

Available for Sale or Ground Lease

# Land

2.84 Acres



## 38397 Old Stage Road

Delmar, Delaware 19940

### Property Highlights

- +/- 2.84 AC of commercial land
- Within close proximity of RT 13 and Delmar's business / retail corridor
- Situated at the corner of Line Road and Old Stage Road
- Available for Sale or Ground Lease

### Property Description

+/- 2.84 acres of commercial land located on Old Stage Road in Delmar, DE; within close proximity to RT 13 and Delmar's business and retail district! The parcel is situated at the corner of Line Road and Old Stage Road. Available for ground lease (\$1,500 per month) or purchase (\$795,000). Call listing office for more information!

#### OFFERING SUMMARY

<b>Lot Size</b>	2.84 Acres
<b>Sale Price</b>	\$795,000
<b>Lease Rate</b>	\$1,500.00 per month (Ground)

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>5 Miles</b>	22,946	\$64,301
<b>10 Miles</b>	104,948	\$64,140
<b>15 Miles</b>	152,739	\$67,652

For more information

**Chris Davis**

O: 410 543 5115  
chris@naicoastal.com



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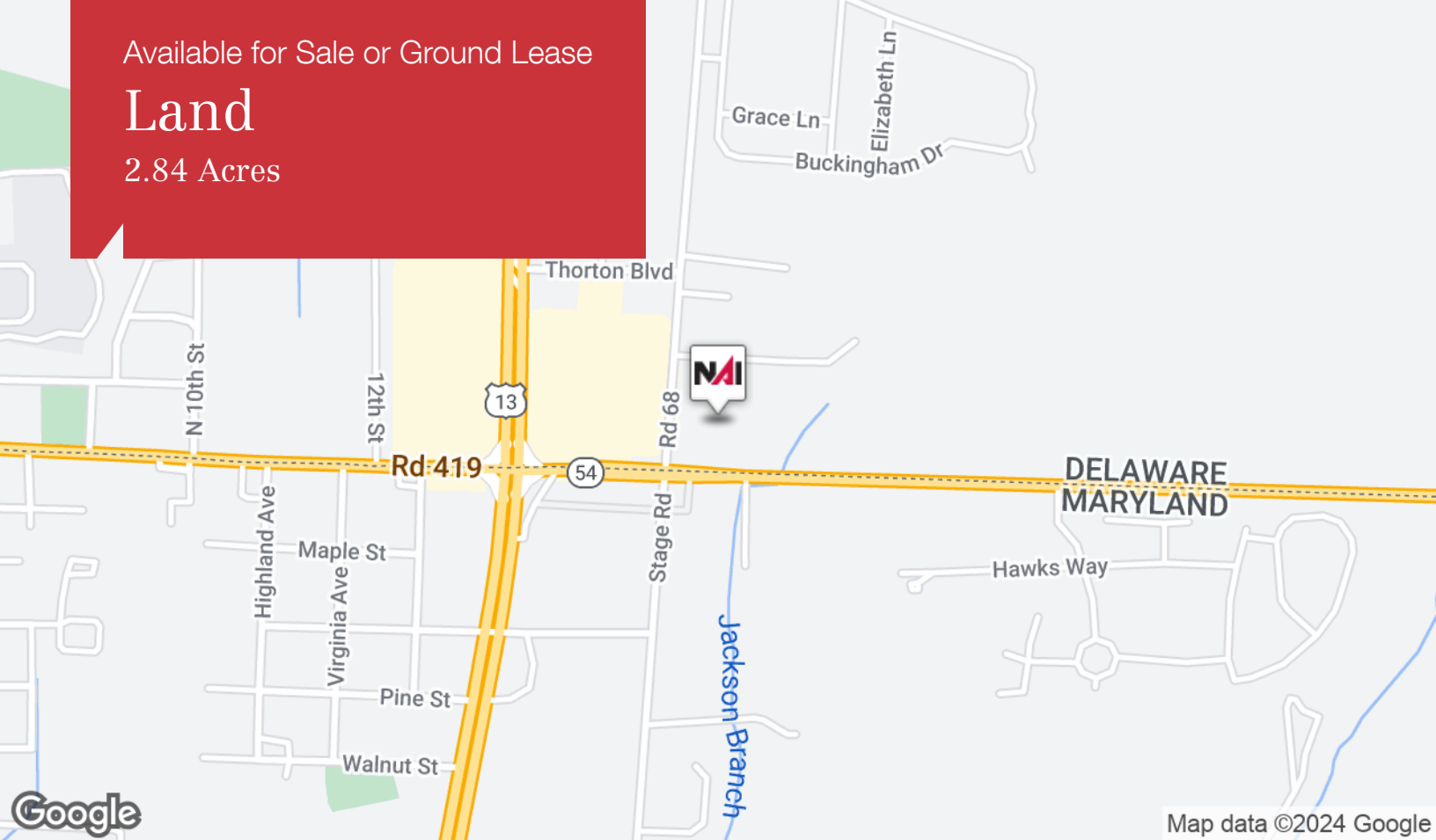




