

# FOR SALE



OFFERING MEMORANDUM

125 CAUSEY AVE, MILFORD, DE 19963



# FOR SALE

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*Exclusively Marketed by:*

#### **Keith Walpole**

R&R Commercial Realty

(302) 236-7053

keithwalpole@yahoo.com



<http://www.randcommercialrealty.com>

FOR SALE | Executive Summary



01 Executive Summary  
Investment Summary

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ADDRESS	125 Causey Ave Milford DE 19963
BUILDING SF	18,996 SF
LAND ACRES	0.58
YEAR BUILT	1950

PRICE	\$789,000
PRICE PSF	\$41.54

2026 Population	7,540	19,937	29,230
2026 Median HH Income	\$55,138	\$68,732	\$70,226
2026 Average HH Income	\$73,909	\$88,153	\$89,433

⇒ This prime Mixed-Use property at 125 Causey Ave. offers a lucrative investment opportunity for savvy buyers looking to maximize their ROI. Featuring a versatile layout with a mix of retail and residential spaces, this property is poised to generate multiple streams of income. With its high visibility location and strong rental history, investors can expect excellent returns on their investment. Don't miss out on this chance to secure a profitable asset in a thriving area!



Keith Walpole  
(302) 236-7053  
keithwalpole@yahoo.com



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Location

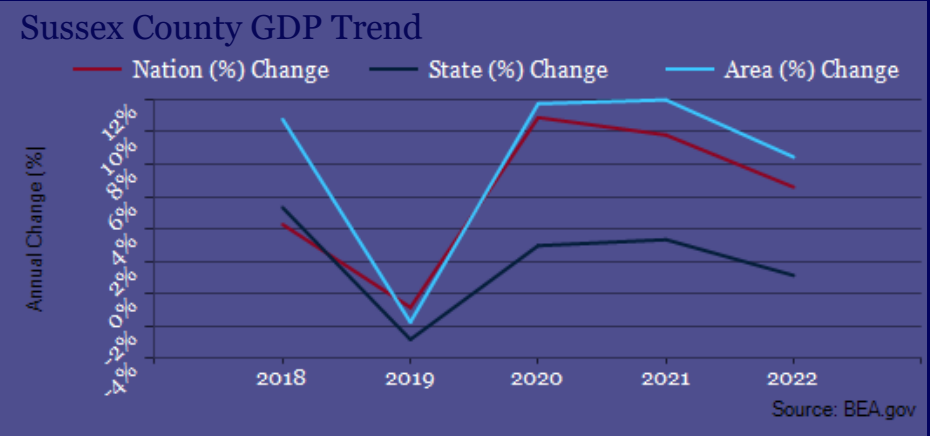
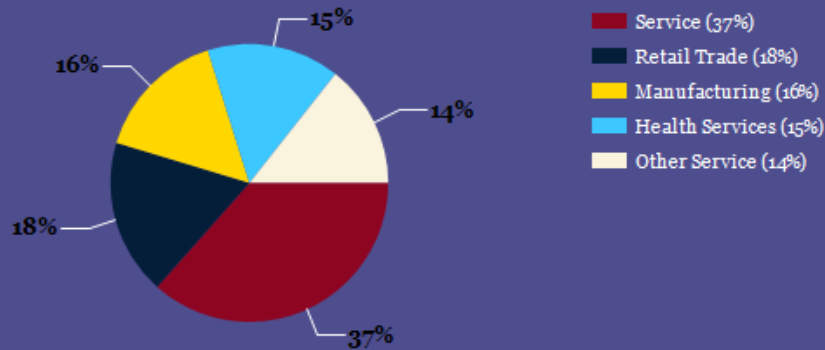
- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

