

FOR SALE

OFFERING MEMO SAND UN

10 S WALNUT ST, MILFORD, DE 19963



# FOR SALE

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Local Business Map

Aerial View Map

### 03 Property Description

Property Features

Floor Plan

Property Images

### 04 Demographics

General Demographics

Race Demographics

*Exclusively Marketed by:*

#### **Keith Walpole**

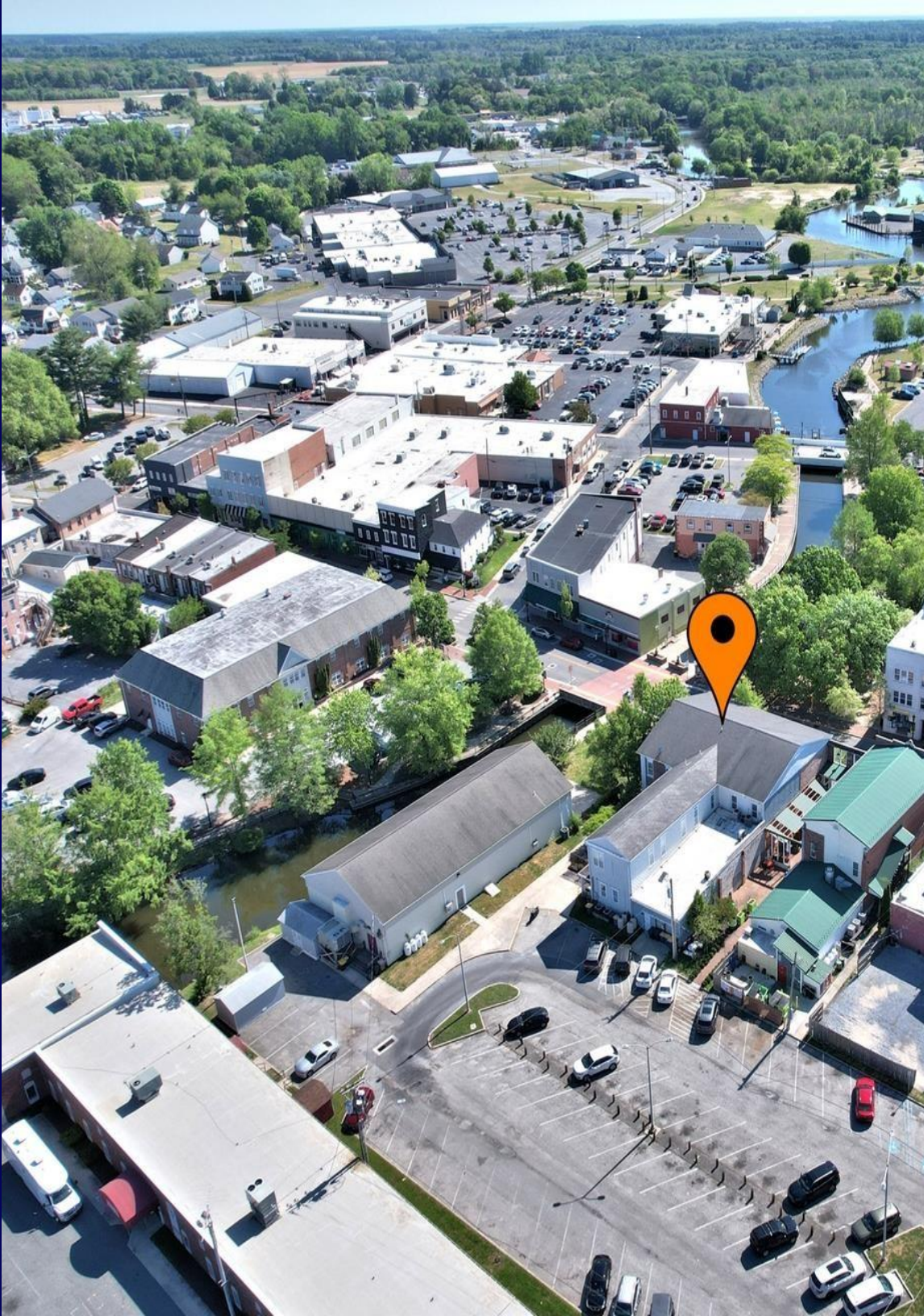
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<http://www.randcommercialrealty.com>



FOR SALE | Executive Summary

01 Executive Summary  
Investment Summary

FOR SALE

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## OFFERING SUMMARY

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ADDRESS	<b>10 S Walnut St Milford DE 19963</b>
BUILDING SF	<b>4,338 SF</b>
YEAR BUILT	<b>1885</b>

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## FINANCIAL SUMMARY

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PRICE	<b>\$689,000</b>
PRICE PSF	<b>\$158.83</b>

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	<b>7,576</b>	<b>19,734</b>	<b>29,153</b>
2026 Median HH Income	<b>\$53,947</b>	<b>\$68,639</b>	<b>\$70,347</b>
2026 Average HH Income	<b>\$71,447</b>	<b>\$87,979</b>	<b>\$89,492</b>

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⇒ 10 S Walnut Street presents an opportunity to acquire a centrally located asset in the historic downtown district of Milford. Positioned along a primary commercial corridor, the property benefits from consistent foot traffic, proximity to local businesses, and visibility within a walkable, revitalizing area.

