

FOR SALE

OFFERING MEMORANDUM

26473 & 26451 LEWIS GEORGETOWN HWY, HARBESON, DE 19951



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>

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FOR SALE

01 Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	26473 \$ 26451 Lewes Georgetown Hwy Harbeson DE 19951
LAND ACRES	1.78

FINANCIAL SUMMARY	
PRICE	\$2,400,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,212	6,823	26,945
2025 Median HH Income	\$79,155	\$81,667	\$82,343
2025 Average HH Income	\$93,478	\$102,134	\$110,800

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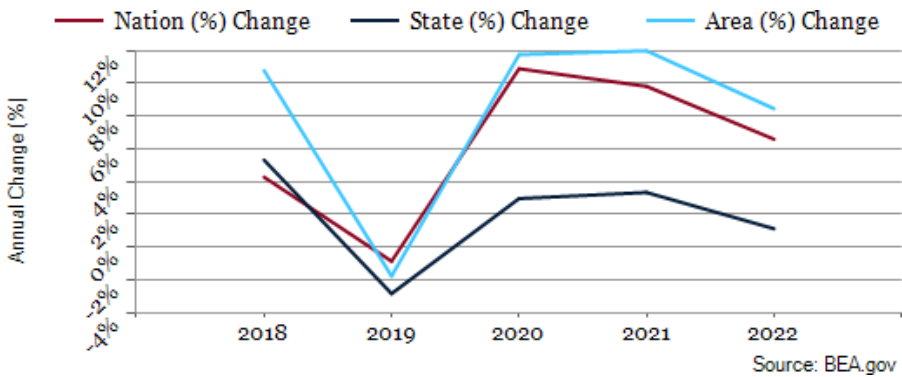
02 Location

- Location Summary
- Local Business Map
- Aerial View Map

Largest Employers

Allen Harim Foods LLC	1,000
Mountaire Farms	1,000
Beebe Healthcare	1,000
Perdue Farms	1,000
Dogfish Head Brewery	500
Mountaire Farms	500
Delaware Technical & Community College	500
Cheer, Inc.	500

Sussex County GDP Trend







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Property Description

Property Features

Property Images

03

GLOBAL

LAND ACRES	1.78
# OF PARCELS	2
ZONING TYPE	C-1





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Demographics

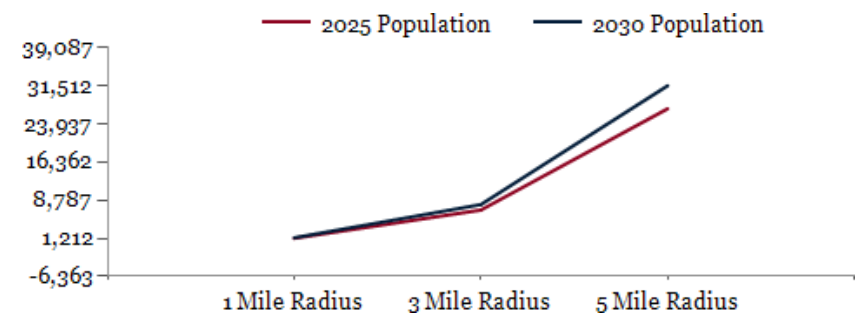
General Demographics

Race Demographics

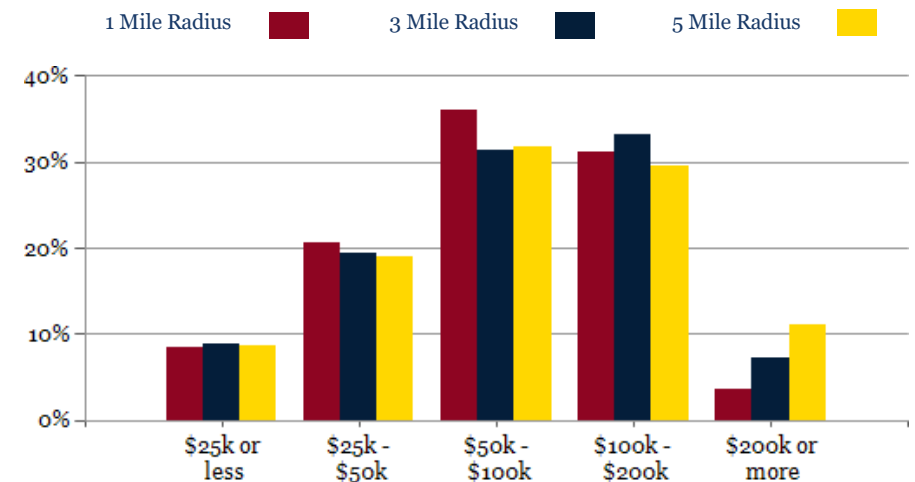
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	434	2,872	10,713
2010 Population	698	3,949	15,399
2025 Population	1,212	6,823	26,945
2030 Population	1,322	7,925	31,512
2025 African American	74	561	1,731
2025 American Indian	6	57	216
2025 Asian	16	82	416
2025 Hispanic	79	658	2,851
2025 Other Race	36	315	1,482
2025 White	994	5,289	21,319
2025 Multiracial	85	519	1,775
2025-2030: Population: Growth Rate	8.75%	15.20%	15.90%

