

FOR SALE

OFFERING MEMORANDUM

PORTFOLIO OF 5 ASSETS, GEORGETOWN, DE 19947

JOHN L. BRIGGS
&
COMPANY



FOR SALE

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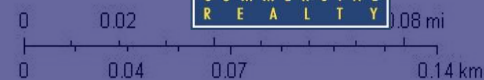
Exclusively Marketed by:

Keith Walpole

R&R Commercial Realty

(302) 236-7053

March 31 keithwalpole@yahoo.com



- Override 1
- TaxParcel
- County Boundaries
- Streets

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<http://www.randcommercialrealty.com>
 Delaware Department of Education, Delaware Department of Natural Resources and Environmental

FOR SALE

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS **Portfolio of 5 Assets
Georgetown DE 19947**

FINANCIAL SUMMARY

PRICE **\$1,490,000**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,219	7,074	25,455
2026 Median HH Income	\$79,192	\$82,899	\$82,696
2026 Average HH Income	\$93,738	\$103,709	\$110,791

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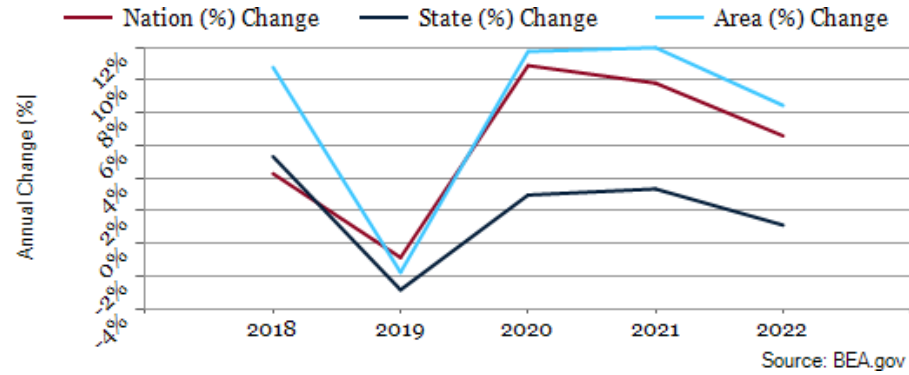
02 Location

Location Summary

Largest Employers

Mountaire	3,000
Perdue, Inc.	1,416
Sussex County Industrial Airpark	1,100
Allen Harim Foods	1,000
Indian River School District	900
Sussex County Government	450
Eastern Shore Poultry	356
State of Delaware	

Sussex County GDP Trend



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03 Property Description

Property Images





March 30, 2026

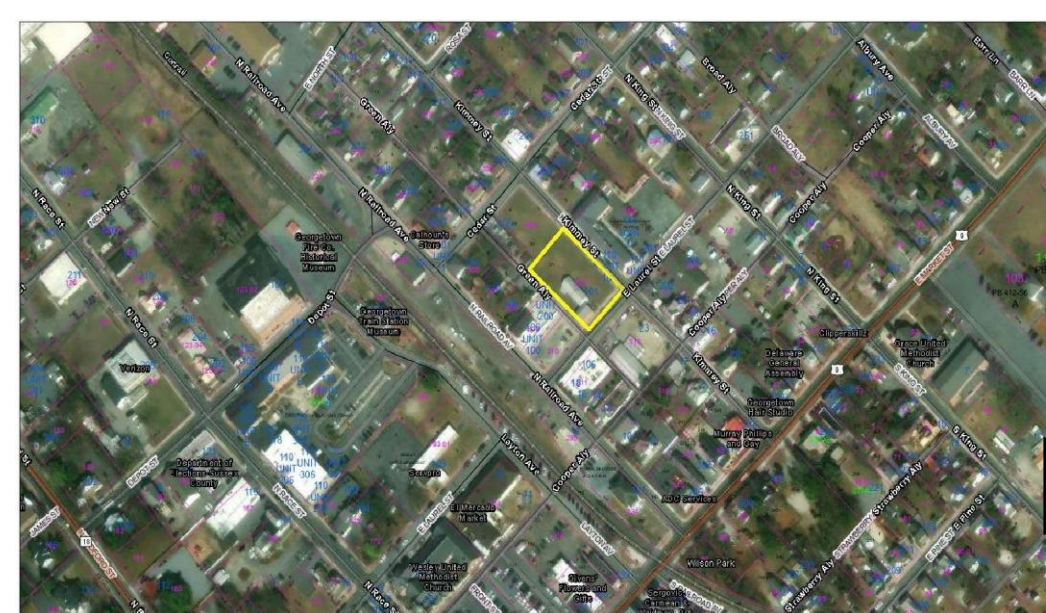
Override 1 Tax Parcels - Streets

TaxParcel County Boundaries

0.01	0.02	0.04mi
0.02	0.04	0.08

11,128

Delaware Department of Education, Delaware Department of Natural Resources and Environmental Control (DNREC), Wetland mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey



