

OFFERING MEMORANDUM

719 S Dupont Blvd.
Milford, DE 19963

FOR SALE



FOR SALE

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FOR SALE

Executive Summary
Investment Summary

01

719 S Dupont Blvd



FOR SALE | Executive Summary

OFFERING SUMMARY

ADDRESS

719 S Dupont Blvd.
Milford DE 19963

FINANCIAL SUMMARY

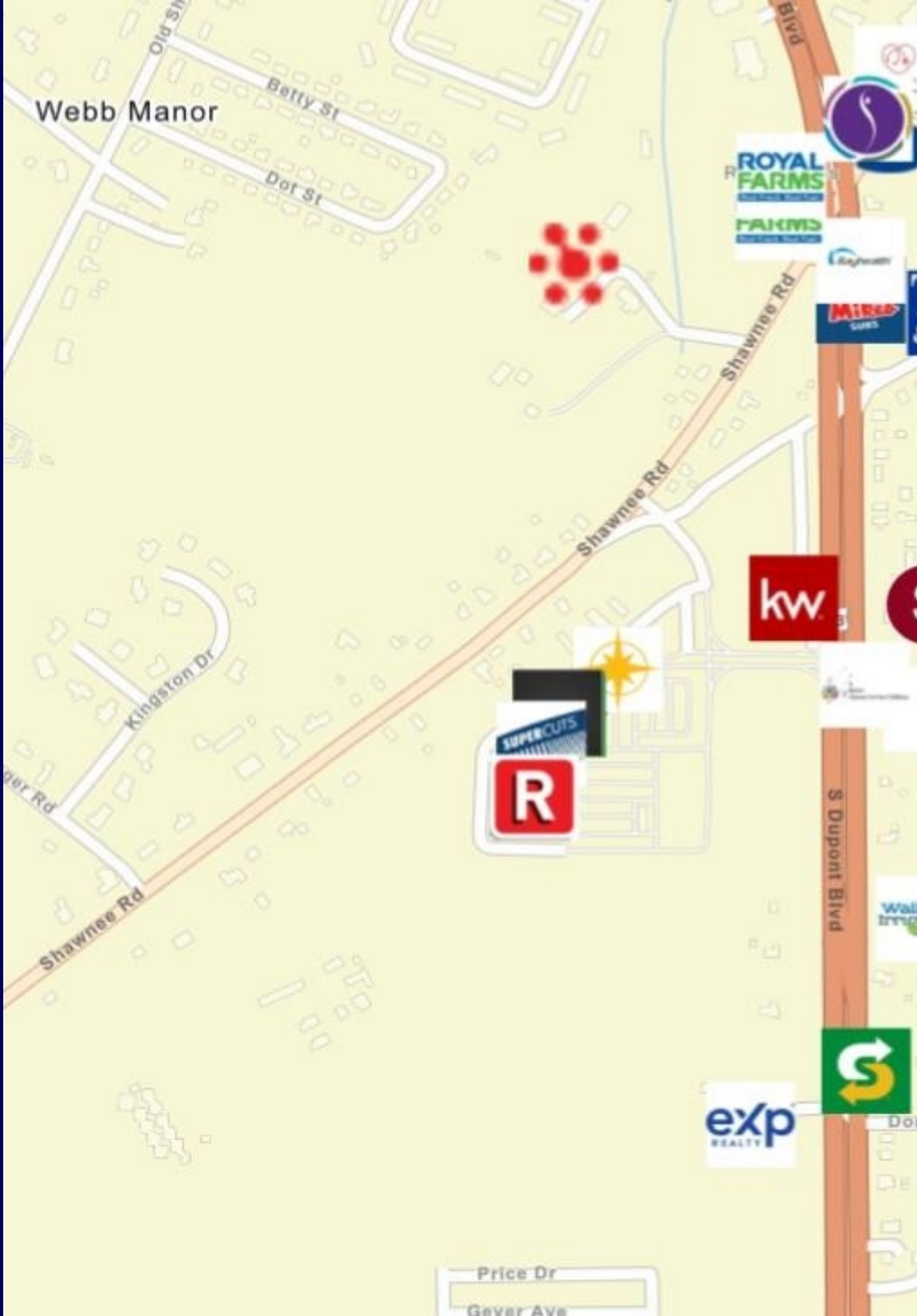
PRICE

\$625,000

Great Visibility

- ⇒ Discover the potential of this prime Mixed-Use property at 719 S Dupont Blvd., where ROI opportunities abound.
- ⇒ Embrace the chance to maximize your investment with this versatile property that promises lucrative returns.
- ⇒ Unleash your passion for profit and secure your financial future with this exceptional commercial real estate opportunity.
- ⇒ Live in property and have business on the back of property.





