 13
- All Major Utilities Available in Seaford
- General Commercial Zoning
- Three Access Points

Tax Parcel No.	3-31-5-50.07
Sewer	Yes
Water	Yes
Electric	Yes
Gas	Yes
Phone	Yes
Corner	
Signalized	FILL IN MANUALLY
Street Frontage	
Ingress/Egress	
Sub Market	Seaford
Market	Western Sussex County

Exclusively Listed By:

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