March 30, 2026

Override 1 Tax Parcels - Streets

TaxParcel County Boundaries

0.02	0.04	0.08mi
0.04	0.07	0.14

12,257

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Sussex County



March 30, 2026

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Sussex County



March 30, 2026

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04 Demographics

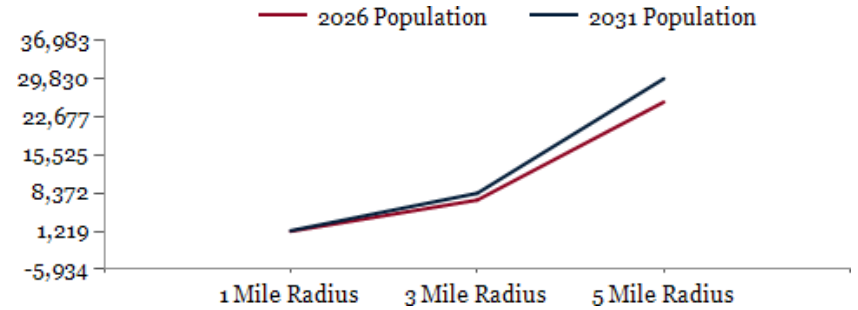
General Demographics

Race Demographics

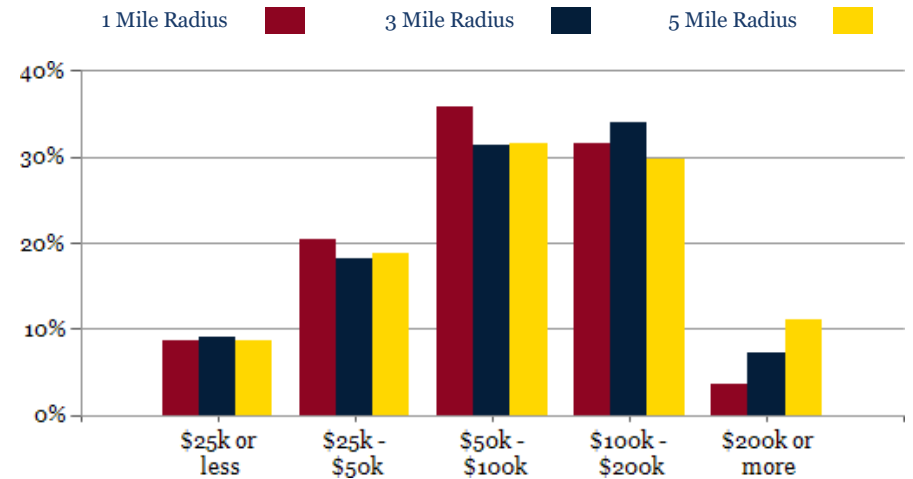
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	403	3,026	10,195
2010 Population	670	4,185	14,675
2026 Population	1,219	7,074	25,455
2031 Population	1,339	8,357	29,830
2026 African American	65	548	1,656
2026 American Indian	6	60	203
2026 Asian	17	81	407
2026 Hispanic	78	699	2,783
2026 Other Race	34	327	1,446
2026 White	1,013	5,521	20,025
2026 Multiracial	84	536	1,713
2026-2031: Population: Growth Rate	9.50%	16.95%	16.10%