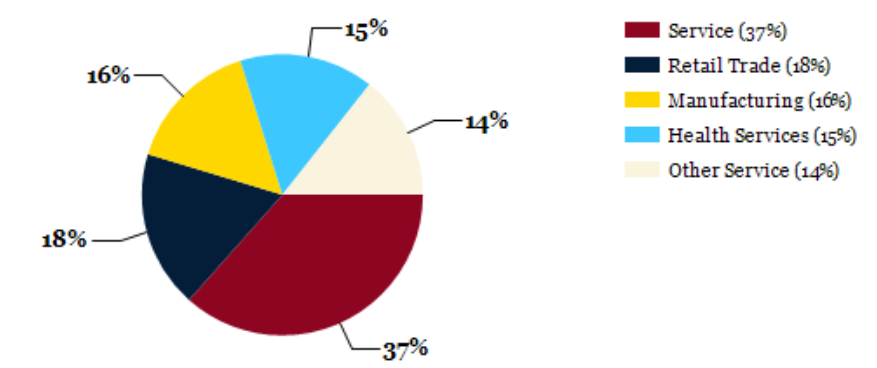
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Location

Location Summary
Local Business Map
Aerial View Map

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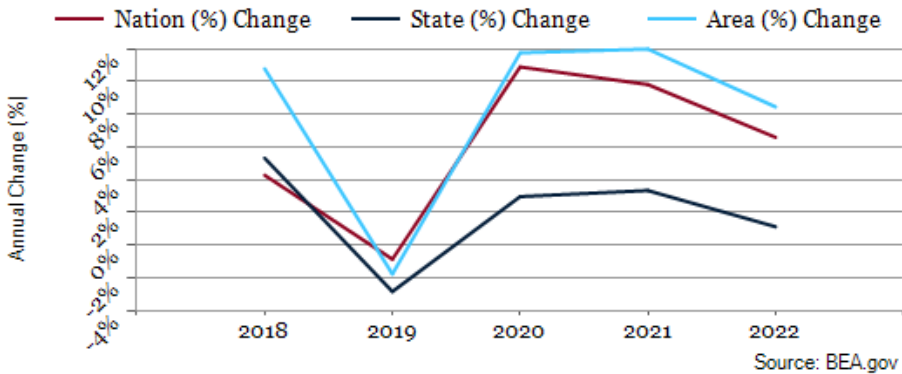
Major Industries by Employee Count

