

FOR SALE

24559 & 24567 Dupont Blvd | Georgetown, DE

OFFERING MEMORANDUM



FOR SALE

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FOR SALE | Executive Summary

01

Executive Summary

Investment Summary

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OFFERING SUMMARY

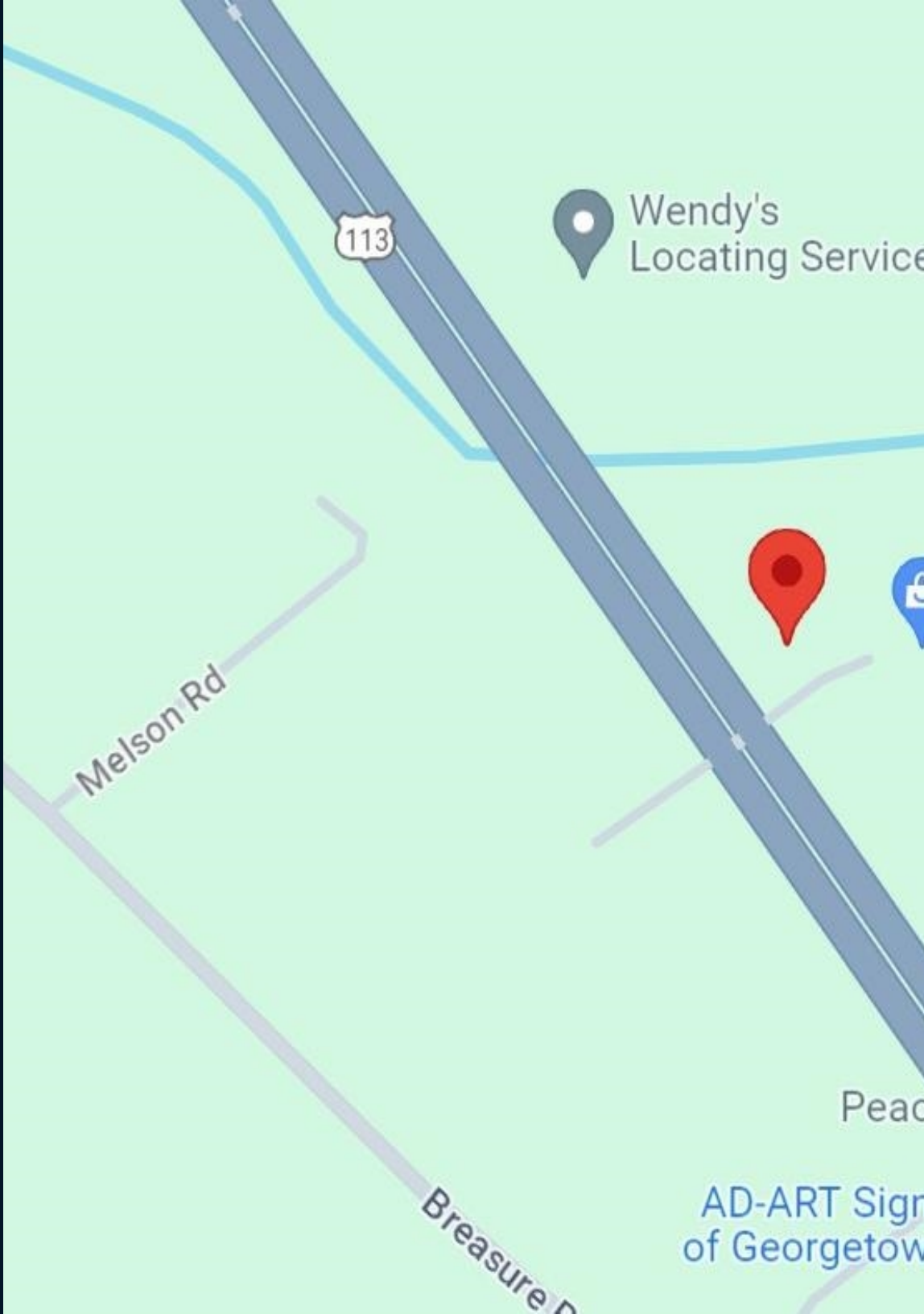
ADDRESS	24559 & 24567 Dupont Blvd Georgetown DE 19947
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FINANCIAL SUMMARY

PRICE	\$1,849,000
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7.71 +/- Acres With Improvements

- Embrace the future of real estate investment with 24559 & 24567 Dupont Blvd. This mixed-use property is not just a space; it's a gateway to financial prosperity. With its strategic location, versatile layout, and strong income-generating potential, this property is a smart choice for investors who are passionate about maximizing their ROI. Invest in success and watch your financial dreams become a reality at 24559 & 24567 Dupont Blvd.