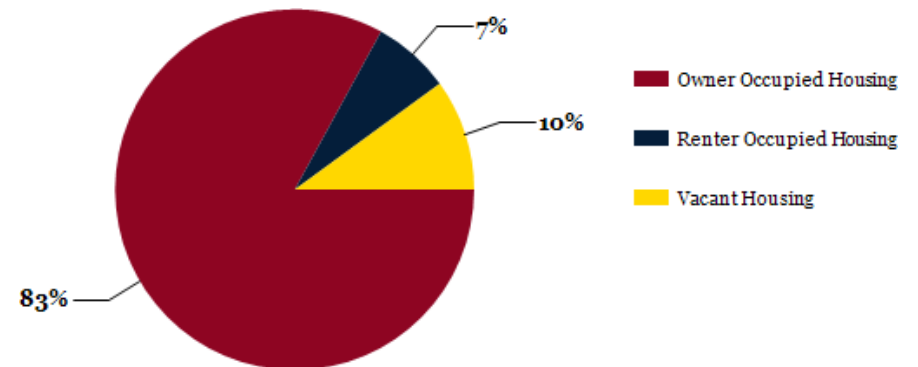
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	155	565
\$15,000-\$24,999	12	112	375
\$25,000-\$34,999	11	119	674
\$35,000-\$49,999	90	415	1,353
\$50,000-\$74,999	83	502	1,833
\$75,000-\$99,999	94	416	1,565
\$100,000-\$149,999	94	639	1,952
\$150,000-\$199,999	62	356	1,256
\$200,000 or greater	18	210	1,195
Median HH Income	\$79,192	\$82,899	\$82,696
Average HH Income	\$93,738	\$103,709	\$110,791



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

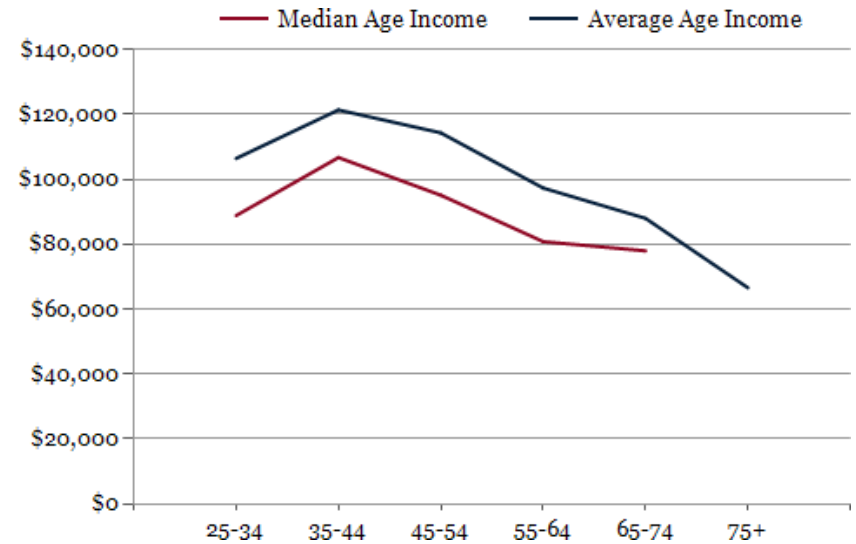
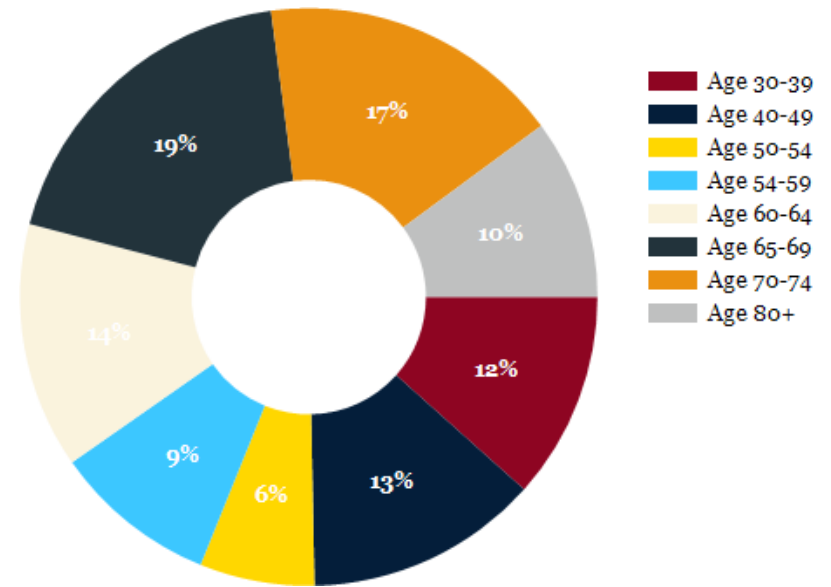


