

FOR SALE

OFFERING MEMORANDUM

E 4TH ST, MILFORD DE 19963333



FOR SALE

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Exclusively Marketed by:

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<http://www.randrcommercialrealty.com>



01 Executive Summary

Investment Summary

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OFFERING SUMMARY

ADDRESS 301 SE 4th St
Milford DE 19963333

FINANCIAL SUMMARY

PRICE \$4,999,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,514	19,840	29,125
2026 Median HH Income	\$55,378	\$69,881	\$69,908
2026 Average HH Income	\$74,328	\$88,889	\$88,917

⇒ 34,000 SF industrial space available for lease within a ±68,000 SF facility situated on 4.85 acres in Milford. The property is well suited for warehousing, manufacturing, distribution, or light industrial uses. Twelve foot ceiling allow for easy access. The site offers ample parking, yard space, and convenient access for truck circulation. Strategically located near major transportation routes, providing easy connectivity to surrounding markets. Excellent opportunity for businesses seeking functional industrial space in a growing commercial area.

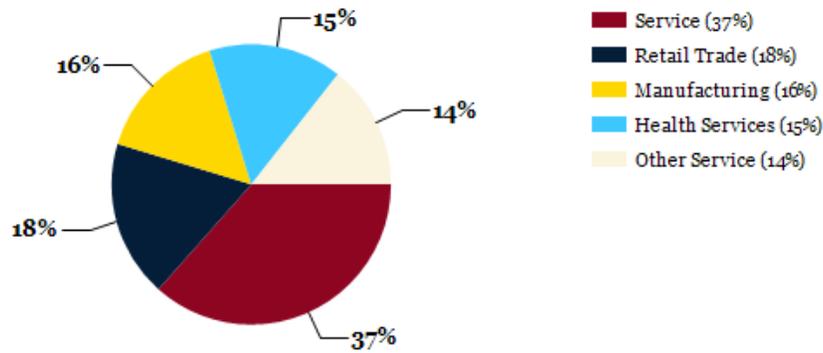
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02