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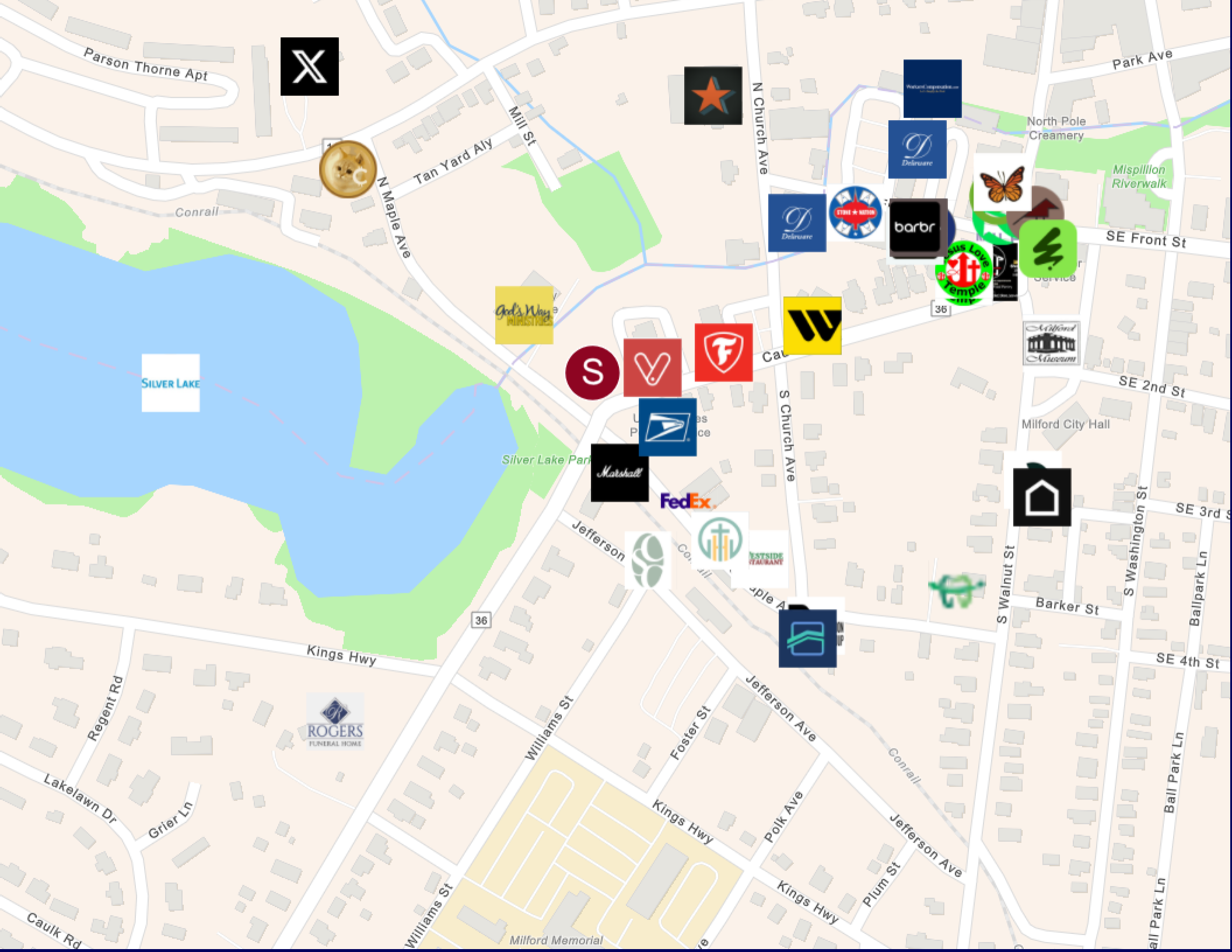
- ⇒ The property is located in downtown Milford, DE, a historic and charming city known for its Victorian architecture.
- ⇒ Milford is home to the Mispillion Riverwalk, a scenic trail along the Mispillion River that offers recreational opportunities for residents and visitors.
- ⇒ The city boasts a variety of local shops, restaurants, and businesses, such as Dolce Bakery and Coffee Shop and Arena's Deli & Bar.
- ⇒ Milford is conveniently situated near major highways, including Route 1, providing easy access to other cities in Delaware and the surrounding region.
- ⇒ The area has a strong sense of community, with events like the Riverwalk Freedom Festival and the Bug & Bud Festival drawing residents together for celebrations throughout the year.