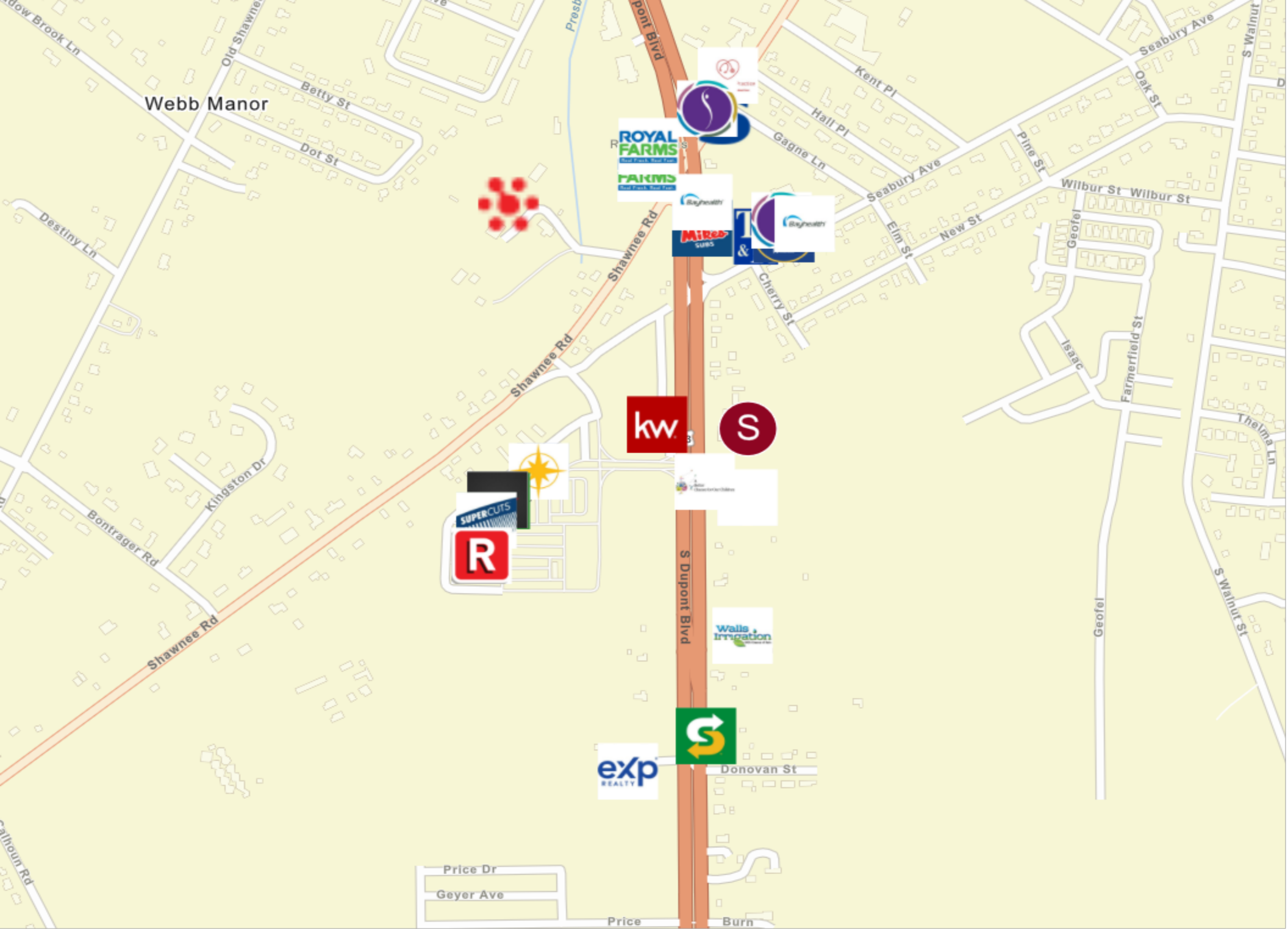


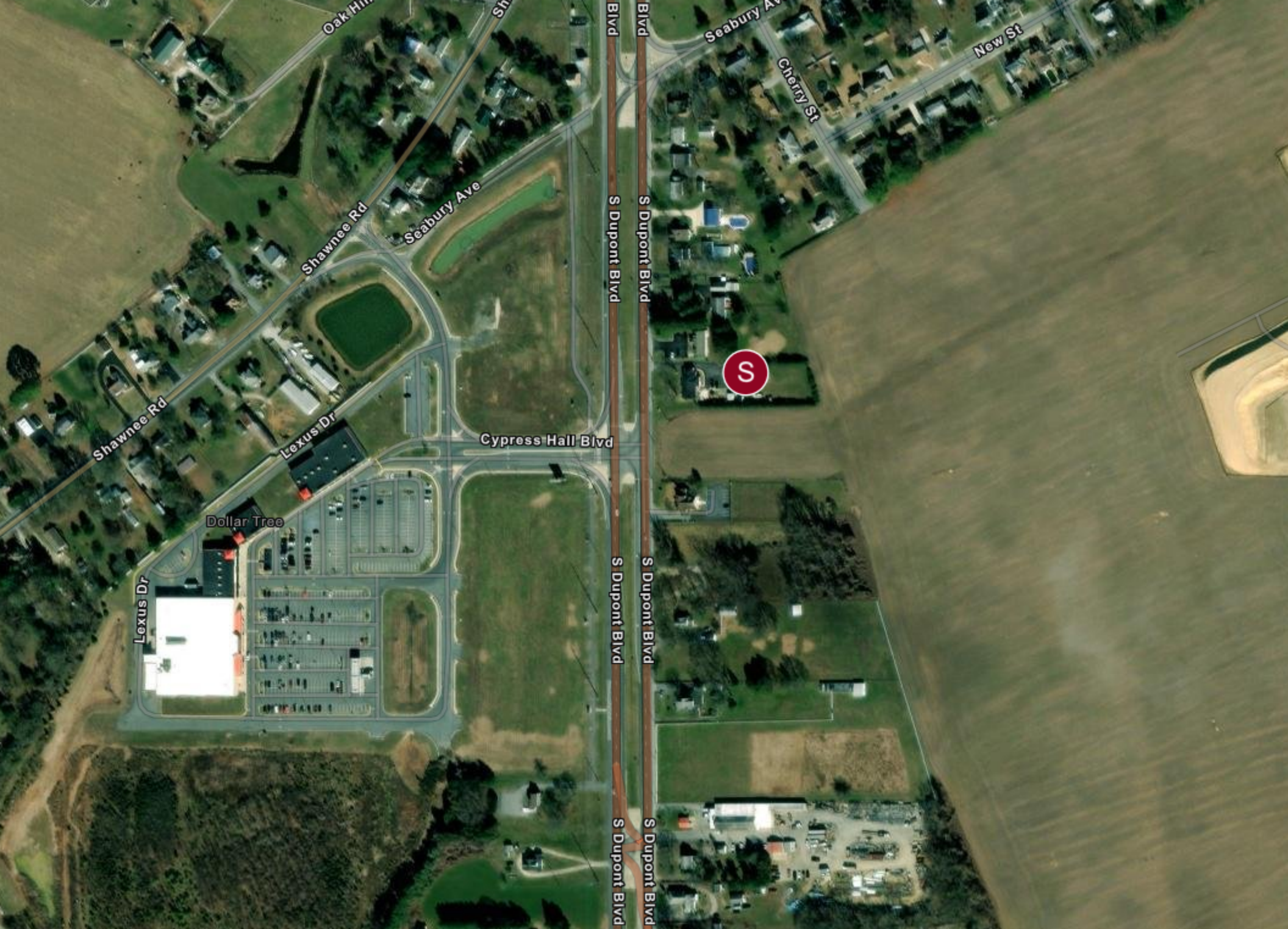
Largest Employers

Bayhealth Hospital, Sussex Campus	1,000
Walmart Supercenter	300
Perdue Farms	250
Milford School District	200
Sea Watch International	150