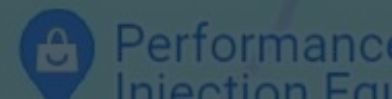


02

Property Description

- Aerial Map
- Property Images

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Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,720	5,225	13,740
2010 Population	2,049	6,384	17,754
2023 Population	2,070	7,012	22,137
2028 Population	2,048	7,011	22,338
2023 African American	482	1,082	2,680
2023 American Indian	11	62	361
2023 Asian	20	62	205
2023 Hispanic	364	1,345	5,989
2023 Other Race	194	792	3,677
2023 White	1,222	4,479	13,158
2023 Multiracial	142	535	2,034
2023-2028: Population: Growth Rate	-1.05 %	0.00 %	0.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	97	568
\$15,000-\$24,999	17	107	501
\$25,000-\$34,999	21	116	473
\$35,000-\$49,999	45	308	1,279
\$50,000-\$74,999	56	427	1,398
\$75,000-\$99,999	57	395	1,174
\$100,000-\$149,999	39	299	1,094
\$150,000-\$199,999	27	198	485
\$200,000 or greater	12	174	488
Median HH Income	\$70,990	\$75,241	\$63,982
Average HH Income	\$90,946	\$102,793	\$91,264

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	211	1,460	4,612
2010 Total Households	267	1,838	5,555
2023 Total Households	282	2,120	7,459
2028 Total Households	282	2,153	7,664
2023 Average Household Size	4.64	2.72	2.75
2000 Owner Occupied Housing	178	1,144	3,234
2000 Renter Occupied Housing	34	254	1,065
2023 Owner Occupied Housing	245	1,801	5,739
2023 Renter Occupied Housing	37	319	1,720
2023 Vacant Housing	10	111	512
2023 Total Housing	292	2,231	7,971
2028 Owner Occupied Housing	246	1,832	5,973
2028 Renter Occupied Housing	36	320	1,691
2028 Vacant Housing	11	100	561
2028 Total Housing	293	2,253	8,225
2023-2028: Households: Growth Rate	0.00 %	1.55 %	2.70 %