Location

- Location Summary
- Local Business Map
- Aerial View Map

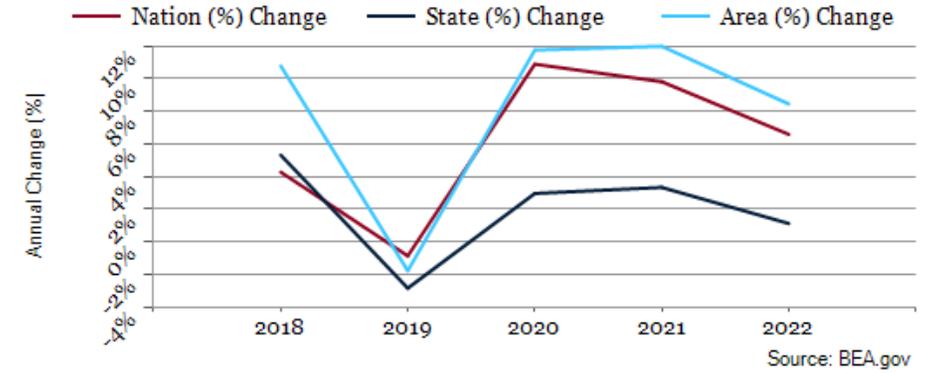
Major Industries by Employee Count

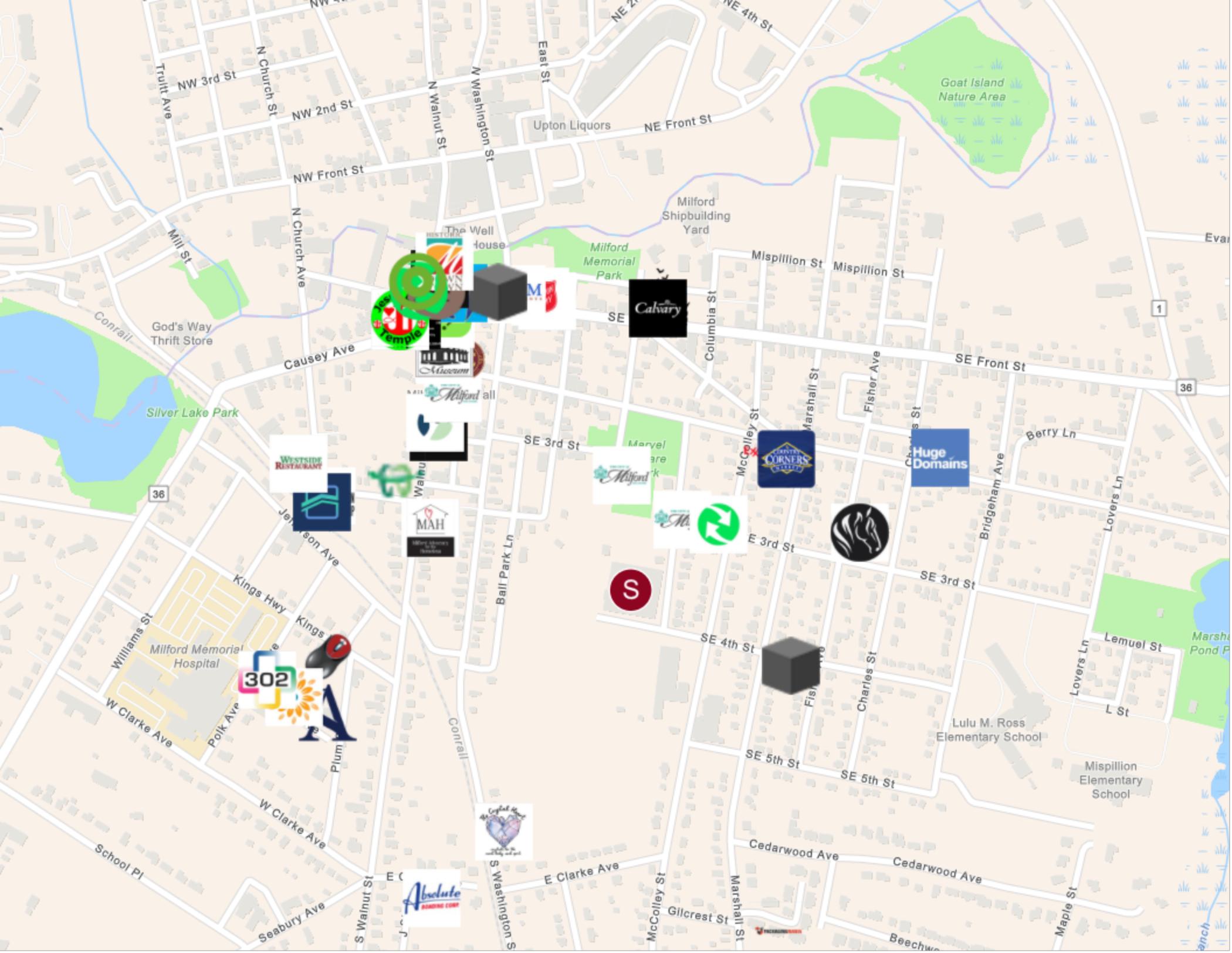


Largest Employers

Bayhealth Medical Center	3,000
Mountaire Farms	2,500
Perdue Farms	2,000
Delaware State Police	1,500
Delaware Department of Transportation (DelDOT)	1,200
Delaware Department of Correction	1,000
Delaware Department of Natural Resources and Environmental Control (DNREC)	800
Delaware Department of Health and Social Services (DHSS)	700