Perdue Farms	1,485
Bayhealth - Sussex Campus	900
Milford School District	578
Dentsply Sirona	525
Walmart Stores	349
Sea Watch International	250
City of Milford	135
Burriss Logistics	110

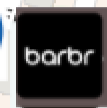
### Major Industries by Employee Count



Keith Walpole  
 (302) 236-7053  
 keithwalpole@yahoo.com



Parson Thorne Apt



SILVER LAKE

Silver Lake Park

North Pole Creamery

Mispillion Riverwalk

SE Front St

SE 2nd St

SE 3rd St

SE 4th St

Barker St

S Walnut St

S Washington St

Ballpark Ln

Ball Park Ln

N Church Ave

S Church Ave

Jefferson Ave

Foster St

Polk Ave

Kings Hwy

Conrall

Jefferson Ave

Plum St

N Maple Ave

Tan Yard Aly

Mill St

Conrall

Kings Hwy

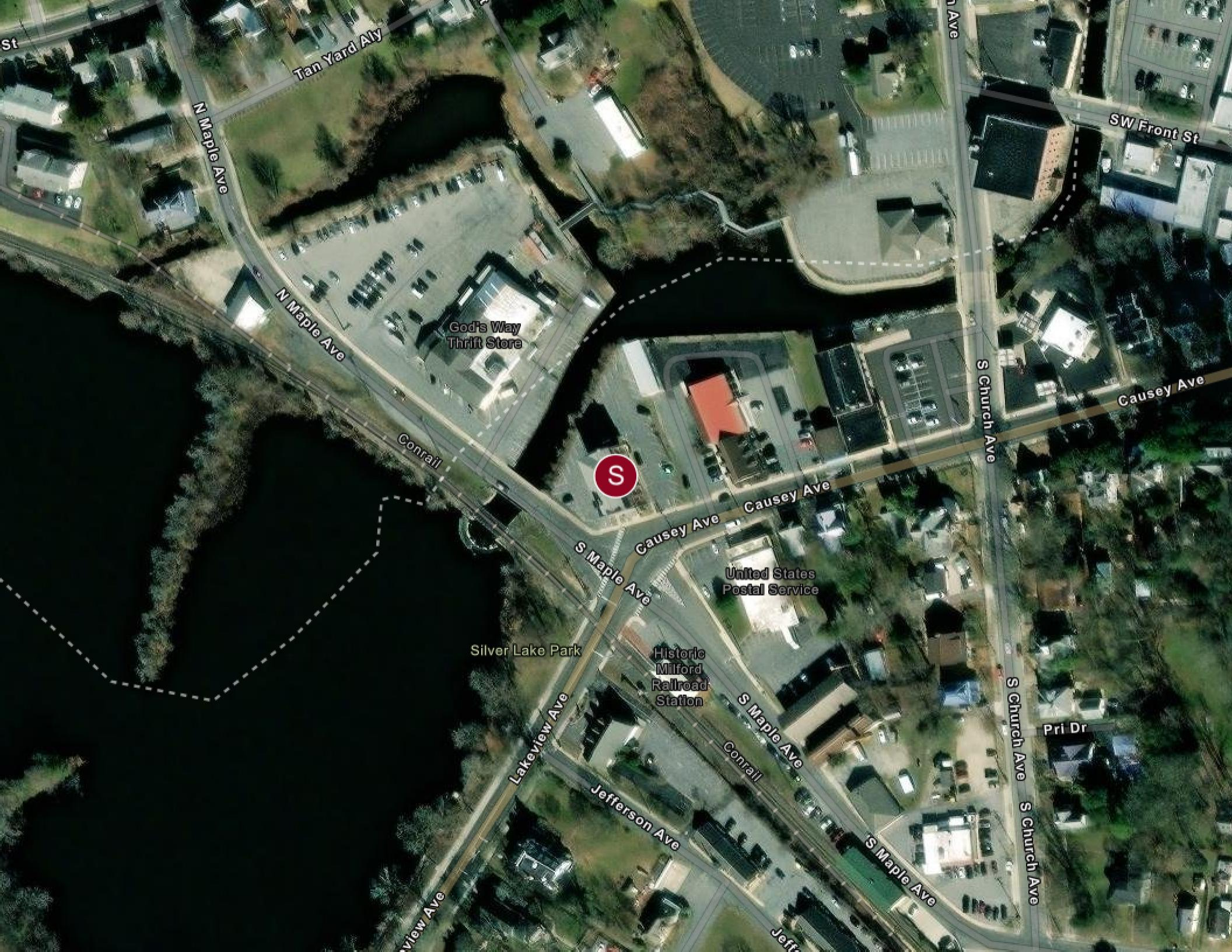
