

FOR SALE



ONE STOP
AUTO REPAIR

- BRAKES - TUNE UP - OIL CHANGE - CUSTOM EXHAUST



OFFERING MEMORANDUM

WELCOME TO ONE STOP AUTO REPAIR

2080 & 2098 BAY RD, MILFORD, DE 19963



FOR SALE

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Exclusively Marketed by:

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<http://www.randrcommercialrealty.com>



01 Executive Summary

Investment Summary

FOR SALE

OFFERING SUMMARY

ADDRESS **2080 & 2098 Bay Rd
Milford DE 19963**

FINANCIAL SUMMARY

PRICE **\$2,349,000**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	388	4,637	20,831
2026 Median HH Income	\$63,175	\$56,669	\$67,532
2026 Average HH Income	\$79,943	\$75,374	\$87,981

Fully turn key property for Sale!

⇒ Unlock the potential of this prime commercial property at 2080 & 2098 Bay Road in Milford! Featuring multiple shop and storage buildings perfect for contractors, trades, automotive, marine, or light industrial businesses, this property is a versatile gem waiting to be discovered. The main 70' x 40' shop with an office and four 12' x 10' overhead doors ensures seamless operations and easy access. Additional structures include a 30' x 60' building and two sheds, all set within a functional layout with ample parking and high visibility along Bay Road. Whether you're an owner-user or investor, this property offers the ideal canvas for maximizing ROI and business potential. Don't miss out on this opportunity to elevate your commercial portfolio in Milford!

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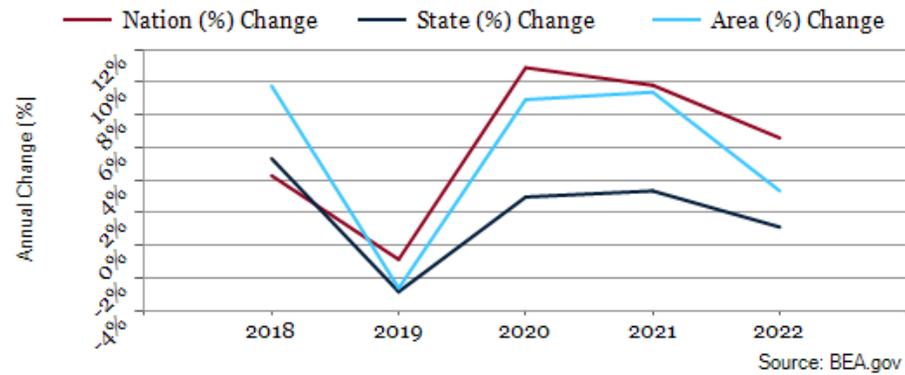
02 Location