City of Milford	120
Del-One Federal Credit Union	100
Fur Baby Pet Resort	80

Sussex County GDP Trend







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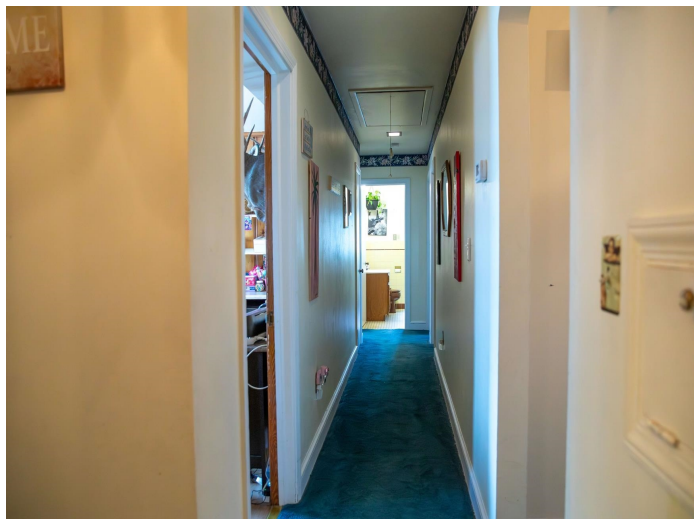
Property Description

