

# MARKETPLACE AT BEAR TRAP

21-24 Village Green Drive, Ocean View, DE 19970  
Sussex County



## RETAIL FOR LEASE

### NEARBY RETAILERS:



- **Number of Buildings:** Two (2) +/-10,000 SF two-story buildings
- **Total Space Available:** 2,500 SF- 10,000 SF
- **Property Type:** Professional Office/Retail
- **Parcel:** 1-34-16.00-1326.00
- **Other:** Elevator served/Shared parking available

**Building B:** Deliverable as vanilla shell with plumbing roughed-in

- 1st Floor: +/-3,000 SF Available
- 2nd Floor: +/-2,500 SF Available (Freeman Companies)

**Building A:** 1st floor is fit-out as 2,500 café & 2,500 SF liquor store

- 1st Floor: +/-5,000 SF Available (minimum divisible: 2,500)
- 2nd Floor: +/-5,000 SF Available (minimum divisible: 2,500 SF)

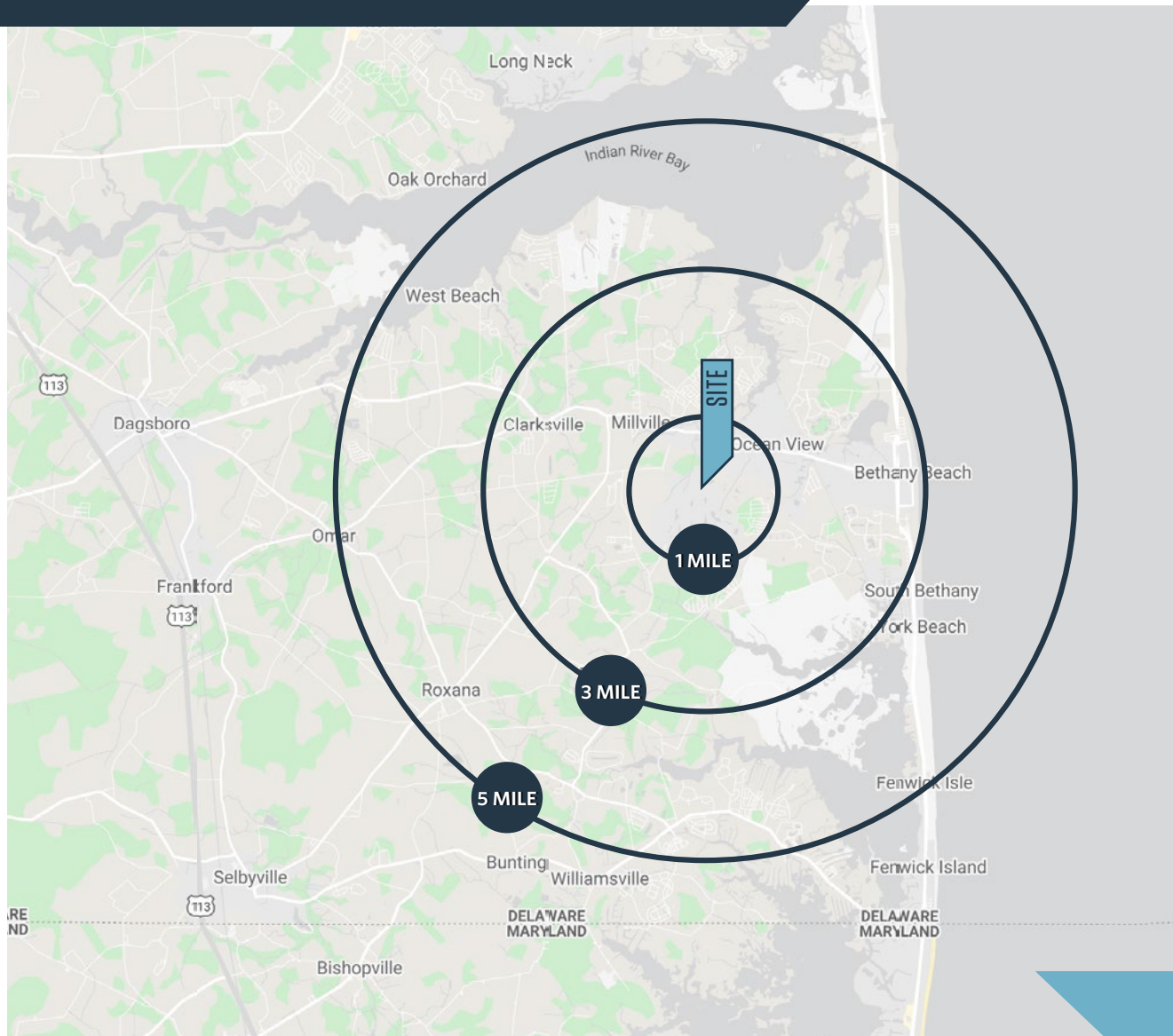
Melissa Welch  
mwelch@klnb.com  
703-268-2704

