

FOR SALE



OFFERING MEMORANDUM

319 AIRPORT RD, GEORGETOWN, DE 19947



FOR SALE

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FOR SALE

01 Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	319 Airport Rd Georgetown DE 19947
PRICE	\$1,799,000
PRICE PSF	\$3.12
LAND SF	576,734 SF
LAND ACRES	13.24
ZONING TYPE	LI 2
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,589	12,959	19,696
2025 Median HH Income	\$61,016	\$70,398	\$80,138
2025 Average HH Income	\$71,208	\$87,702	\$99,449

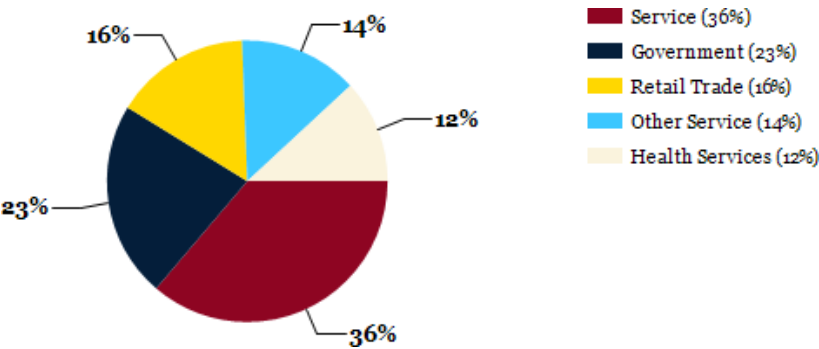
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Location