Property Images

03







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Demographics

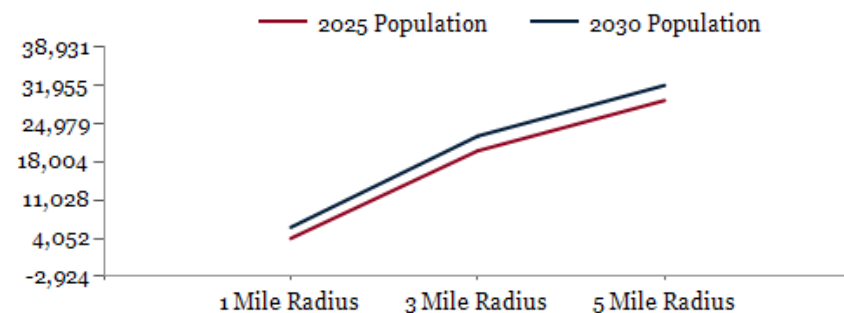
General Demographics

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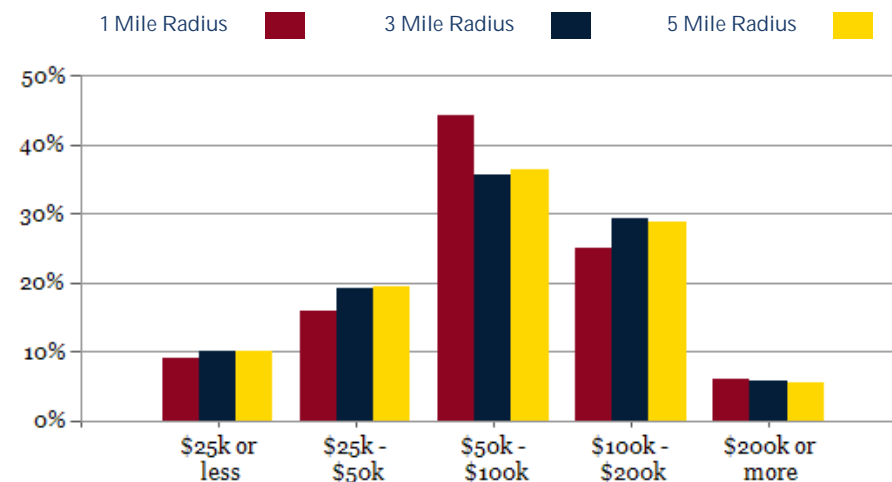


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,697	12,747	18,886
2010 Population	2,983	16,455	24,555
2025 Population	4,052	20,019	29,199
2030 Population	6,066	22,701	31,955
2025 African American	487	3,521	5,087
2025 American Indian	21	142	205
2025 Asian	54	313	383
2025 Hispanic	449	3,134	4,347
2025 Other Race	219	1,741	2,328
2025 White	2,969	12,588	18,650
2025 Multiracial	299	1,705	2,533
2025-2030: Population: Growth Rate	42.00%	12.75%	9.10%

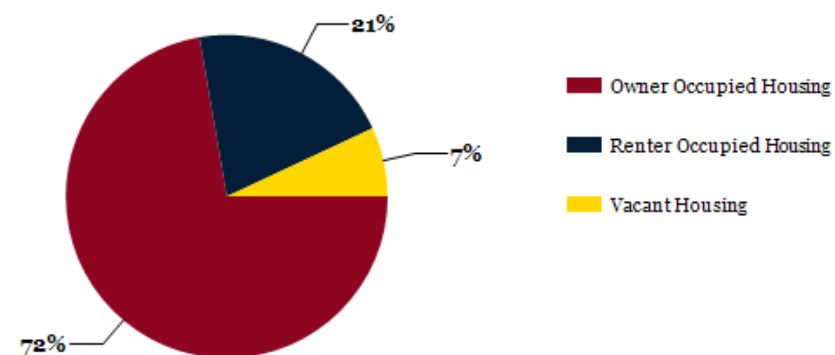
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	93	401	586
\$15,000-\$24,999	50	409	570
\$25,000-\$34,999	58	542	762
\$35,000-\$49,999	197	998	1,491
\$50,000-\$74,999	400	1,549	2,228
\$75,000-\$99,999	305	1,291	1,994
\$100,000-\$149,999	274	1,528	2,207
\$150,000-\$199,999	126	818	1,138
\$200,000 or greater	95	459	627
Median HH Income	\$75,056	\$76,400	\$76,498
Average HH Income	\$95,323	\$96,130	\$94,933