Regent Rd

Lakelawn Dr

Grier Ln

Cauk Rd

Milford Memorial



St

Tan Yard Aly

N Maple Ave

N Maple Ave

God's Way Thrift Store

Conrail

S

Causey Ave

S Church Ave

Causey Ave

United States Postal Service

S Maple Ave

Silver Lake Park

Historic Milford Railroad Station

Lakeview Ave

S Maple Ave

Jefferson Ave

Conrail

S Maple Ave

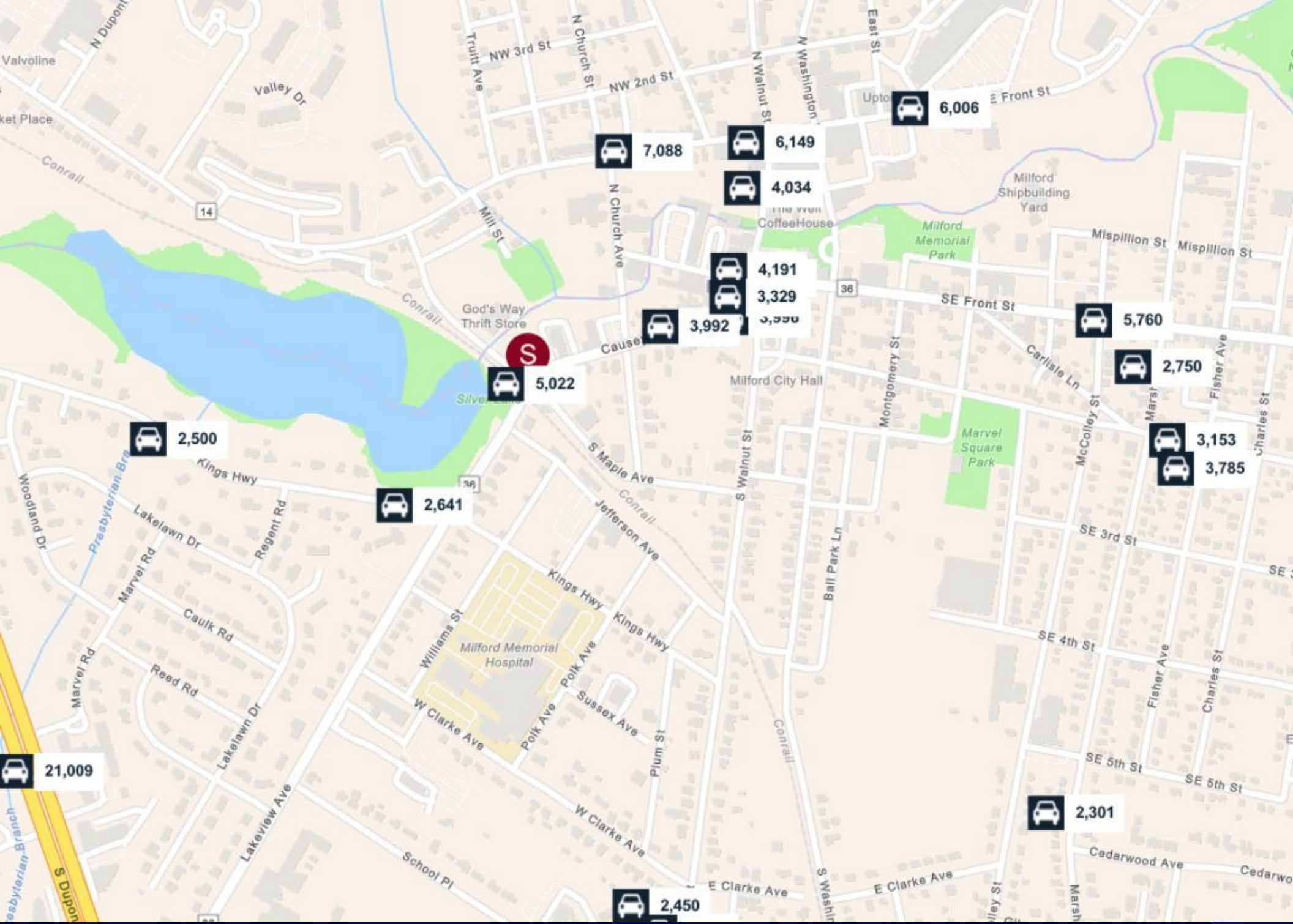
S Church Ave

Pri Dr

S Church Ave

view Ave

Jeff



Keith Walpole  
 (302) 236-7053  
 keithwalpole@yahoo.com

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## 03 Property Description

Property Features

Property Images

BUILDING SF	18,996
LAND ACRES	0.58
# OF PARCELS	1
YEAR BUILT	1950
ZONING TYPE	C-2
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3