Sussex County GDP Trend





Truitt Ave

NW 3rd St

N Church St

NW 2nd St

NW Front St

N Church Ave

N Walnut St

N Washington St

East St

Upton Liquors

NE Front St

Milford Shipbuilding Yard

Mispillion St

Mispillion St

Goat Island Nature Area

The Well House

Milford Memorial Park

SE Calvary

God's Way Thrift Store

Causey Ave

Silver Lake Park

Milford Mall

SE 3rd St

Maryel

Corner's

Huge Domains

Westside Restaurant

MAH

Milford Park

SE 3rd St

SE 3rd St

36

Jelison Ave

Walton

Ball Park Ln

S

SE 4th St

E 3rd St

SE 3rd St

Berry Ln

Bridgeham Ave

Lovers Ln

Kings Hwy

Kings

Milford Memorial Hospital

302

Plum

MAH

Capital Area

E Clarke Ave

SE 5th St

SE 5th St

Lulu M. Ross Elementary School

Lemuel St

L St

Mispillion Elementary School

School Pl

Seabury Ave

S Walnut St

Absolute

S Washington St

E Clarke Ave

McColley St

Gilcrest St

Marshall St

Cedarwood Ave

Cedarwood Ave

Beechwa

Maple St

1

36

Marsh Pond P

anch

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03 Property Description

- Parcel Map
- Property Images



SE 4th St

SE 4th St

SE 4th St

301 SE 4th St

SE 4th St

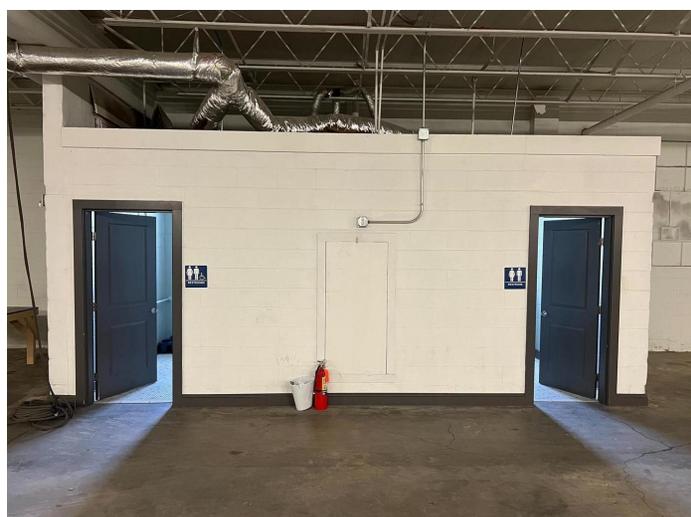
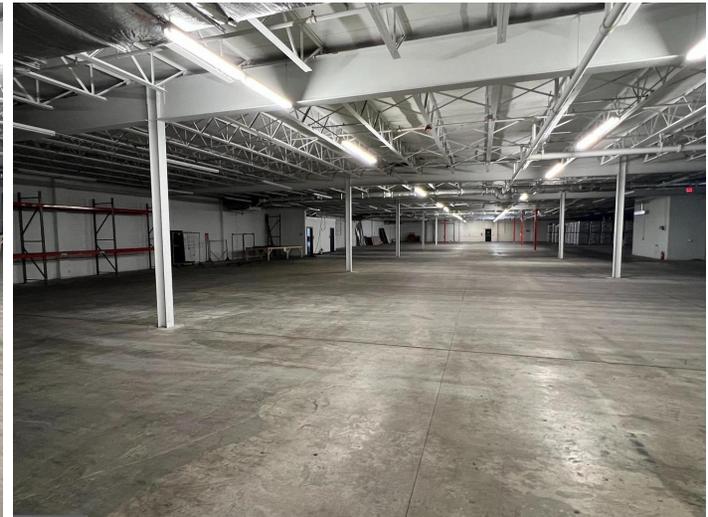
Osborne Eugene