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)



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## DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
2,907	16,120	25,695
Daytime Population		
1,071	5,235	7,130
Households		
1,435	7,625	12,008
Average HH Income		
\$95,247	\$100,764	\$99,094

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Central Ave	2,374 ADT
Windmill Dr	3,332 ADT

## LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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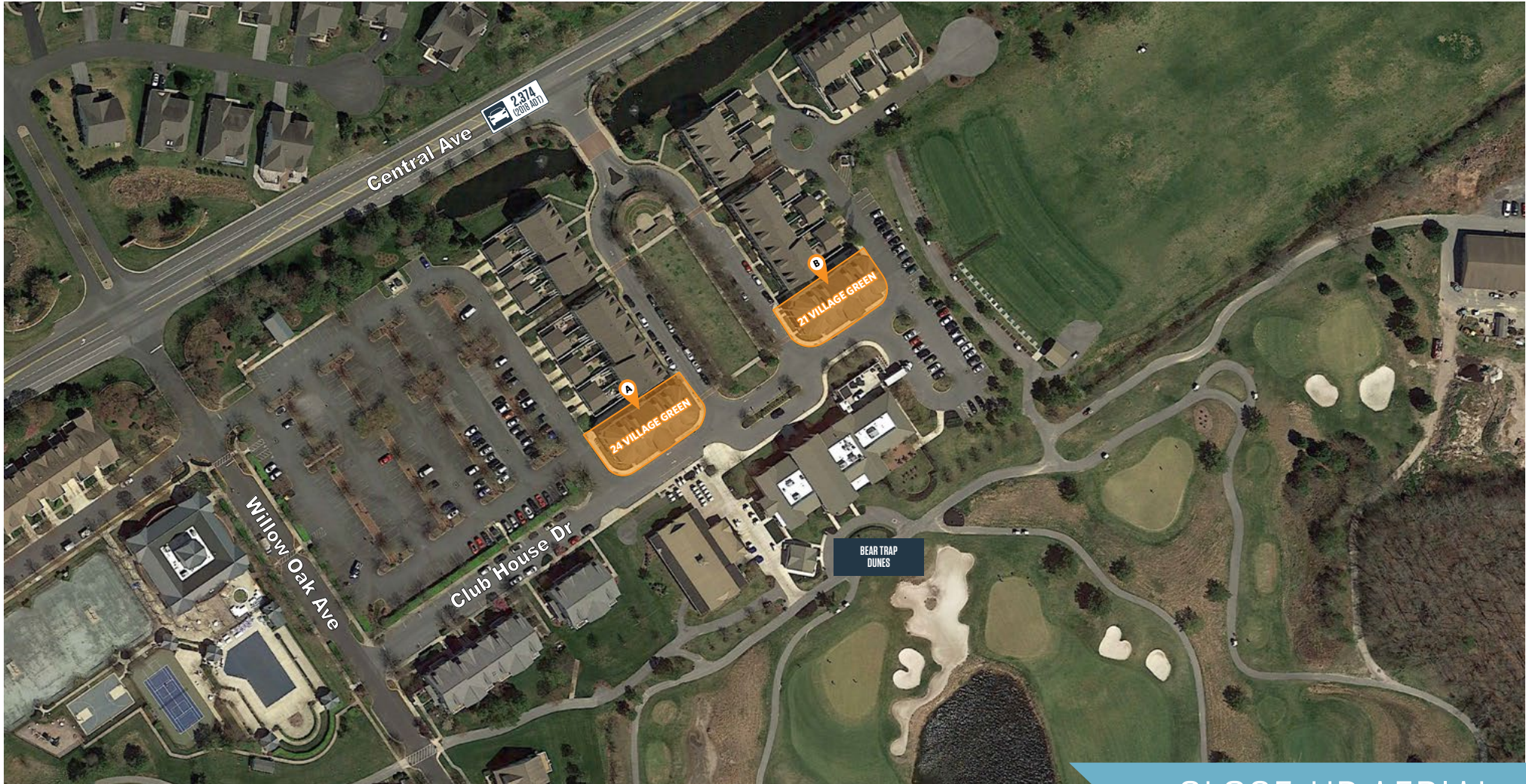
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CLOSE-UP AERIAL