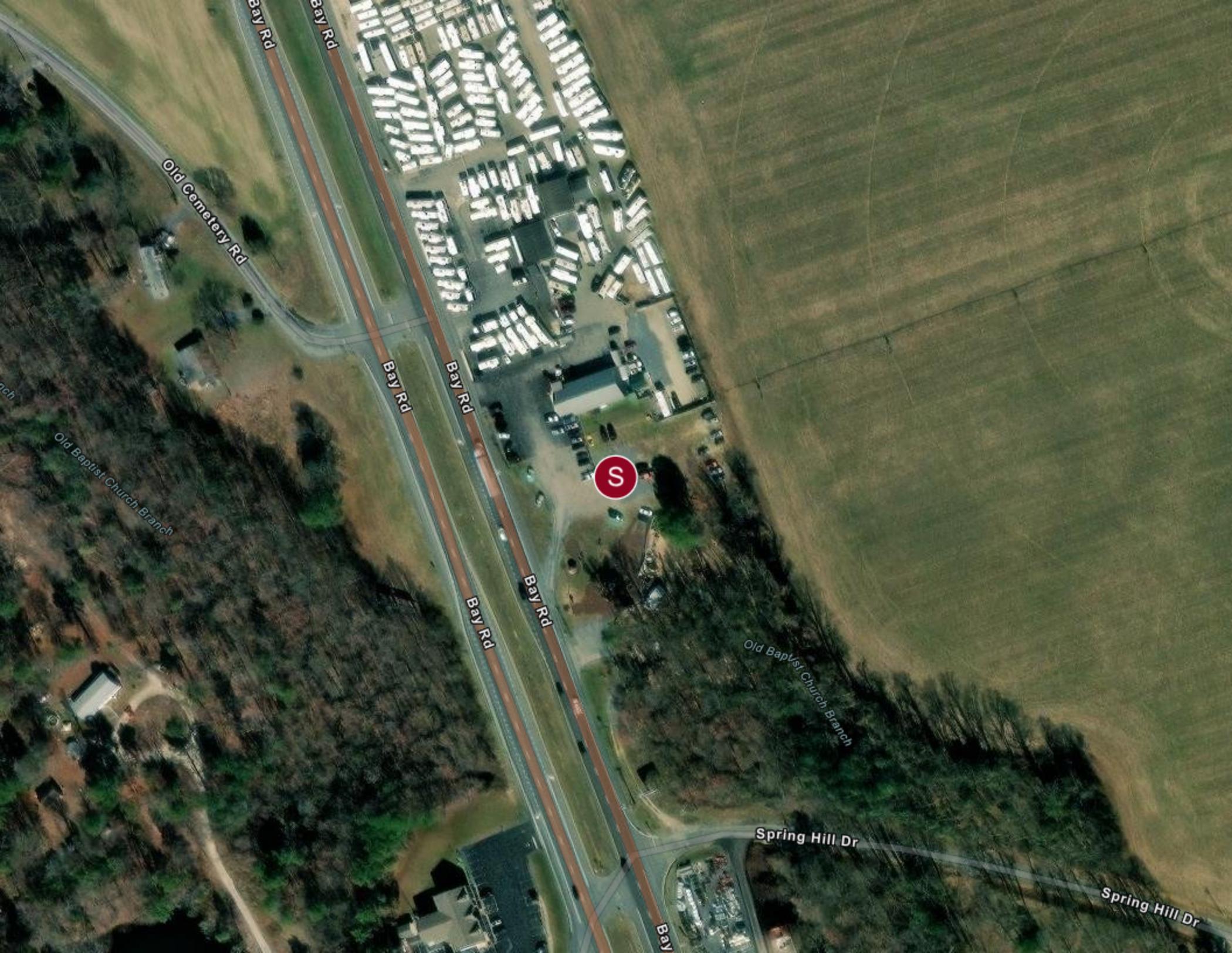
Location Summary
Aerial View Map

Largest Employers

Perdue Farms	1,485
Bayhealth - Sussex Campus	900
Milford School District	558
Dentsply Sirona	525
Walmart Stores	349
Sea Watch International	210
City of Milford	133
Burriss Logistics	110

Kent County GDP Trend





S

Old Cemetery Rd

Bay Rd

Bay Rd

Bay Rd

Bay Rd

Spring Hill Dr

Spring Hill Dr

Old Baptist Church Branch

Old Baptist Church Branch

Bay Rd

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03 Property Description

Property Images





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04 Demographics

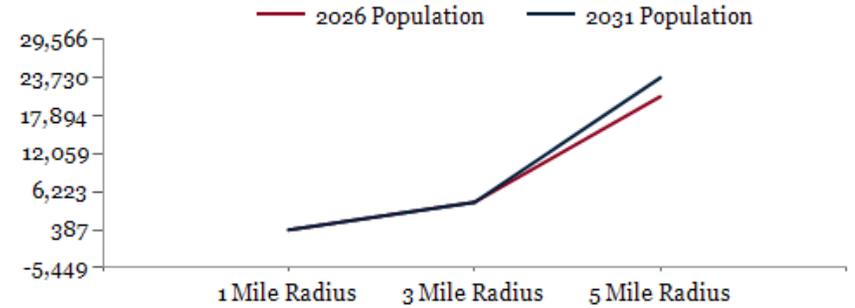
General Demographics

Race Demographics

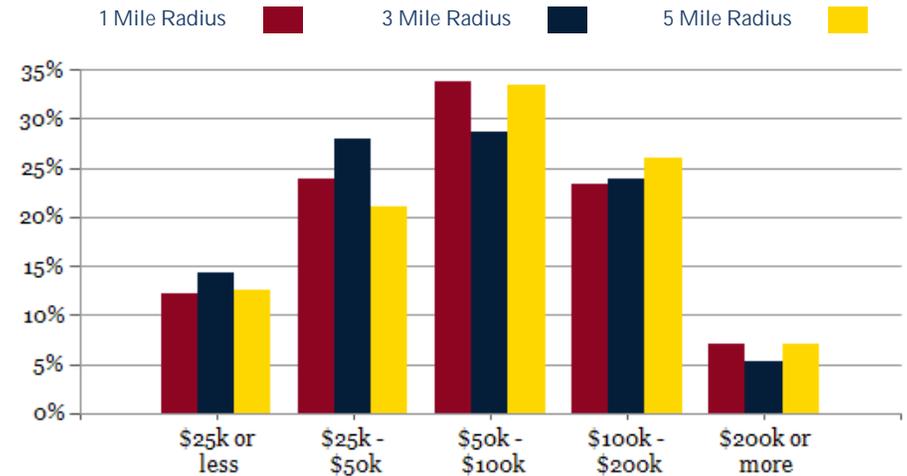
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	355	3,274	13,360
2010 Population	386	4,021	16,235
2026 Population	388	4,637	20,831
2031 Population	387	4,612	23,730
2026 African American	32	802	3,999
2026 American Indian	3	22	143
2026 Asian	3	69	333
2026 Hispanic	28	527	2,803
2026 Other Race	11	268	1,452
2026 White	299	3,050	12,999
2026 Multiracial	40	422	1,894
2026-2031: Population: Growth Rate	-0.25%	-0.55%	13.20%