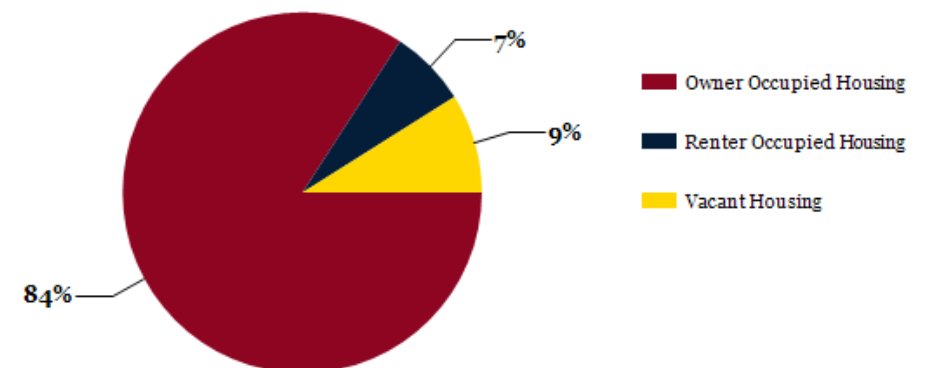
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	151	594
\$15,000-\$24,999	13	102	400
\$25,000-\$34,999	13	118	755
\$35,000-\$49,999	93	432	1,425
\$50,000-\$74,999	87	480	1,963
\$75,000-\$99,999	99	408	1,685
\$100,000-\$149,999	96	600	2,053
\$150,000-\$199,999	65	338	1,327
\$200,000 or greater	19	206	1,281
Median HH Income	\$79,155	\$81,667	\$82,343
Average HH Income	\$93,478	\$102,134	\$110,800



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

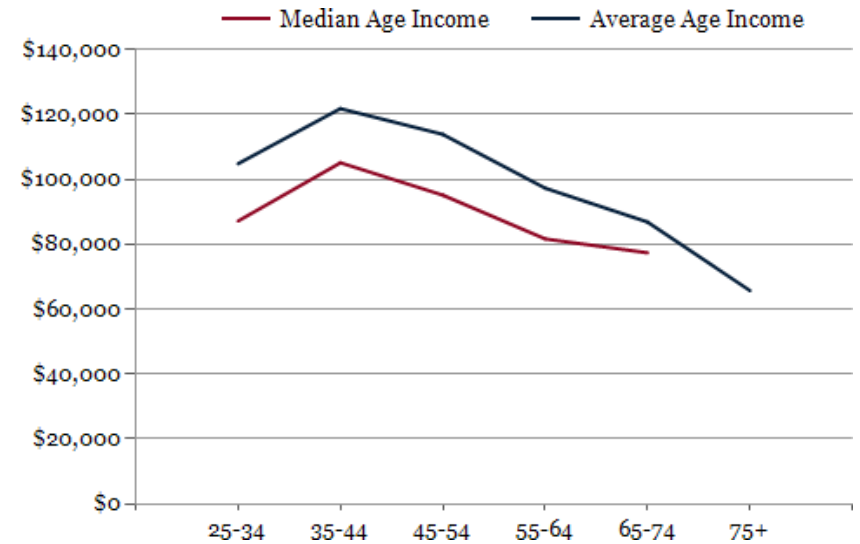
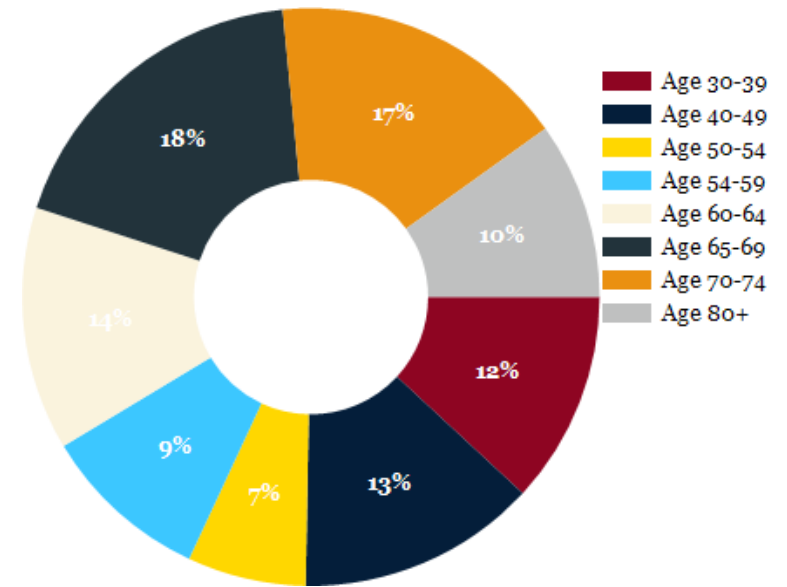