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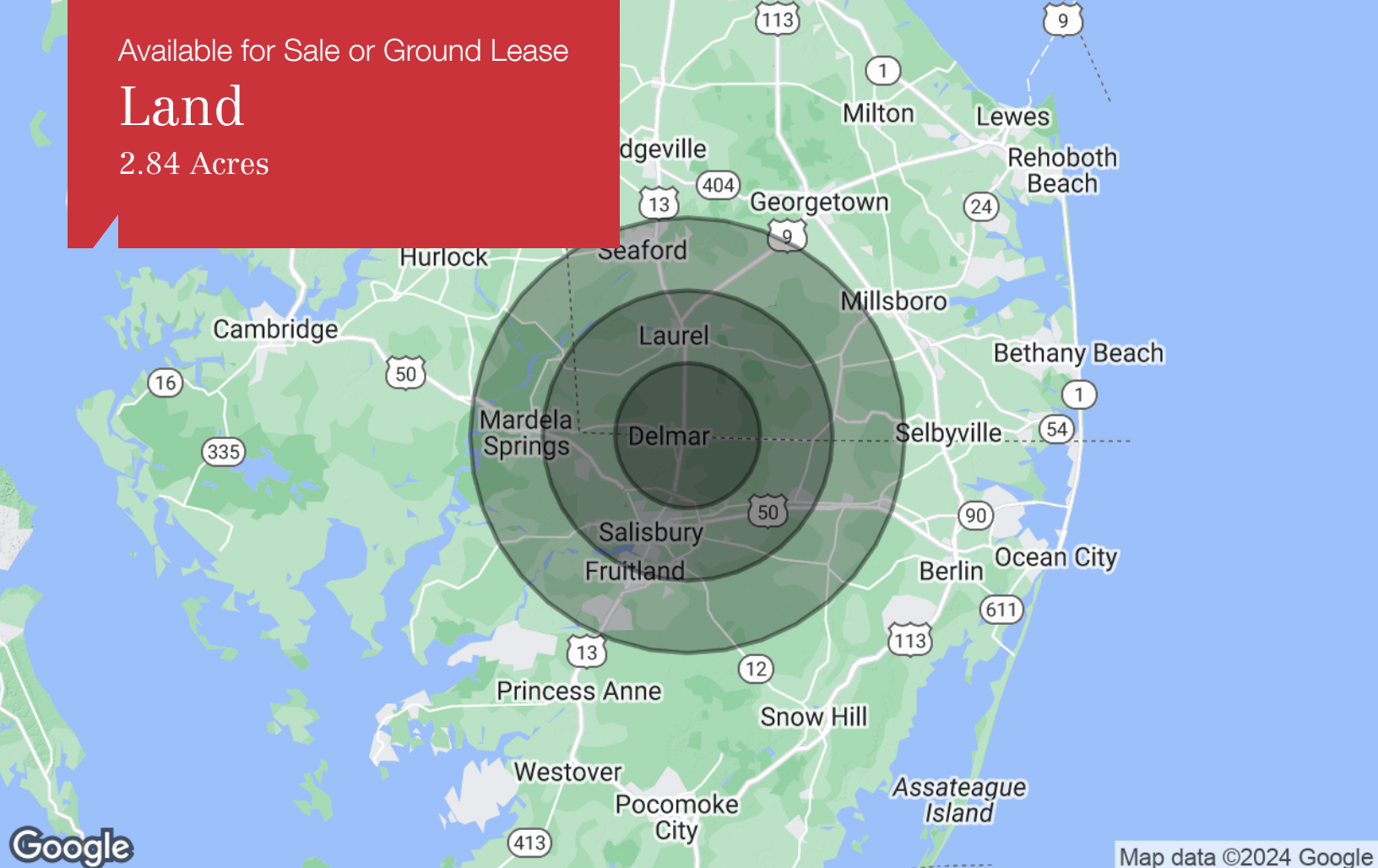
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Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	22,946	104,948	152,739
MEDIAN AGE	39.6	36.9	38.7
MEDIAN AGE (MALE)	38.1	35.8	37.8
MEDIAN AGE (FEMALE)	40.2	37.7	39.4
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	9,664	42,996	62,304
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$64,301	\$64,140	\$67,652
AVERAGE HOUSE VALUE	\$177,362	\$166,881	\$181,870
Race	5 Miles	10 Miles	15 Miles
% WHITE	71.8%	67.3%	70.2%
% BLACK	23.3%	28.2%	25.1%
% ASIAN	2.0%	2.7%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	2.7%	1.8%	2.0%
Ethnicity	5 Miles	10 Miles	15 Miles
% HISPANIC	8.5%	6.0%	6.9%

\* Demographic data derived from 2020 ACS - US Census

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## Chris Davis

Principal | Broker

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443.523.4539 cell

chris@naicoastal.com

### Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

### Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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