Milford serves as a strategic midpoint between Dover and Georgetown along U.S. Route 113, supporting steady local and regional demand. The city has experienced gradual growth driven by its affordability relative to coastal markets and its accessibility to employment centers and beach destinations such as Rehoboth Beach and Lewes.

The downtown submarket is supported by ongoing revitalization initiatives, small business activity, and community events that enhance tenant demand and consumer engagement. Properties in this corridor are well-suited for a range of uses, including retail, office, or mixed-use configurations, providing flexibility for investors seeking diversified income



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# FOR SALE

## 02 Location

- Location Summary
- Local Business Map
- Aerial View Map

⇒ 10 S Walnut Street is situated in the heart of downtown Milford, a small but vibrant city in southern Delaware. The property benefits from a central location within walking distance of local shops, restaurants, and community amenities along Walnut Street and nearby corridors.

Milford is uniquely positioned along the Mispillion River, offering a blend of historic charm and modern convenience. The downtown area features a mix of locally owned businesses, professional offices, and civic buildings, making it a hub for both commercial activity and community events.

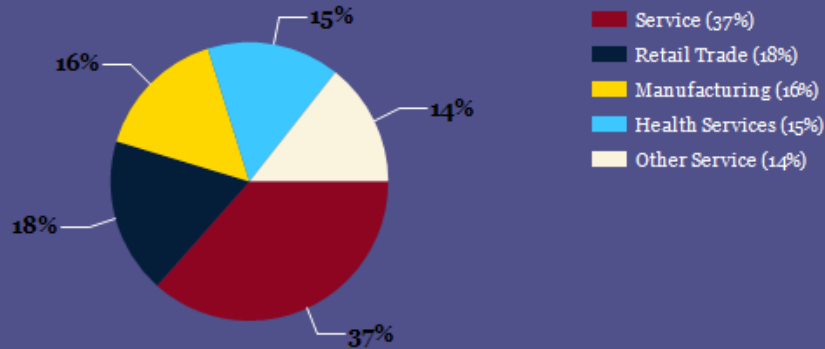
The site provides convenient access to major regional routes, including U.S. Route 113, which connects Milford to Dover (approximately 20 miles north) and Georgetown (about 10 miles south). Coastal destinations such as Rehoboth Beach and Lewes are within a 30–40 minute drive, adding to the area’s appeal.

The surrounding neighborhood is characterized by a mix of residential and commercial properties, with nearby public parking

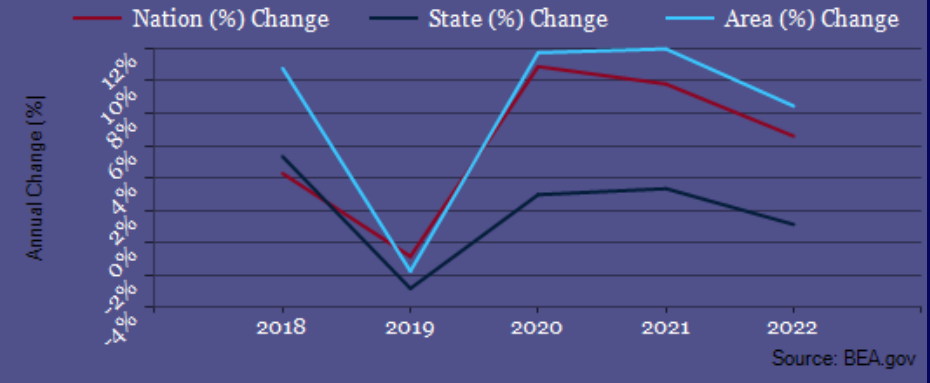
## Largest Employers

City of Milford, DE	51,200
KSI - Kent Sussex Industries Inc	100
Rowe Industries Inc	50
Downtown Milford, Inc.	25
Loft Team	5
Internetworking Technologies	5
Wagamon Technology Group, LLC	5
DB Industrial Group	5