Ball Park Ln

Columbia St

Firs State M

ark Ln



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04 Demographics

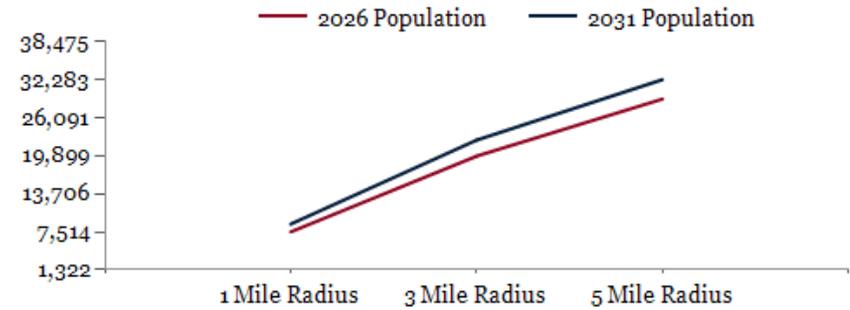
General Demographics

Race Demographics

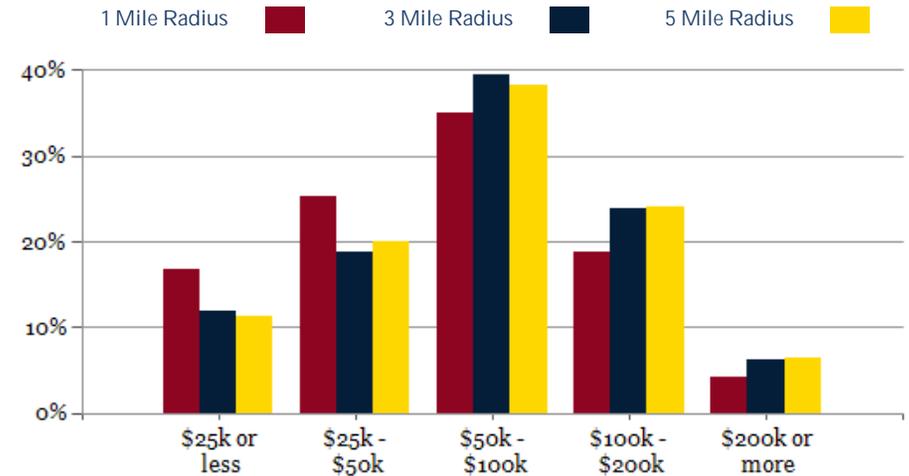
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,337	12,260	18,569
2010 Population	6,132	15,936	24,116
2026 Population	7,514	19,840	29,125
2031 Population	8,781	22,443	32,283
2026 African American	1,852	3,549	5,109
2026 American Indian	71	129	192
2026 Asian	123	344	405
2026 Hispanic	1,519	3,036	4,253
2026 Other Race	884	1,700	2,294
2026 White	3,863	12,419	18,566
2026 Multiracial	720	1,694	2,549

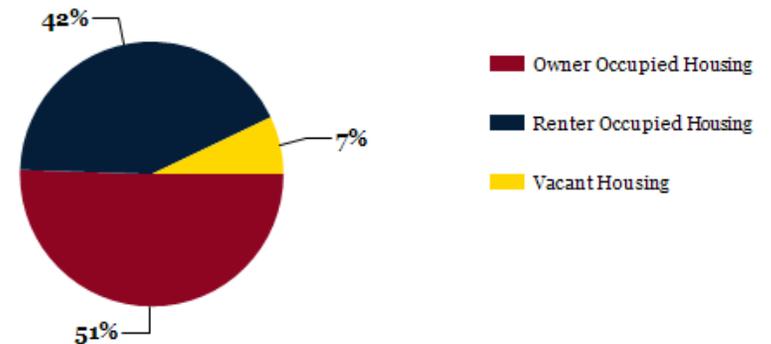
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	321	500	734
\$15,000-\$24,999	168	442	572
\$25,000-\$34,999	243	438	631
\$35,000-\$49,999	499	1,049	1,679
\$50,000-\$74,999	714	1,818	2,561
\$75,000-\$99,999	309	1,306	1,866
\$100,000-\$149,999	350	1,223	1,836
\$150,000-\$199,999	201	671	948
\$200,000 or greater	126	496	733
Median HH Income	\$55,378	\$69,881	\$69,908
Average HH Income	\$74,328	\$88,889	\$88,917