Keith Walpole  
(302) 236-7053  
keithwalpole@yahoo.com





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## Demographics

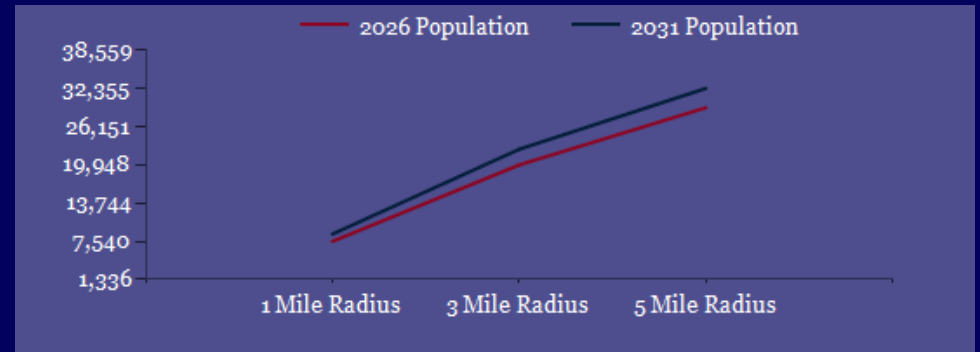
General Demographics

Race Demographics

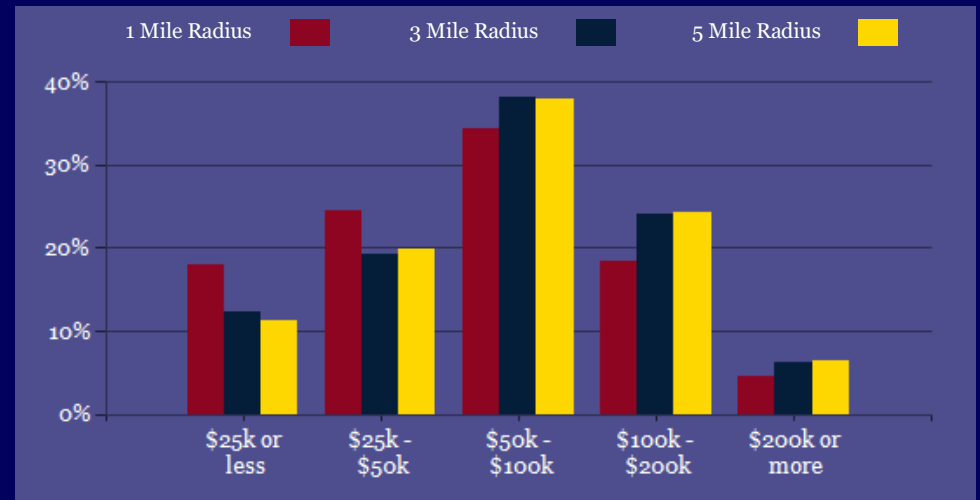
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<b>2000 Population</b>	5,644	12,386	18,631
<b>2010 Population</b>	6,420	16,011	24,185
<b>2026 Population</b>	7,540	19,937	29,230
<b>2031 Population</b>	8,727	22,486	32,355
<b>2026 African American</b>	1,942	3,596	5,028
<b>2026 American Indian</b>	67	128	190
<b>2026 Asian</b>	102	348	406
<b>2026 Hispanic</b>	1,467	2,976	4,237
<b>2026 Other Race</b>	853	1,660	2,283
<b>2026 White</b>	3,868	12,507	18,751
<b>2026 Multiracial</b>	706	1,692	2,560
<b>2026-2031: Population: Growth Rate</b>	14.85%	12.20%	10.25%