Source: esri

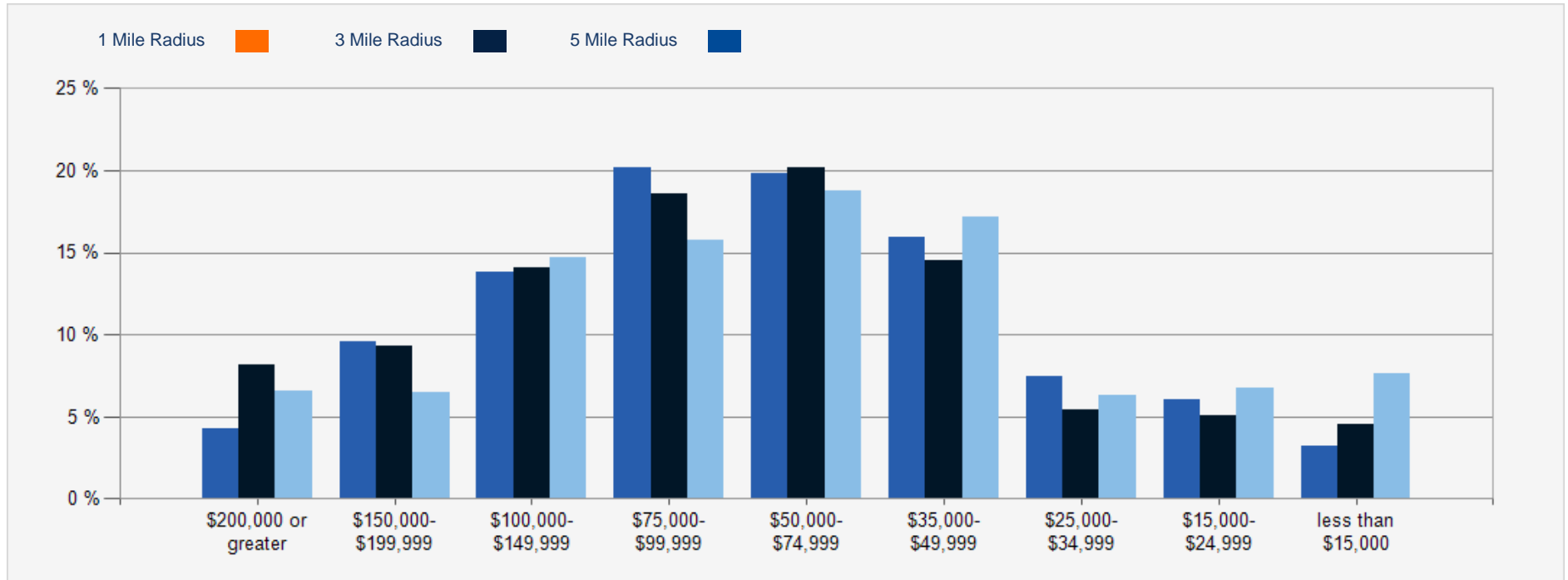
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	200	571	1,707
2023 Population Age 35-39	181	530	1,611
2023 Population Age 40-44	170	480	1,405
2023 Population Age 45-49	156	469	1,317
2023 Population Age 50-54	134	446	1,311
2023 Population Age 55-59	116	459	1,375
2023 Population Age 60-64	107	447	1,406
2023 Population Age 65-69	95	394	1,266
2023 Population Age 70-74	86	336	1,094
2023 Population Age 75-79	77	270	781
2023 Population Age 80-84	43	145	434
2023 Population Age 85+	40	130	402
2023 Population Age 18+	1,828	5,797	17,133
2023 Median Age	40	41	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,674	\$71,047	\$61,755
Average Household Income 25-34	\$83,532	\$88,654	\$81,358
Median Household Income 35-44	\$85,910	\$87,788	\$74,667
Average Household Income 35-44	\$109,742	\$119,280	\$102,769
Median Household Income 45-54	\$84,069	\$86,732	\$79,594
Average Household Income 45-54	\$107,958	\$120,108	\$108,045
Median Household Income 55-64	\$77,943	\$82,227	\$73,840
Average Household Income 55-64	\$97,316	\$112,428	\$98,813
Median Household Income 65-74	\$53,519	\$63,036	\$58,208
Average Household Income 65-74	\$77,692	\$93,100	\$86,131
Average Household Income 75+	\$64,865	\$79,701	\$69,470