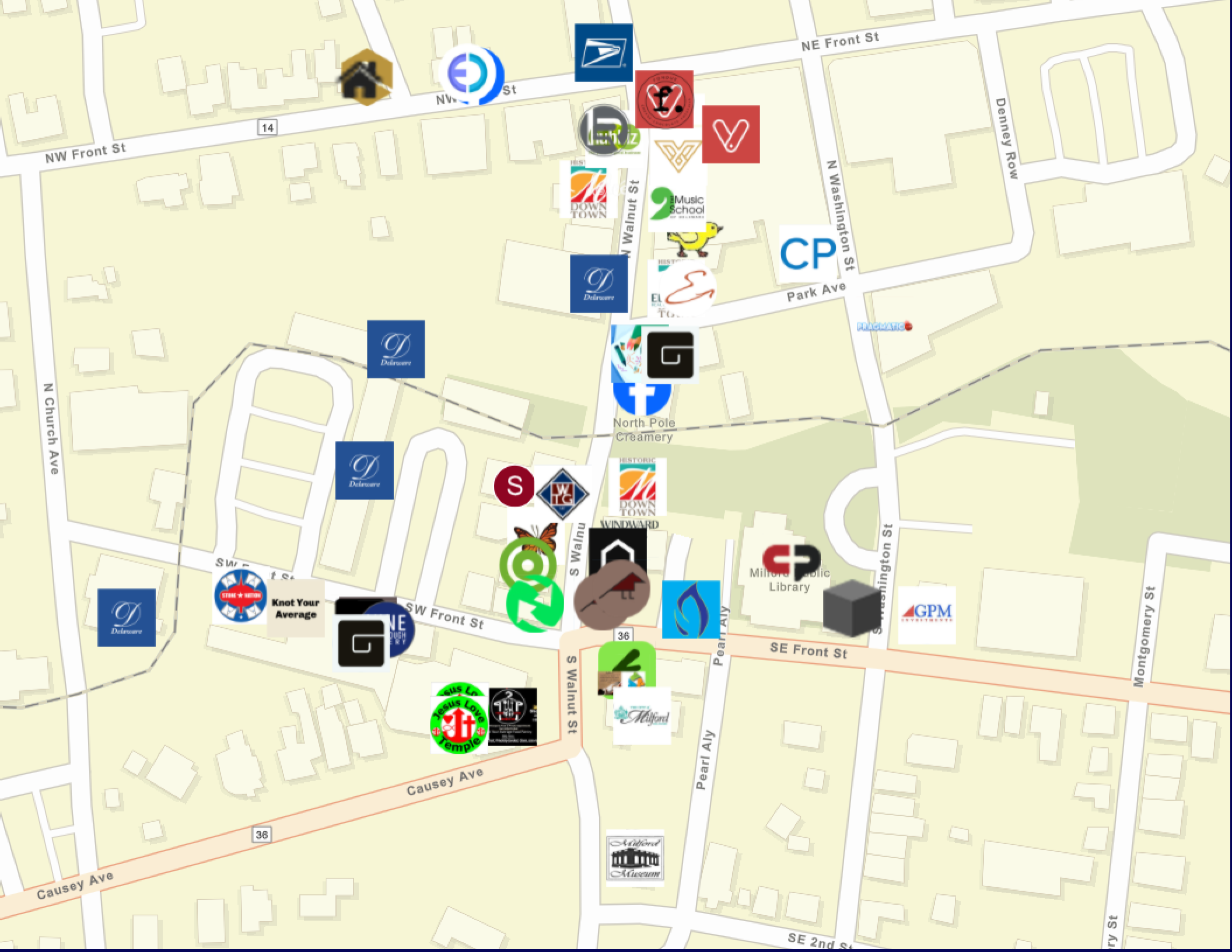
## Major Industries by Employee Count



## Sussex County GDP Trend



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NW Front St

NE Front St

14

NW Front St

W Walnut St

N Washington St

Denney Row

DOWNTOWN

Music School

CP

Delaware

EL

Park Ave

Red location pin

Delaware

North Pole Creamery

N Church Ave

Delaware

S

LWTC

WINDWARD

Milford Public Library

Star logo

Knot Your Average

GE logo

SW Front St

S Walnut St

Water logo

S Washington St

Delaware

36

SE Front St

Montgomery St

Jesus Love Temple

2 logo

Milford

Causey Ave

36

Causey Ave

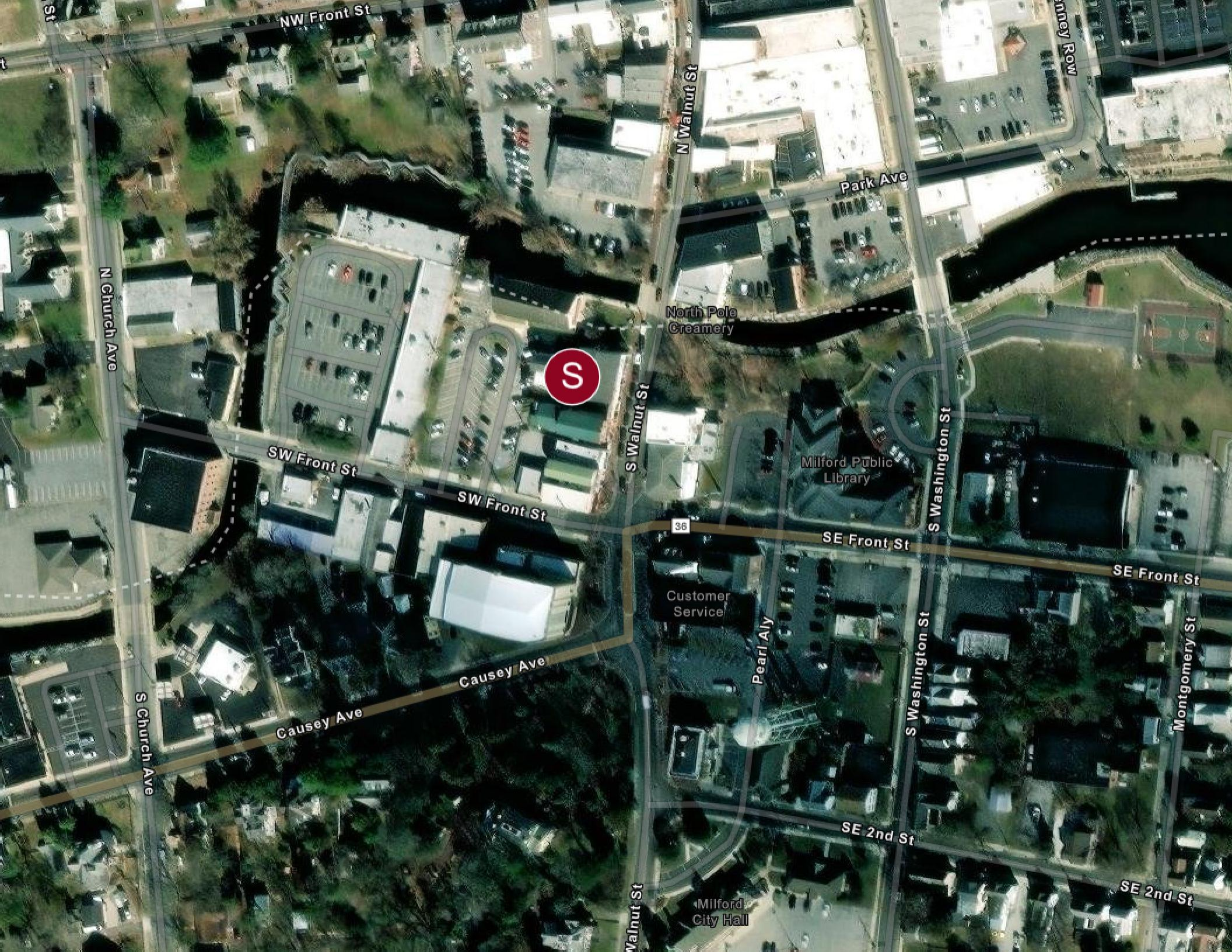
S Walnut St

Pearl Aly

Milford Museum

SE 2nd St

ry St



S

NW Front St

N Walnut St