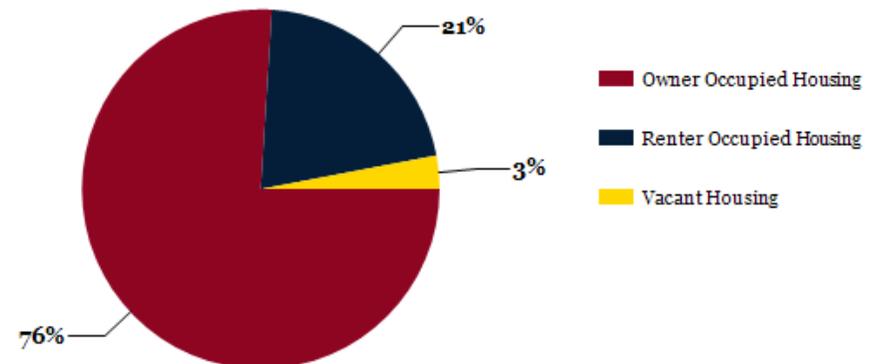
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	16	118	593
\$15,000-\$24,999	5	152	434
\$25,000-\$34,999	16	161	566
\$35,000-\$49,999	25	364	1,160
\$50,000-\$74,999	42	381	1,739
\$75,000-\$99,999	16	160	1,000
\$100,000-\$149,999	33	383	1,537
\$150,000-\$199,999	7	67	599
\$200,000 or greater	12	99	572
Median HH Income	\$63,175	\$56,669	\$67,532
Average HH Income	\$79,943	\$75,374	\$87,981



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

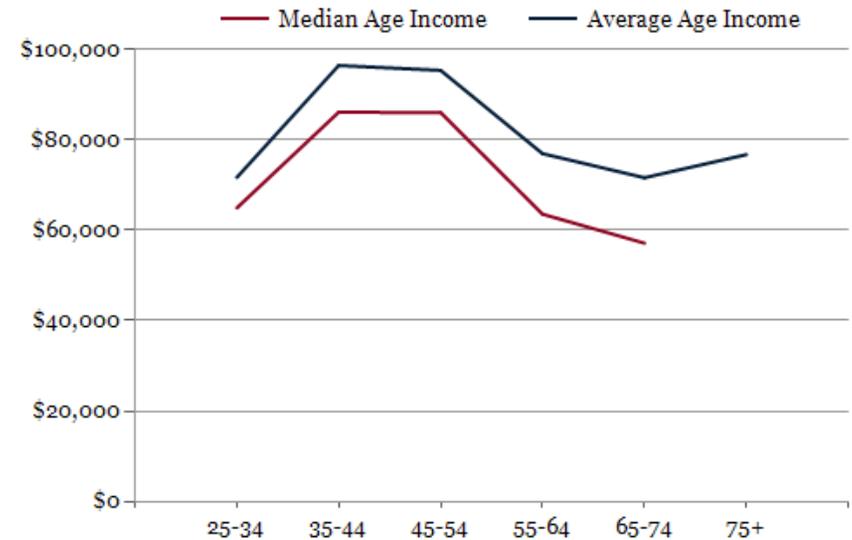
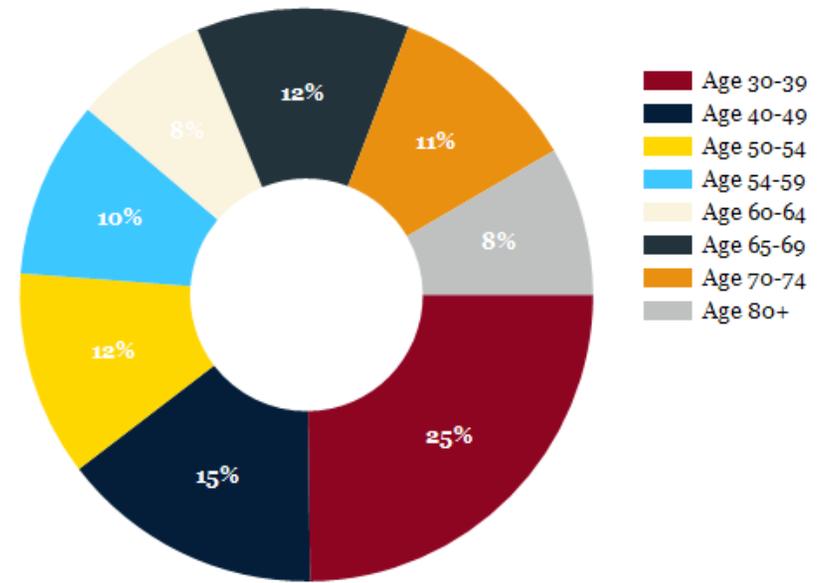