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	53	306	1,123
2025 Population Age 35-39	49	357	1,374
2025 Population Age 40-44	60	352	1,400
2025 Population Age 45-49	55	325	1,266
2025 Population Age 50-54	57	347	1,365
2025 Population Age 55-59	81	432	1,567
2025 Population Age 60-64	117	582	2,278
2025 Population Age 65-69	158	790	2,826
2025 Population Age 70-74	143	733	2,919
2025 Population Age 75-79	85	449	2,307
2025 Population Age 80-84	39	220	1,150
2025 Population Age 85+	19	109	629
2025 Population Age 18+	1,020	5,643	22,680
2025 Median Age	57	54	56
2030 Median Age	58	54	56

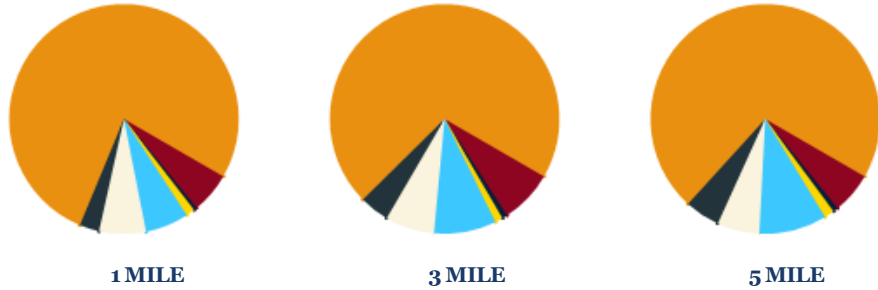
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,178	\$85,931	\$84,063
Average Household Income 25-34	\$104,840	\$108,230	\$110,307
Median Household Income 35-44	\$105,147	\$108,142	\$107,303
Average Household Income 35-44	\$121,849	\$127,803	\$136,192
Median Household Income 45-54	\$95,162	\$100,633	\$102,082
Average Household Income 45-54	\$113,888	\$122,252	\$135,906
Median Household Income 55-64	\$81,669	\$91,699	\$96,733
Average Household Income 55-64	\$97,321	\$109,653	\$124,173
Median Household Income 65-74	\$77,373	\$81,390	\$83,893
Average Household Income 65-74	\$86,875	\$97,296	\$109,244
Average Household Income 75+	\$65,718	\$71,263	\$78,286

Population By Age



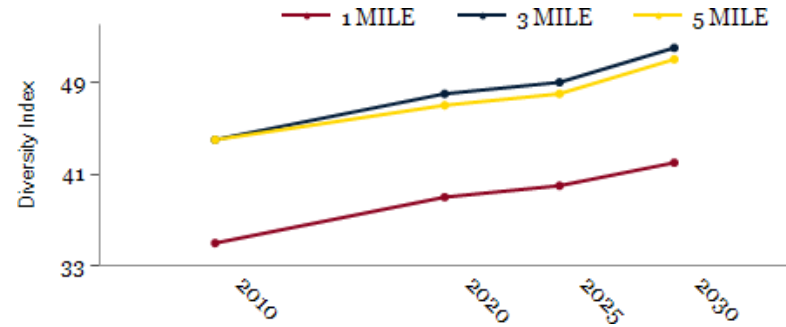
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	43	53	51
Diversity Index (current year)	40	49	48
Diversity Index (2020)	39	48	47
Diversity Index (2010)	35	44	44

POPULATION BY RACE



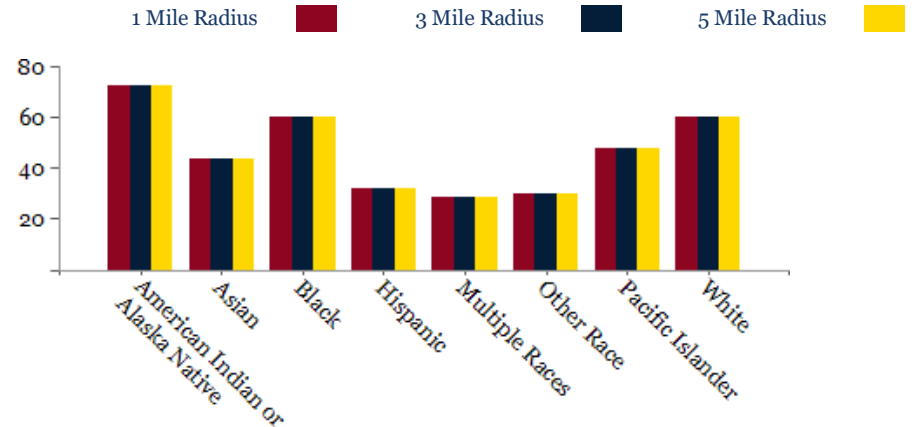
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	7%	6%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	6%	9%	10%
Multiracial	7%	7%	6%
Other Race	3%	4%	5%
White	77%	71%	72%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	73	38	34
Median Asian Age	44	41	46
Median Black Age	60	49	48
Median Hispanic Age	32	27	27
Median Multiple Races Age	28	27	29
Median Other Race Age	30	28	27
Median Pacific Islander Age	48	48	48
Median White Age	60	58	61

2025 MEDIAN AGE BY RACE



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