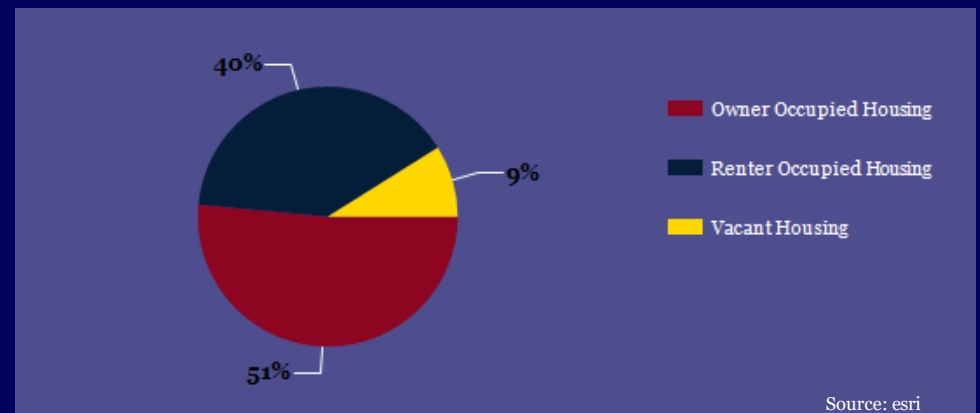
<b>less than \$15,000</b>	315	517	736
<b>\$15,000-\$24,999</b>	189	468	580
<b>\$25,000-\$34,999</b>	215	461	639
<b>\$35,000-\$49,999</b>	477	1,093	1,658
<b>\$50,000-\$74,999</b>	682	1,823	2,556
<b>\$75,000-\$99,999</b>	284	1,245	1,853
<b>\$100,000-\$149,999</b>	320	1,279	1,862
<b>\$150,000-\$199,999</b>	201	654	962
<b>\$200,000 or greater</b>	130	507	756
<b>Median HH Income</b>	\$55,138	\$68,732	\$70,226
<b>Average HH Income</b>	\$73,909	\$88,153	\$89,433



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri

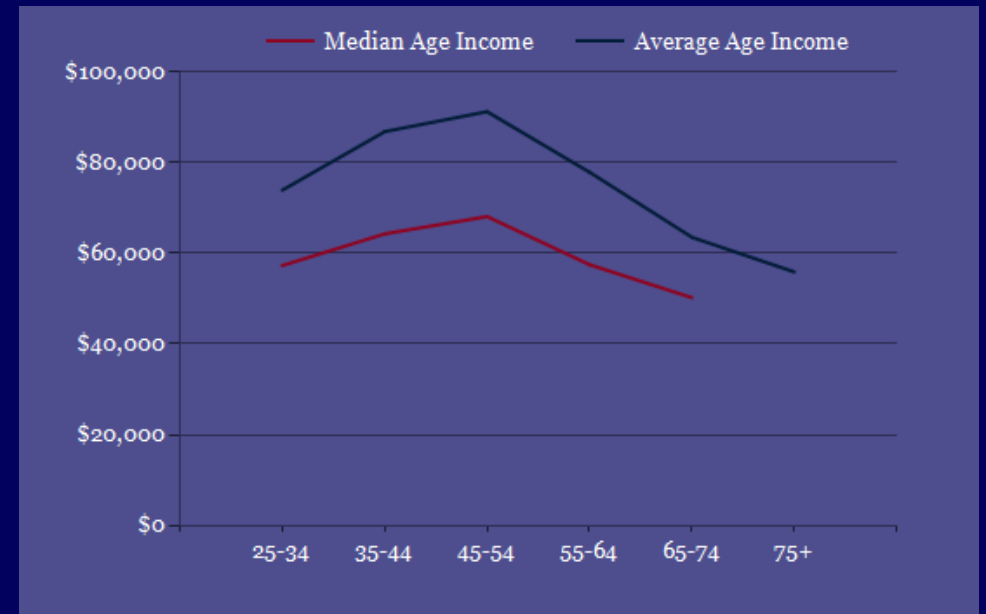
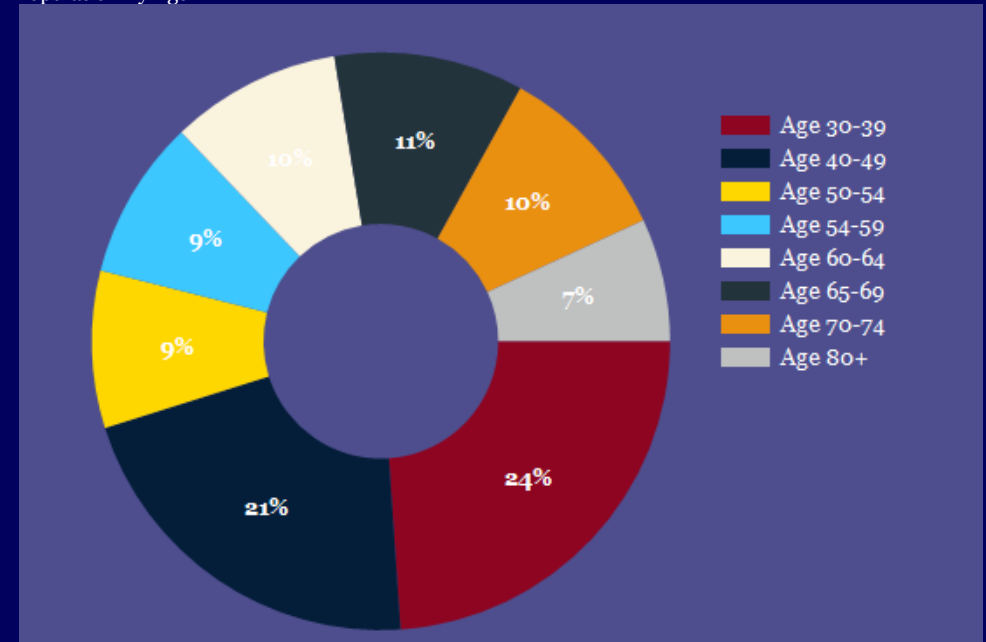