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	52	319	1,072
2026 Population Age 35-39	49	372	1,326
2026 Population Age 40-44	60	368	1,345
2026 Population Age 45-49	54	335	1,202
2026 Population Age 50-54	56	362	1,304
2026 Population Age 55-59	80	438	1,486
2026 Population Age 60-64	120	603	2,126
2026 Population Age 65-69	164	828	2,639
2026 Population Age 70-74	148	764	2,686
2026 Population Age 75-79	88	461	2,124
2026 Population Age 80-84	40	228	1,064
2026 Population Age 85+	19	112	587
2026 Population Age 18+	1,031	5,845	21,337
2026 Median Age	58	54	55
2031 Median Age	59	54	55

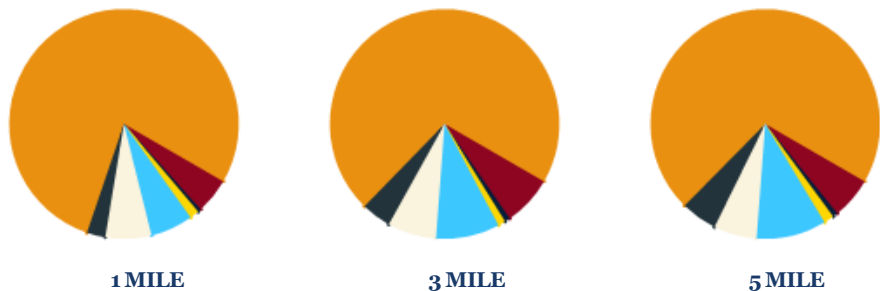
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,860	\$86,443	\$84,080
Average Household Income 25-34	\$106,462	\$109,996	\$109,840
Median Household Income 35-44	\$106,752	\$110,187	\$106,606
Average Household Income 35-44	\$121,423	\$131,589	\$134,878
Median Household Income 45-54	\$95,140	\$102,009	\$102,037
Average Household Income 45-54	\$114,369	\$125,191	\$135,750
Median Household Income 55-64	\$80,823	\$93,420	\$97,452
Average Household Income 55-64	\$97,349	\$110,950	\$124,195
Median Household Income 65-74	\$77,971	\$82,375	\$84,266
Average Household Income 65-74	\$87,998	\$98,132	\$109,158
Average Household Income 75+	\$66,586	\$71,836	\$78,194

Population By Age



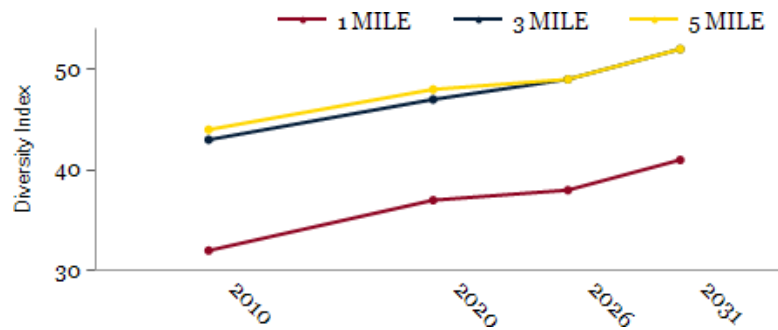
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	41	52	52
Diversity Index (current year)	39	49	49
Diversity Index (2020)	37	47	48
Diversity Index (2010)	32	43	44

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	7%	6%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	6%	9%	10%
Multiracial	6%	7%	6%
Other Race	3%	4%	5%
White	78%	71%	71%

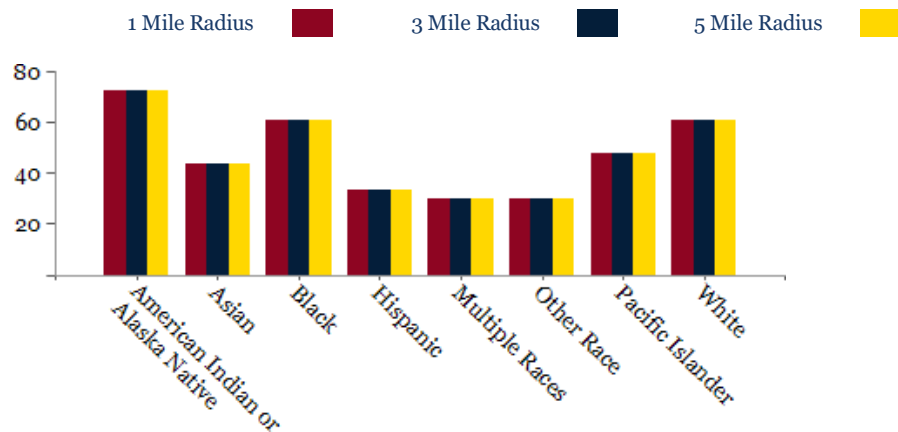
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	73	38	34
Median Asian Age	44	40	46
Median Black Age	61	49	48
Median Hispanic Age	33	27	27
Median Multiple Races Age	30	28	29
Median Other Race Age	30	27	27
Median Pacific Islander Age	48	48	48
Median White Age	61	58	60