Park Ave

Montgomery Row

N Church Ave

North Pole Creamery

SW Front St

S Walnut St

Milford Public Library

S Washington St

SW Front St

36

SE Front St

SE Front St

Customer Service

Pearl Aly

Causey Ave

S Washington St

Montgomery St

S Church Ave

Causey Ave

SE 2nd St

Walnut St

Milford City Hall

SE 2nd St

# FOR SALE

## 03 Property Description

Property Features

Floor Plan

Property Images

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## PROPERTY FEATURES

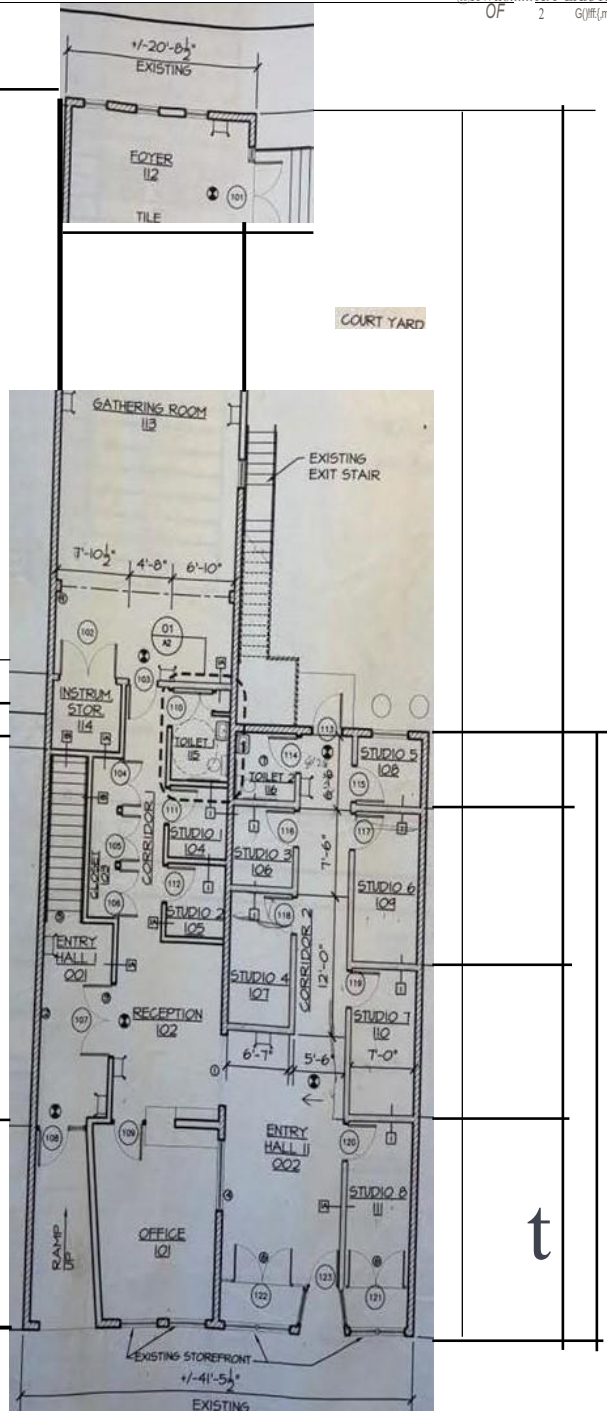
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BUILDING SF	<b>4,338</b>
YEAR BUILT	<b>1885</b>
ZONING TYPE	<b>TN</b>
NUMBER OF STORIES	<b>2</b>
NUMBER OF BUILDINGS	<b>1</b>
MIXED USE	<b>Yes</b>
STREET FRONTAGE	<b>Walnut</b>