Location Summary

02

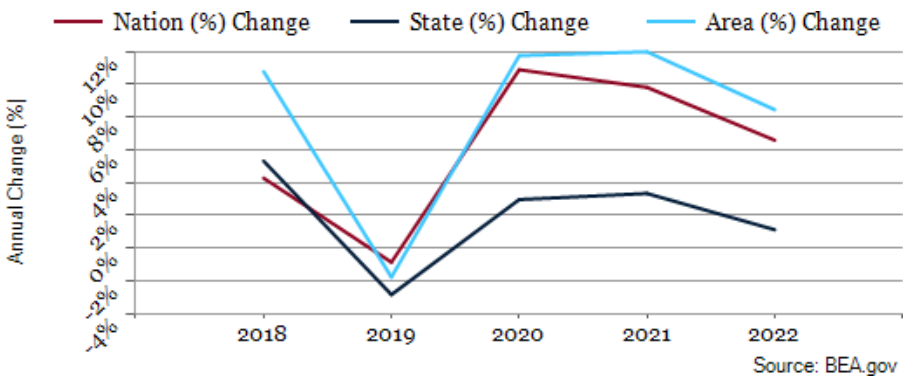
Major Industries by Employee Count



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
WalMart	350

Sussex County GDP Trend



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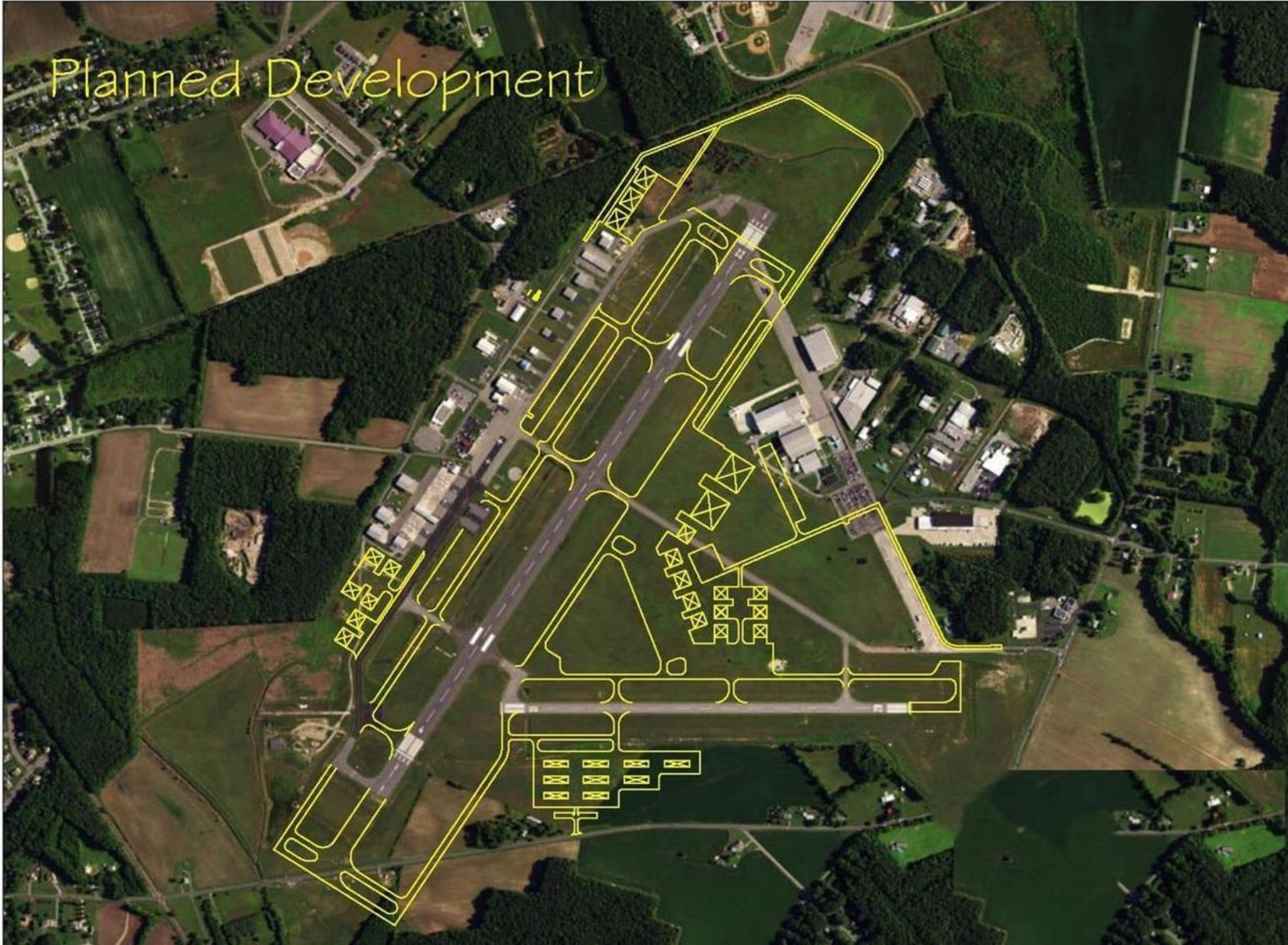
Property Description

Property Features
Site Plan

03

PROPERTY FEATURES	
LAND SF	576,734
LAND ACRES	13.24
# OF PARCELS	1
ZONING TYPE	LI 2

Planned Development



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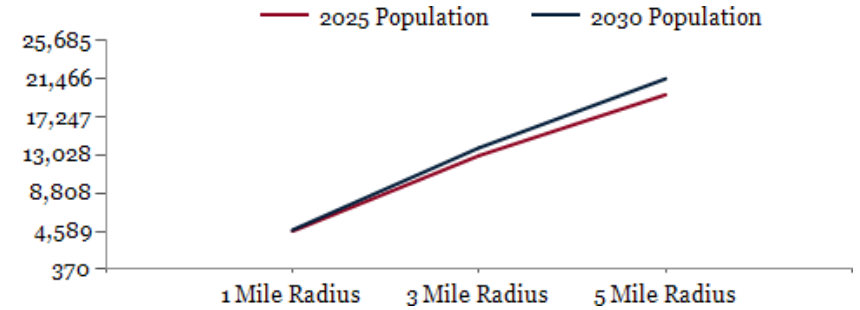
Demographics