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	29	356	1,430
2026 Population Age 35-39	33	315	1,353
2026 Population Age 40-44	20	292	1,302
2026 Population Age 45-49	17	230	1,104
2026 Population Age 50-54	29	245	1,130
2026 Population Age 55-59	25	245	1,160
2026 Population Age 60-64	19	276	1,259
2026 Population Age 65-69	30	292	1,324
2026 Population Age 70-74	27	287	1,272
2026 Population Age 75-79	21	275	1,078
2026 Population Age 80-84	11	150	601
2026 Population Age 85+	9	150	503
2026 Population Age 18+	313	3,678	16,252
2026 Median Age	44	42	41
2031 Median Age	44	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,946	\$60,992	\$70,732
Average Household Income 25-34	\$71,708	\$72,396	\$87,482
Median Household Income 35-44	\$86,158	\$82,636	\$85,958
Average Household Income 35-44	\$96,485	\$96,117	\$105,666
Median Household Income 45-54	\$86,037	\$79,217	\$89,613
Average Household Income 45-54	\$95,395	\$96,877	\$107,616
Median Household Income 55-64	\$63,557	\$62,537	\$75,405
Average Household Income 55-64	\$76,959	\$78,470	\$94,331
Median Household Income 65-74	\$57,143	\$51,633	\$59,579
Average Household Income 65-74	\$71,633	\$64,849	\$78,380
Average Household Income 75+	\$76,746	\$55,085	\$61,740

Population By Age



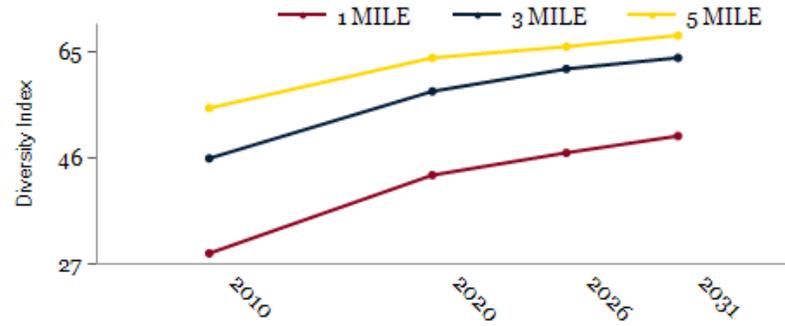
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	50	65	68
Diversity Index (current year)	47	62	66
Diversity Index (2020)	43	58	64
Diversity Index (2010)	29	46	55

POPULATION BY RACE



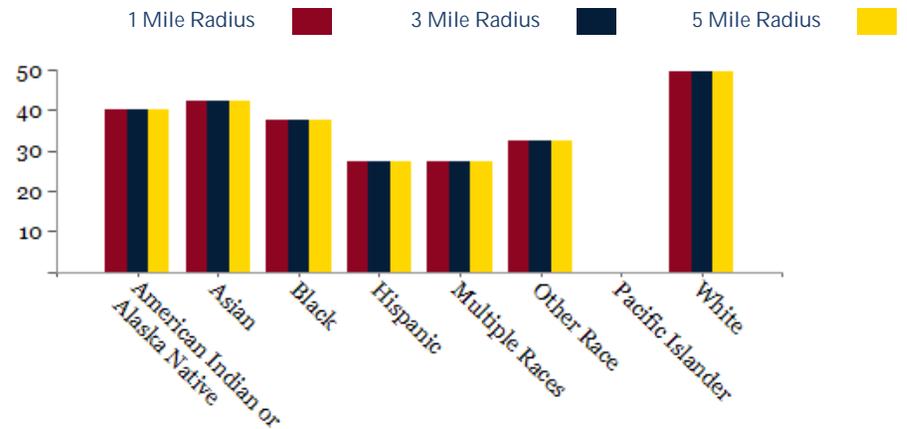
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	16%	17%
American Indian	1%	0%	1%
Asian	1%	1%	1%
Hispanic	7%	10%	12%
Multiracial	10%	8%	8%
Other Race	3%	5%	6%
White	72%	59%	55%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	30	37
Median Asian Age	43	44	47
Median Black Age	38	37	36
Median Hispanic Age	28	31	27
Median Multiple Races Age	28	27	27
Median Other Race Age	33	32	27
Median Pacific Islander Age	0	28	43
Median White Age	50	48	48

2026 MEDIAN AGE BY RACE



FOR SALE

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

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