**Melissa Welch**  
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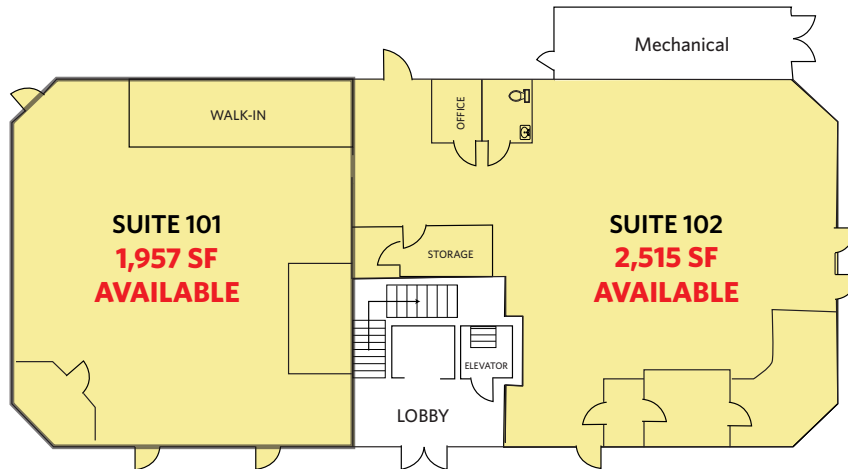
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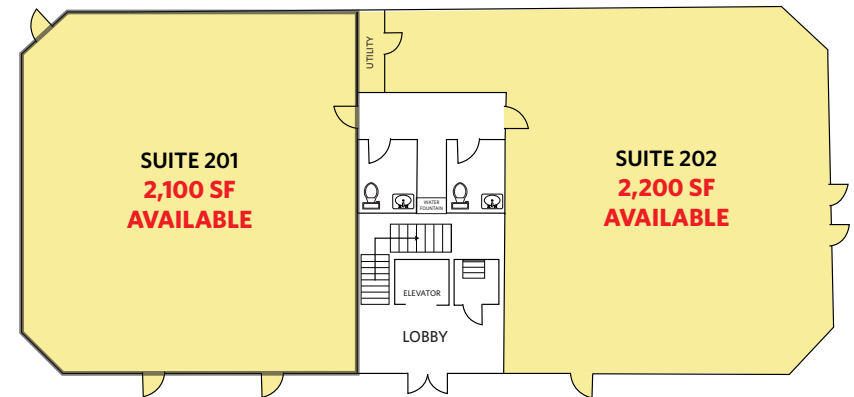
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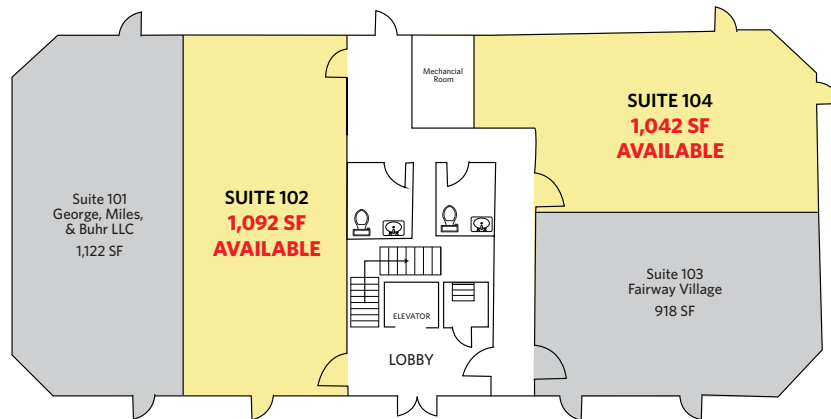
24 VILLAGE GREEN DRIVE  
FIRST FLOOR - BUILDING A



24 VILLAGE GREEN DRIVE  
SECOND FLOOR - BUILDING A



21 VILLAGE GREEN DRIVE  
FIRST FLOOR - BUILDING B



21 VILLAGE GREEN DRIVE  
SECOND FLOOR - BUILDING B



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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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