General Demographics

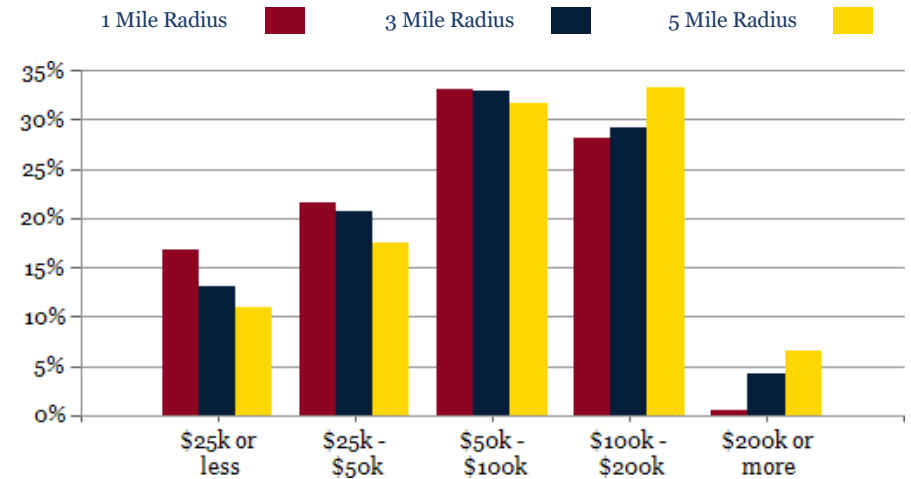
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,580	9,052	12,924
2010 Population	4,542	11,576	16,459
2025 Population	4,589	12,959	19,696
2030 Population	4,731	13,822	21,466
2025 African American	673	1,909	2,462
2025 American Indian	143	288	360
2025 Asian	18	64	122
2025 Hispanic	2,563	5,711	6,905
2025 Other Race	1,592	3,590	4,268
2025 White	1,588	5,711	10,524
2025 Multiracial	570	1,382	1,944
2025-2030: Population: Growth Rate	3.05%	6.50%	8.70%

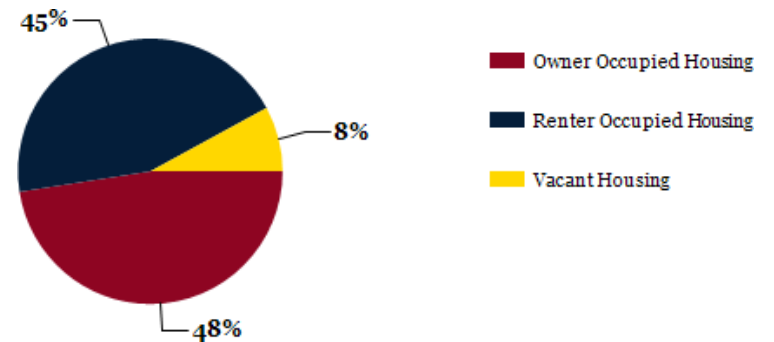
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	139	228	293
\$15,000-\$24,999	83	255	388
\$25,000-\$34,999	89	250	350
\$35,000-\$49,999	197	518	736
\$50,000-\$74,999	283	700	1,106
\$75,000-\$99,999	155	522	858
\$100,000-\$149,999	329	812	1,466
\$150,000-\$199,999	43	271	587
\$200,000 or greater	6	157	404
Median HH Income	\$61,016	\$70,398	\$80,138
Average HH Income	\$71,208	\$87,702	\$99,449