Keith Walpole  
(302) 236-7053  
keithwalpole@yahoo.com

2026 Population Age 30-34	529	1,333	1,903
2026 Population Age 35-39	496	1,221	1,808
2026 Population Age 40-44	502	1,261	1,785
2026 Population Age 45-49	408	1,060	1,588
2026 Population Age 50-54	377	1,073	1,629
2026 Population Age 55-59	383	1,097	1,698
2026 Population Age 60-64	409	1,236	1,877
2026 Population Age 65-69	454	1,271	1,907
2026 Population Age 70-74	433	1,299	1,888
2026 Population Age 75-79	295	1,051	1,521
2026 Population Age 80-84	169	649	906
2026 Population Age 85+	158	525	690
2026 Population Age 18+	5,671	15,664	23,055
2026 Median Age	38	42	42
2031 Median Age	40	44	44

Median Household Income 25-34	\$57,313	\$70,444	\$73,449
Average Household Income 25-34	\$73,949	\$87,399	\$90,335
Median Household Income 35-44	\$64,298	\$82,750	\$85,544
Average Household Income 35-44	\$86,854	\$105,348	\$107,375
Median Household Income 45-54	\$68,118	\$87,393	\$88,980
Average Household Income 45-54	\$91,263	\$108,036	\$109,389
Median Household Income 55-64	\$57,520	\$75,918	\$77,385
Average Household Income 55-64	\$77,914	\$96,041	\$97,799
Median Household Income 65-74	\$50,231	\$62,479	\$61,696
Average Household Income 65-74	\$63,558	\$78,876	\$78,587
Average Household Income 75+	\$55,906	\$61,832	\$61,352