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

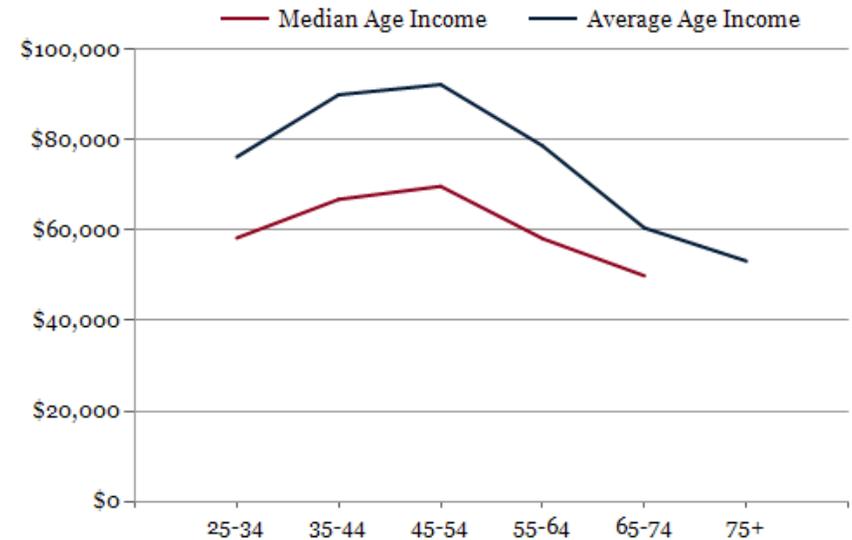
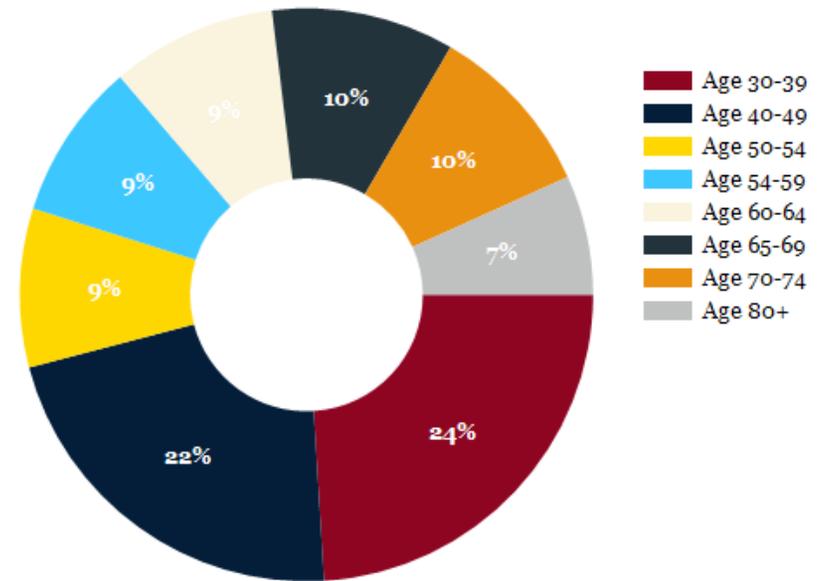