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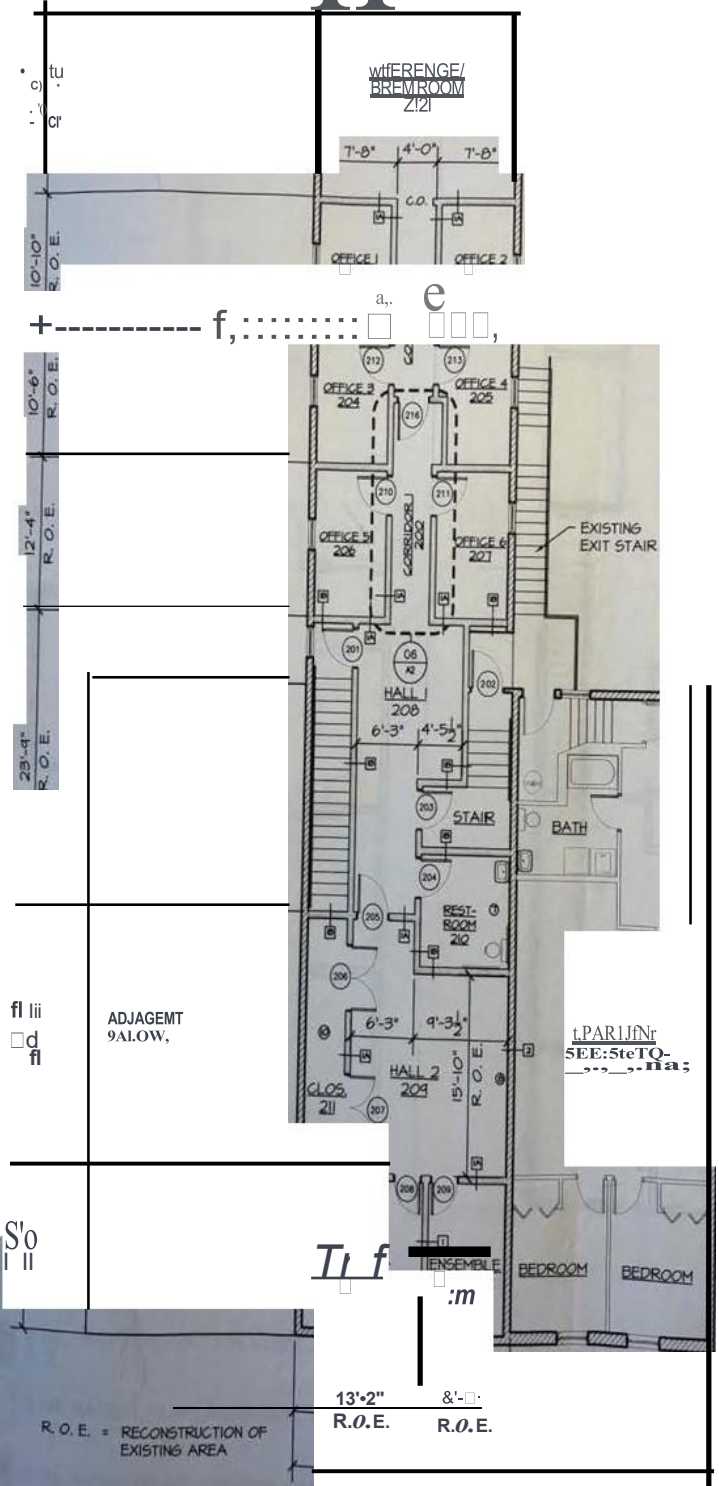


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NOTE: SEE PHASE I DRAWINGS FOR ROOF DETAILS AND FIRE SEPARATION WALLS IN ATTIC AAfA.

FIRST FLOOR PLAN



ADJAGENT 9A.L.O.W.

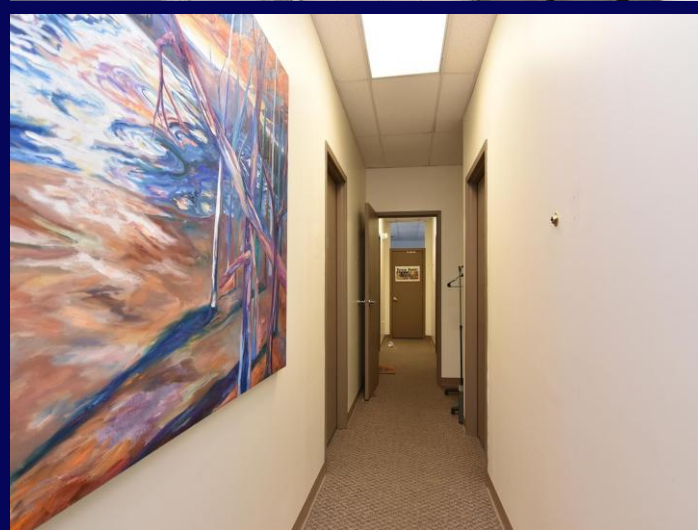
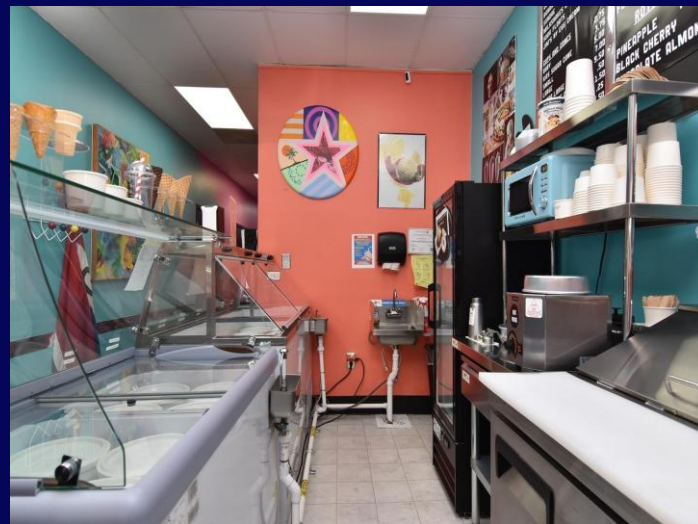
PARLOR SEE: STAIR

S'0

Tl f

R.O.E. = RECONSTRUCTION OF EXISTING AREA

13'-2" R.O.E. &'-0" R.O.E.