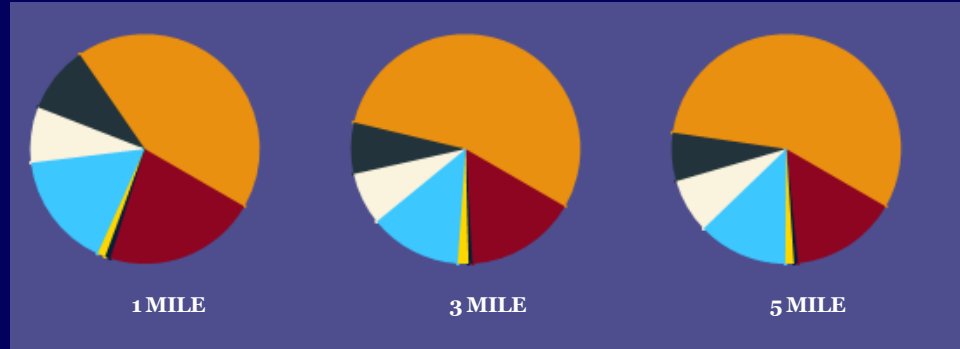
Population By Age



Keith Walpole  
(302) 236-7053  
keithwalpole@yahoo.com

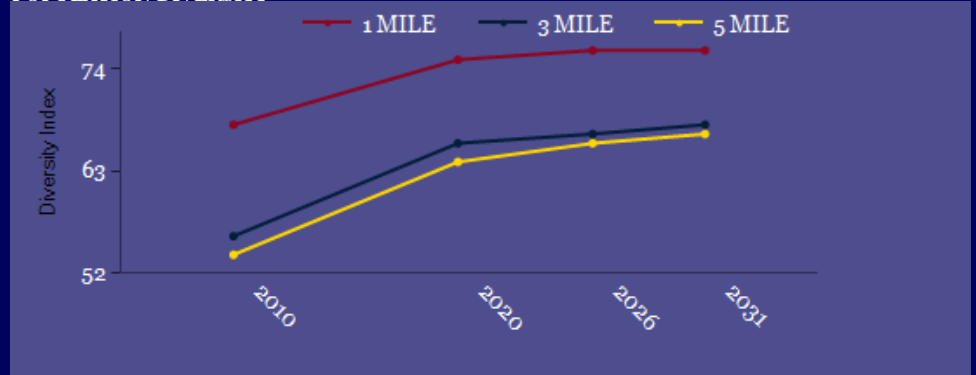
Diversity Index (+5 years)	76	68	67
Diversity Index (current year)	76	67	66
Diversity Index (2020)	75	66	64
Diversity Index (2010)	68	56	54

POPULATION BY RACE



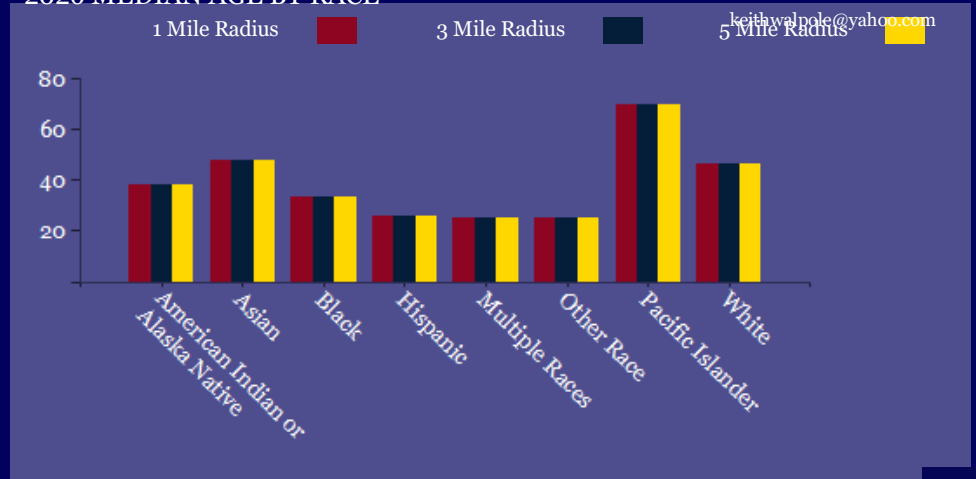
African American	22%	16%	15%
American Indian	1%	1%	1%
Asian	1%	2%	1%
Hispanic	16%	13%	13%
Multiracial	8%	7%	8%
Other Race	9%	7%	7%
White	43%	55%	56%

POPULATION DIVERSITY



Median American Indian/Alaska Native Age	38	37	34
Median Asian Age	48	45	46
Median Black Age	33	36	37
Median Hispanic Age	26	26	26
Median Multiple Races Age	25	26	25
Median Other Race Age	25	26	26
Median Pacific Islander Age	70	68	33
Median White Age	47	50	50

2026 MEDIAN AGE BY RACE





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## CONFIDENTIALITY and DISCLAIMER

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