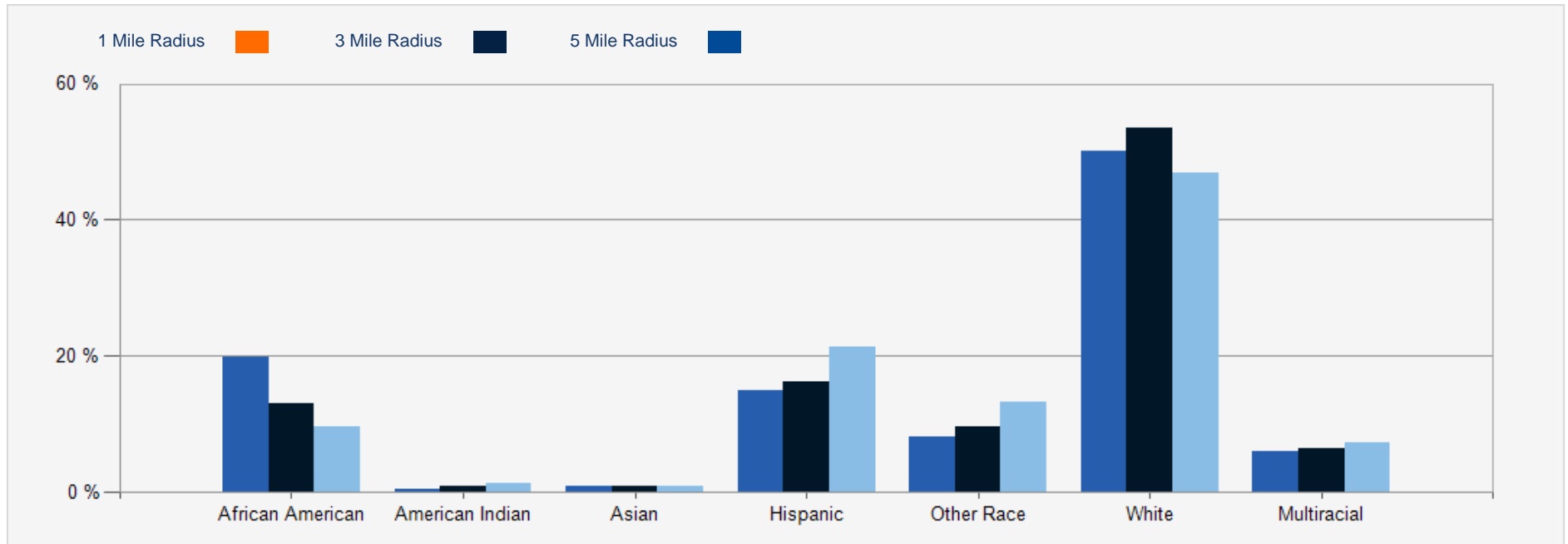
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	189	518	1,488
2028 Population Age 35-39	185	573	1,731
2028 Population Age 40-44	175	531	1,557
2028 Population Age 45-49	162	474	1,387
2028 Population Age 50-54	130	433	1,269
2028 Population Age 55-59	108	403	1,260
2028 Population Age 60-64	102	426	1,319
2028 Population Age 65-69	97	414	1,339
2028 Population Age 70-74	84	350	1,142
2028 Population Age 75-79	72	282	902
2028 Population Age 80-84	61	213	622
2028 Population Age 85+	45	152	468
2028 Population Age 18+	1,811	5,790	17,290
2028 Median Age	40	42	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,478	\$75,874	\$67,120
Average Household Income 25-34	\$93,785	\$97,423	\$91,021
Median Household Income 35-44	\$94,053	\$99,805	\$82,575
Average Household Income 35-44	\$126,290	\$139,072	\$119,397
Median Household Income 45-54	\$93,976	\$97,556	\$86,626
Average Household Income 45-54	\$123,495	\$137,768	\$122,796
Median Household Income 55-64	\$86,238	\$90,725	\$82,060
Average Household Income 55-64	\$111,866	\$128,709	\$114,938
Median Household Income 65-74	\$61,111	\$72,550	\$68,519
Average Household Income 65-74	\$90,993	\$109,761	\$102,420
Average Household Income 75+	\$76,404	\$97,030	\$83,019