# FOR SALE

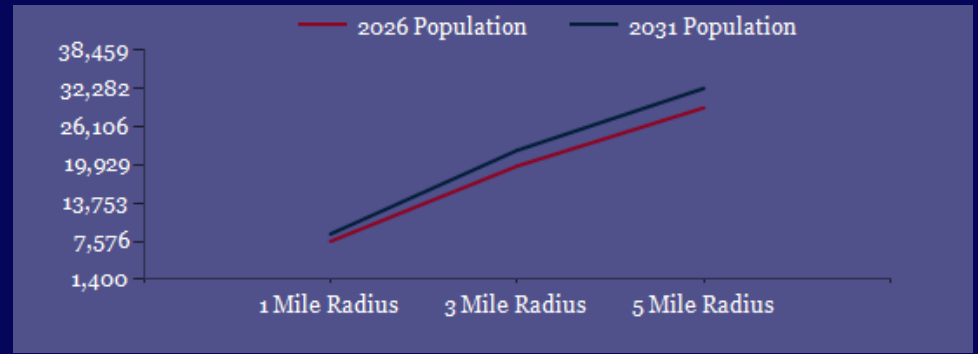
## 04 Demographics

General Demographics

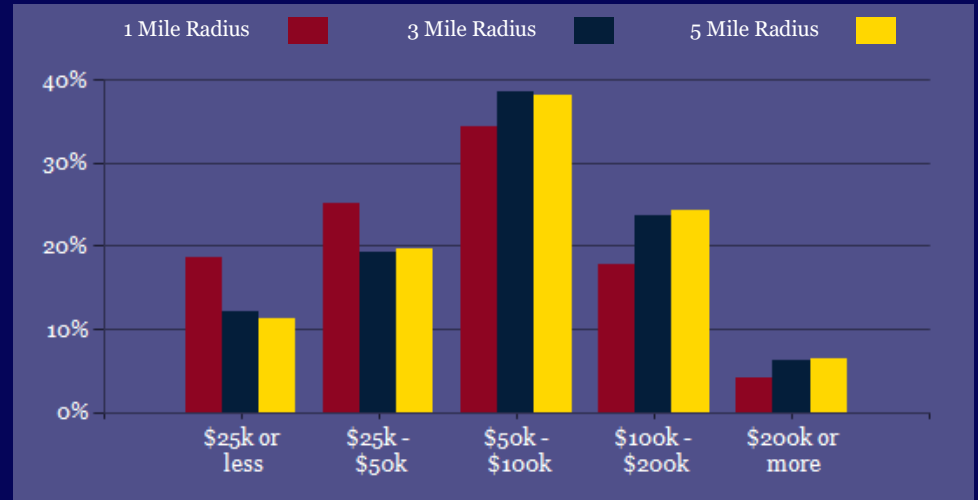
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,694	12,224	18,564
2010 Population	6,485	15,825	24,101
2026 Population	7,576	19,734	29,153
2031 Population	8,763	22,276	32,282
2026 African American	2,022	3,542	4,997
2026 American Indian	69	126	191
2026 Asian	103	347	407
2026 Hispanic	1,547	2,948	4,231
2026 Other Race	905	1,647	2,277
2026 White	3,748	12,391	18,719
2026 Multiracial	726	1,673	2,551
2026-2031: Population: Growth Rate	14.75%	12.25%	10.30%

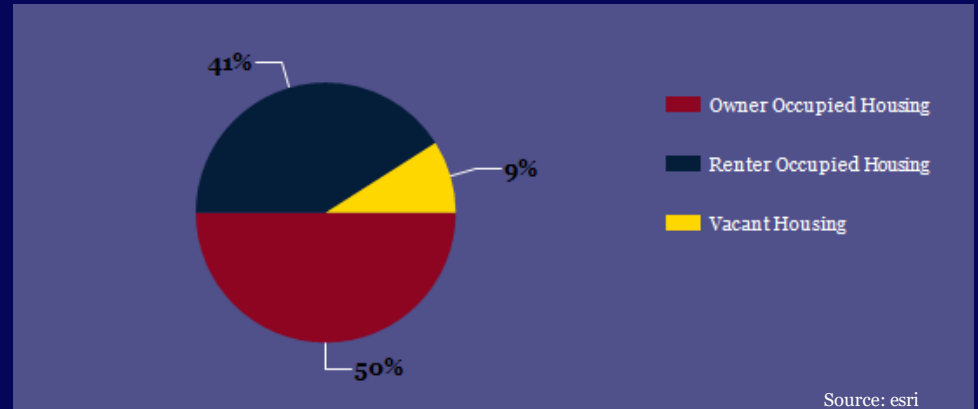
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	334	507	726
\$15,000-\$24,999	195	462	576
\$25,000-\$34,999	227	458	638
\$35,000-\$49,999	486	1,073	1,647
\$50,000-\$74,999	697	1,815	2,553
\$75,000-\$99,999	274	1,246	1,862
\$100,000-\$149,999	312	1,249	1,849
\$150,000-\$199,999	190	640	961
\$200,000 or greater	116	497	751
Median HH Income	\$53,947	\$68,639	\$70,347
Average HH Income	\$71,447	\$87,979	\$89,492