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

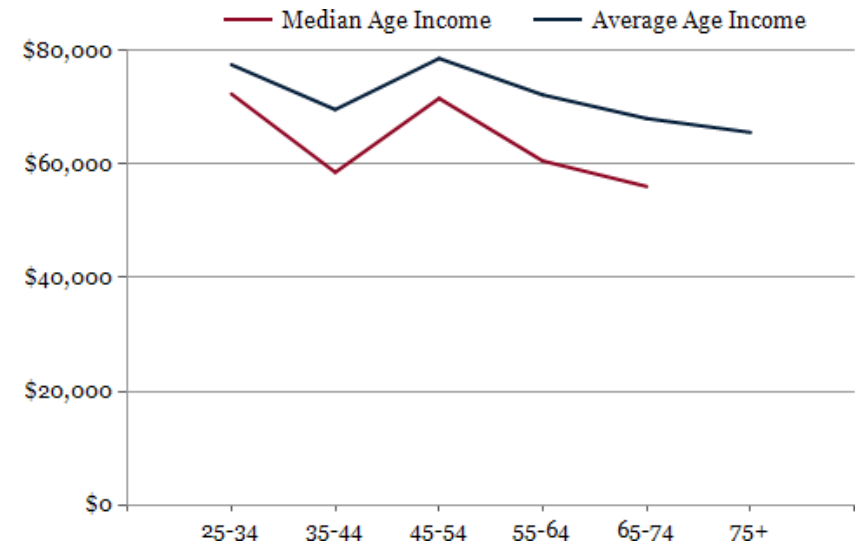
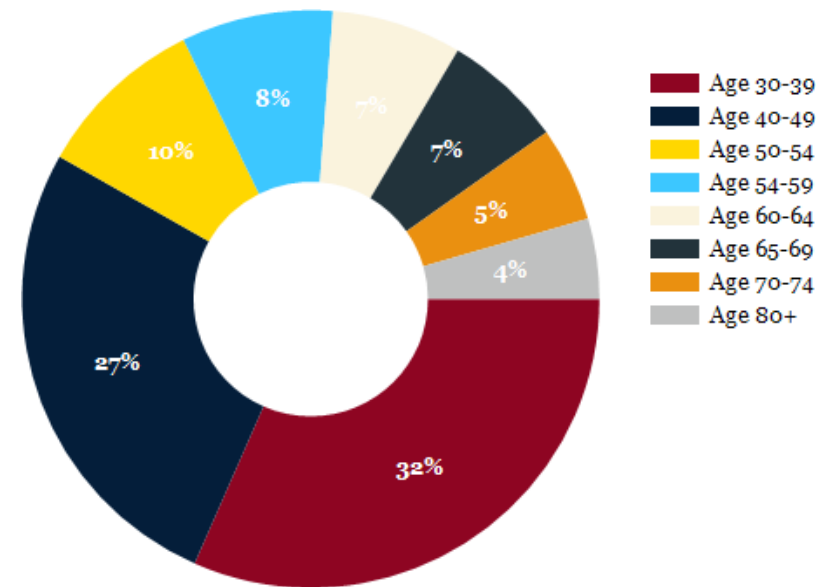


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	341	950	1,289
2025 Population Age 35-39	362	978	1,384
2025 Population Age 40-44	347	967	1,376
2025 Population Age 45-49	245	715	1,068
2025 Population Age 50-54	212	693	1,105
2025 Population Age 55-59	189	629	1,065
2025 Population Age 60-64	162	584	1,089
2025 Population Age 65-69	149	570	1,146
2025 Population Age 70-74	118	457	921
2025 Population Age 75-79	100	376	701
2025 Population Age 80-84	86	255	423
2025 Population Age 85+	72	216	319
2025 Population Age 18+	3,309	9,815	15,148
2025 Median Age	31	35	38
2030 Median Age	32	36	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,390	\$76,861	\$81,461
Average Household Income 25-34	\$77,539	\$85,624	\$93,884
Median Household Income 35-44	\$58,573	\$72,653	\$87,780
Average Household Income 35-44	\$69,630	\$92,522	\$108,601
Median Household Income 45-54	\$71,610	\$81,876	\$93,286
Average Household Income 45-54	\$78,639	\$98,098	\$111,015
Median Household Income 55-64	\$60,567	\$75,695	\$88,701
Average Household Income 55-64	\$72,215	\$93,578	\$106,919
Median Household Income 65-74	\$56,070	\$65,685	\$77,179
Average Household Income 65-74	\$68,053	\$86,263	\$98,591
Average Household Income 75+	\$65,606	\$73,221	\$79,581

Population By Age



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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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