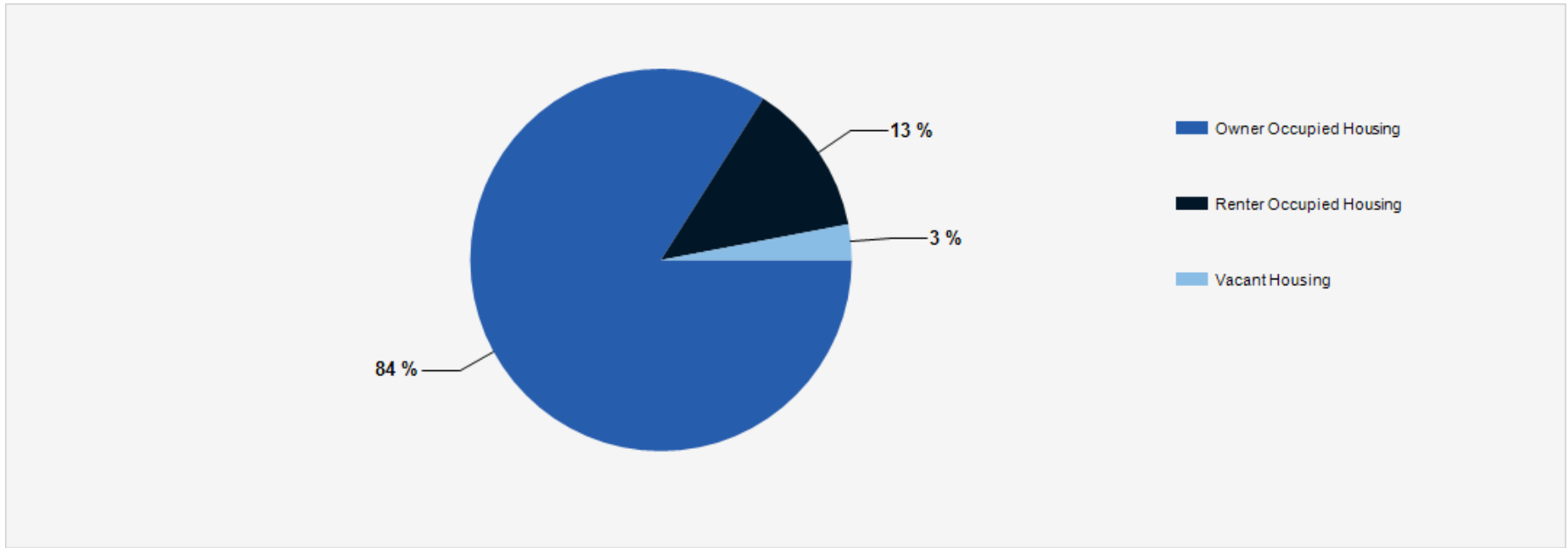
2023 Household Income



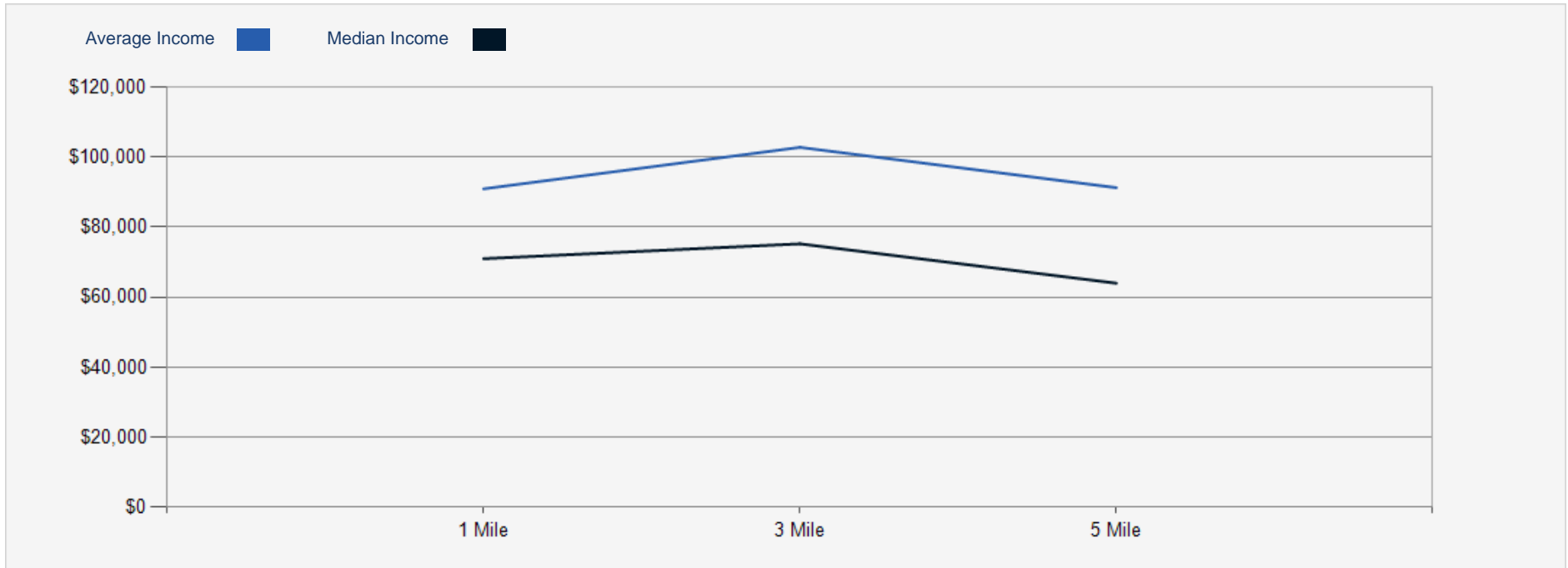
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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