### 2026 Household Income



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



Source: esri

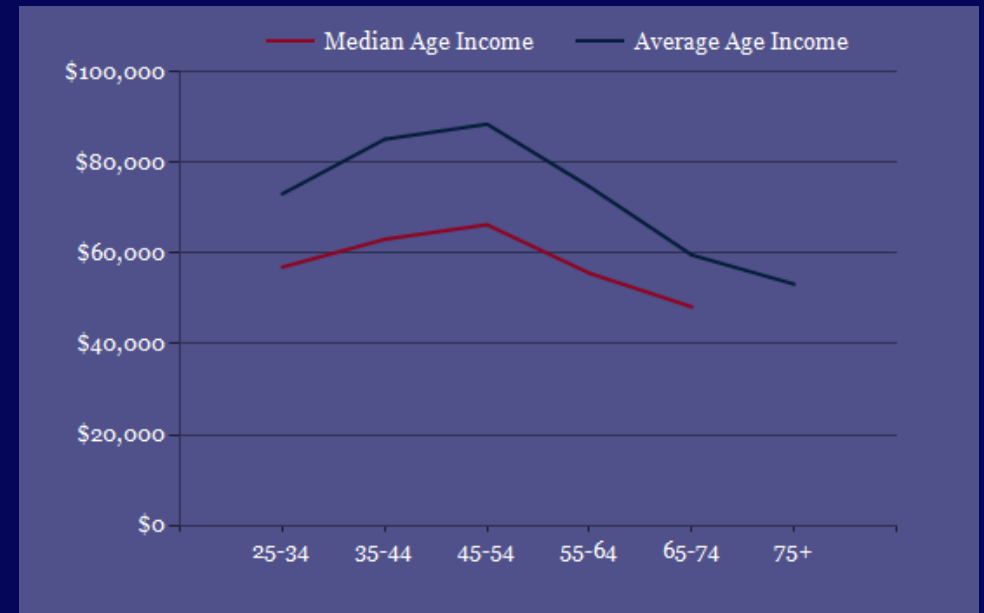
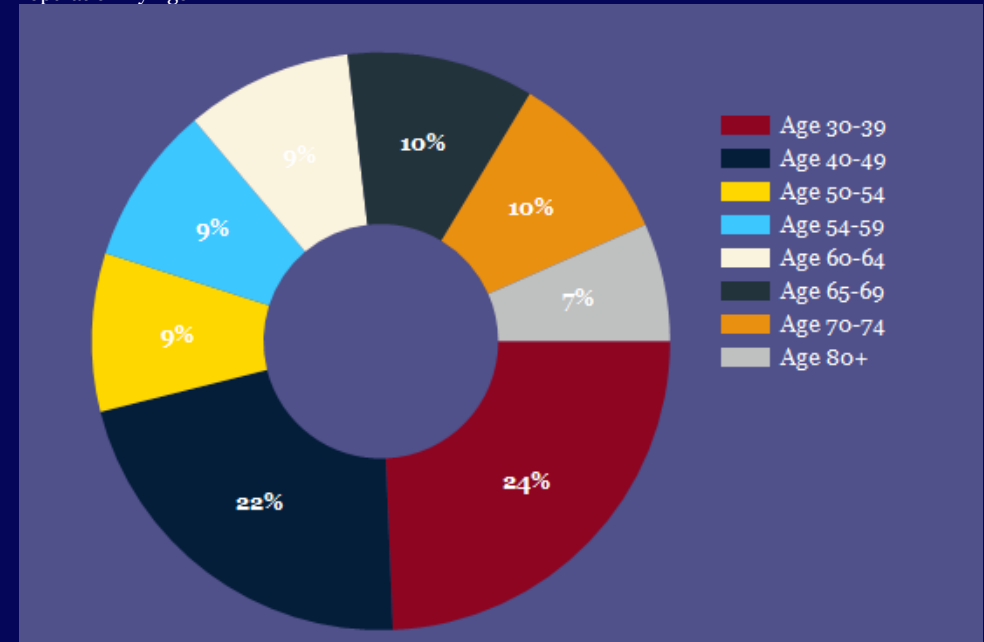