2026 MEDIAN AGE BY RACE

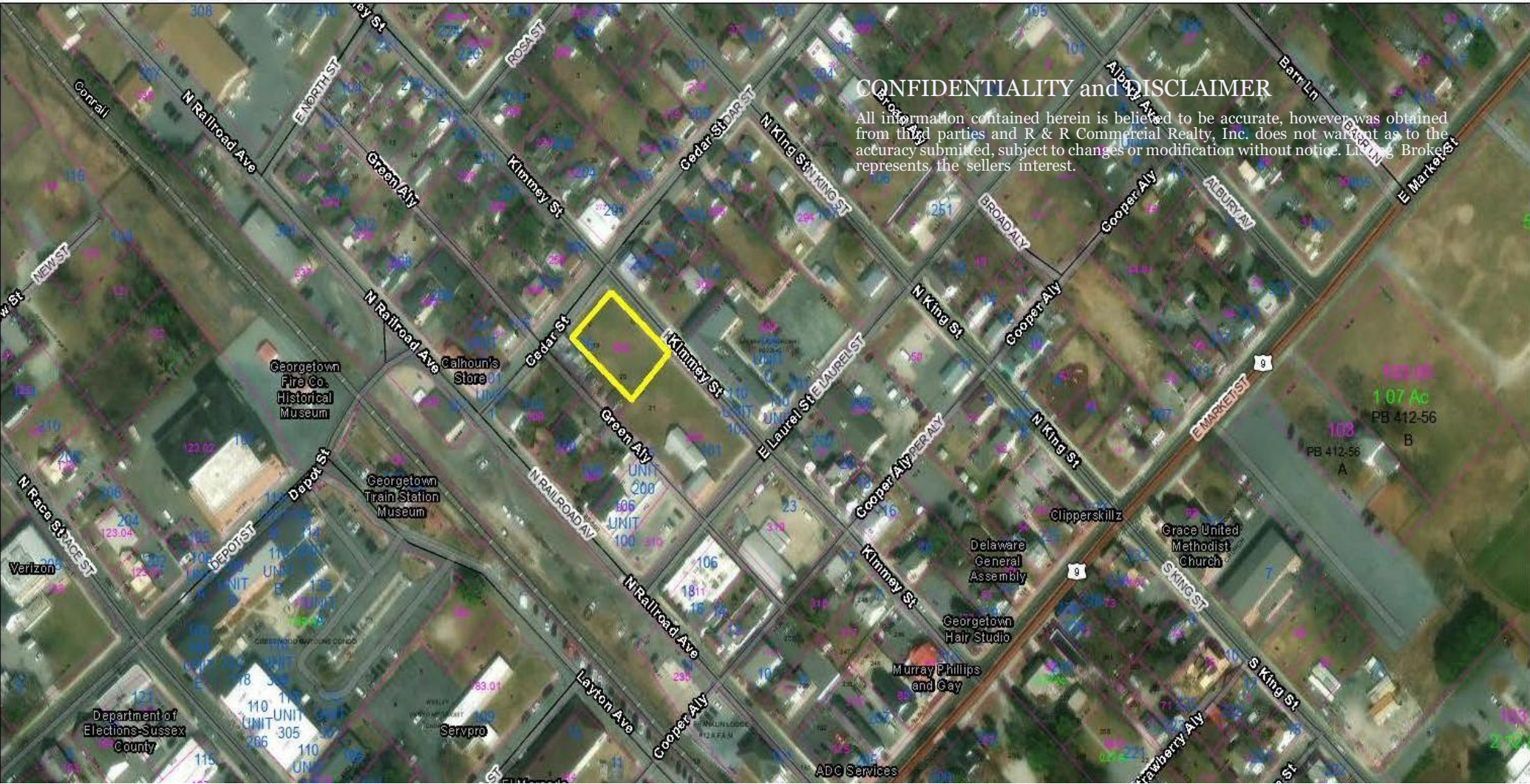


Sussex County

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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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