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	532	1,315	1,897
2026 Population Age 35-39	500	1,219	1,802
2026 Population Age 40-44	523	1,247	1,783
2026 Population Age 45-49	418	1,058	1,585
2026 Population Age 50-54	385	1,078	1,624
2026 Population Age 55-59	381	1,098	1,693
2026 Population Age 60-64	401	1,223	1,872
2026 Population Age 65-69	443	1,263	1,897
2026 Population Age 70-74	424	1,289	1,870
2026 Population Age 75-79	290	1,035	1,504
2026 Population Age 80-84	159	644	905
2026 Population Age 85+	144	510	687
2026 Population Age 18+	5,646	15,576	22,964
2026 Median Age	38	42	42
2031 Median Age	40	43	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,298	\$71,539	\$73,287
Average Household Income 25-34	\$76,233	\$88,490	\$89,949
Median Household Income 35-44	\$66,841	\$83,055	\$84,796
Average Household Income 35-44	\$89,996	\$105,810	\$106,773
Median Household Income 45-54	\$69,728	\$87,262	\$87,613
Average Household Income 45-54	\$92,258	\$108,451	\$108,171
Median Household Income 55-64	\$58,160	\$76,778	\$76,675
Average Household Income 55-64	\$78,698	\$97,254	\$96,878
Median Household Income 65-74	\$49,906	\$63,327	\$61,568
Average Household Income 65-74	\$60,513	\$79,322	\$78,264
Average Household Income 75+	\$53,191	\$62,479	\$61,462

Population By Age



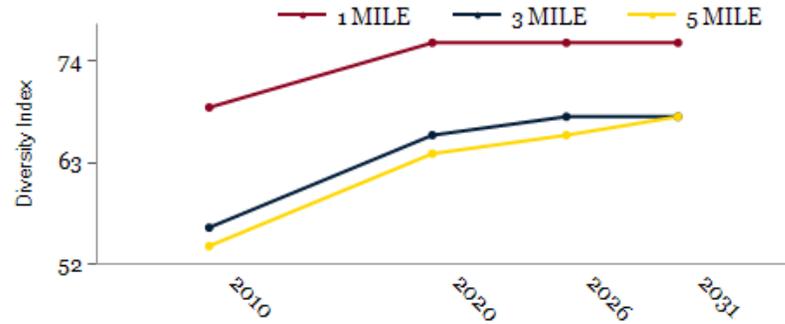
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	69	68
Diversity Index (current year)	76	68	66
Diversity Index (2020)	76	66	65
Diversity Index (2010)	69	56	54

POPULATION BY RACE



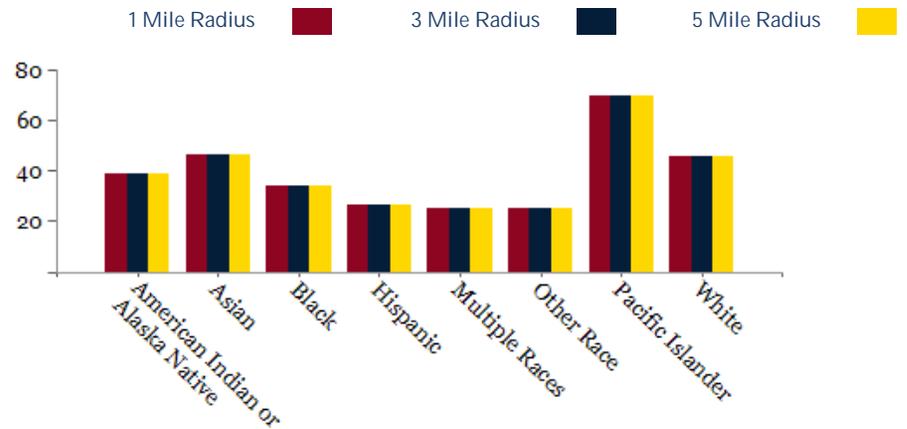
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	21%	16%	15%
American Indian	1%	1%	1%
Asian	1%	2%	1%
Hispanic	17%	13%	13%
Multiracial	8%	7%	8%
Other Race	10%	7%	7%
White	43%	54%	56%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	37	34
Median Asian Age	46	45	46
Median Black Age	34	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	73	33
Median White Age	46	50	50

2026 MEDIAN AGE BY RACE



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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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