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	537	1,322	1,900
2026 Population Age 35-39	506	1,211	1,804
2026 Population Age 40-44	517	1,248	1,779
2026 Population Age 45-49	414	1,045	1,580
2026 Population Age 50-54	380	1,062	1,624
2026 Population Age 55-59	382	1,084	1,692
2026 Population Age 60-64	399	1,217	1,869
2026 Population Age 65-69	448	1,255	1,902
2026 Population Age 70-74	419	1,286	1,883
2026 Population Age 75-79	283	1,044	1,518
2026 Population Age 80-84	157	644	905
2026 Population Age 85+	146	521	690
2026 Population Age 18+	5,659	15,499	22,988
2026 Median Age	38	42	42
2031 Median Age	40	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,973	\$70,410	\$73,598
Average Household Income 25-34	\$73,119	\$87,333	\$90,338
Median Household Income 35-44	\$63,095	\$82,497	\$85,405
Average Household Income 35-44	\$85,162	\$105,020	\$107,433
Median Household Income 45-54	\$66,312	\$86,786	\$88,727
Average Household Income 45-54	\$88,508	\$107,931	\$109,403
Median Household Income 55-64	\$55,621	\$75,873	\$77,424
Average Household Income 55-64	\$74,718	\$96,084	\$97,823
Median Household Income 65-74	\$48,199	\$62,507	\$61,871
Average Household Income 65-74	\$59,622	\$78,727	\$78,739
Average Household Income 75+	\$53,204	\$61,613	\$61,506

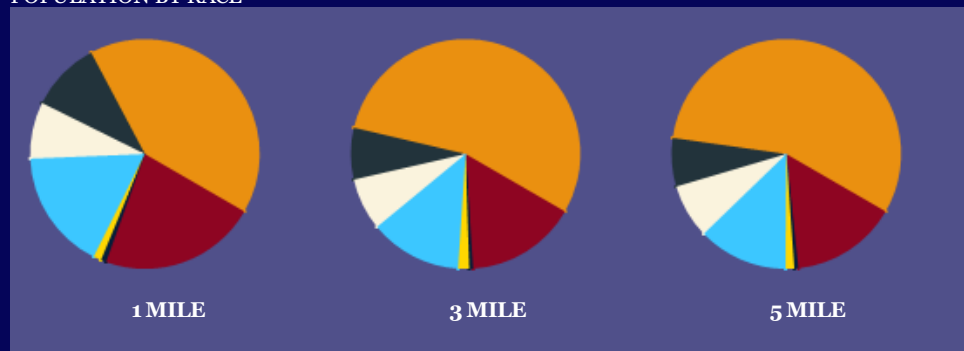
Population By Age



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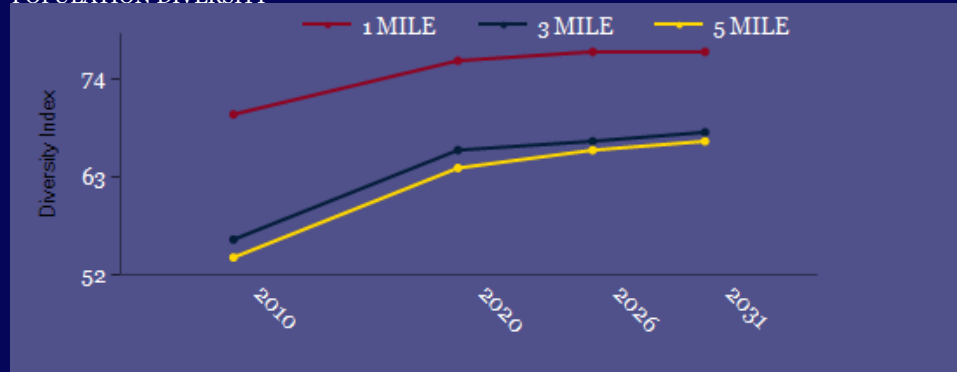
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	68	67
Diversity Index (current year)	77	67	66
Diversity Index (2020)	76	66	64
Diversity Index (2010)	70	56	54

POPULATION BY RACE



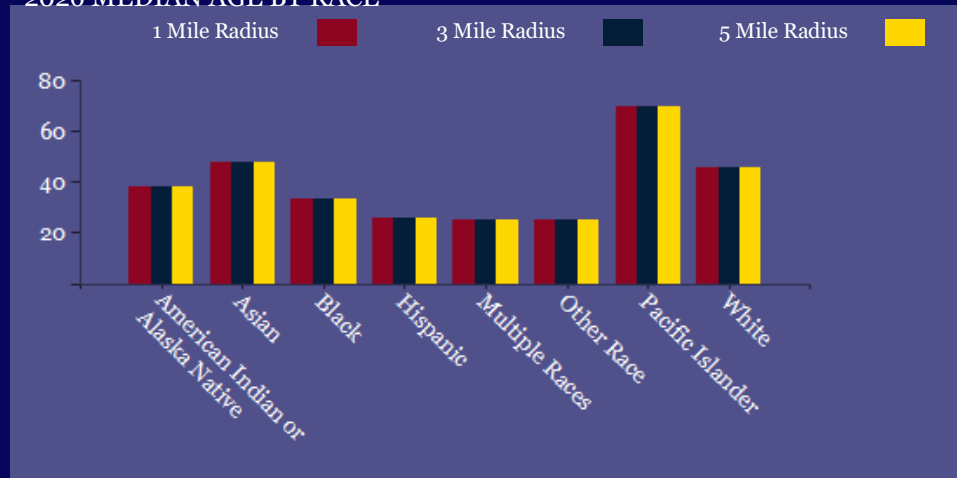
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	22%	16%	15%
American Indian	1%	1%	1%
Asian	1%	2%	1%
Hispanic	17%	13%	13%
Multiracial	8%	7%	8%
Other Race	10%	7%	7%
White	41%	55%	56%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
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	46	50	50

2026 MEDIAN AGE BY RACE



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