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

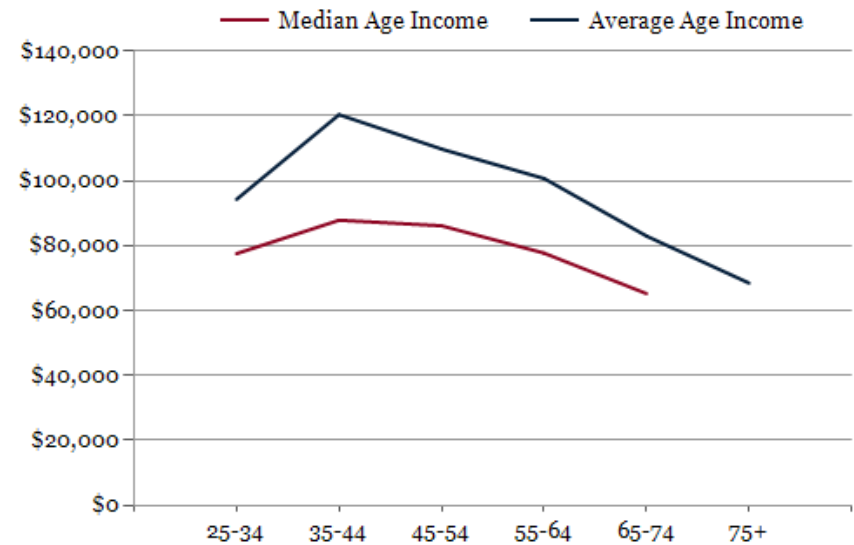
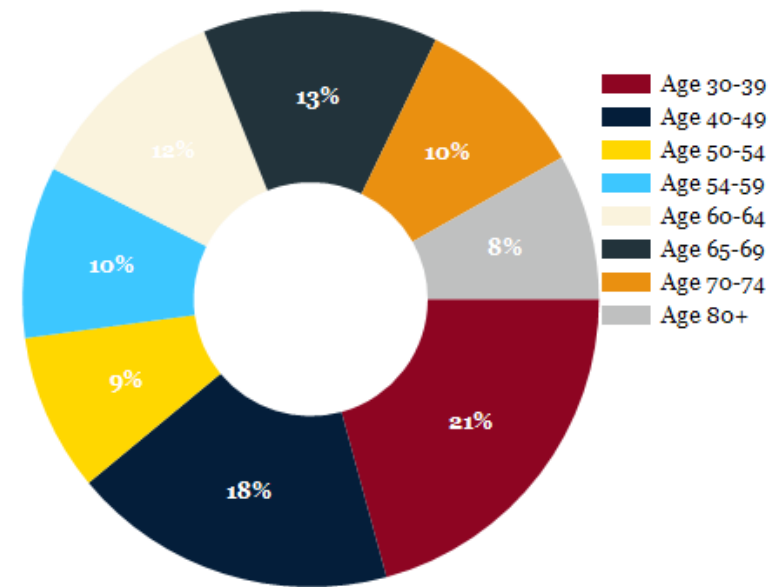


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	259	1,288	1,852
2025 Population Age 35-39	241	1,229	1,791
2025 Population Age 40-44	234	1,222	1,750
2025 Population Age 45-49	205	1,030	1,531
2025 Population Age 50-54	213	1,099	1,647
2025 Population Age 55-59	232	1,152	1,750
2025 Population Age 60-64	277	1,294	1,946
2025 Population Age 65-69	317	1,333	1,940
2025 Population Age 70-74	233	1,187	1,742
2025 Population Age 75-79	197	982	1,440
2025 Population Age 80-84	143	593	839
2025 Population Age 85+	148	487	676
2025 Population Age 18+	3,210	15,590	22,831
2025 Median Age	44	42	42
2030 Median Age	45	43	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,566	\$75,654	\$76,940
Average Household Income 25-34	\$94,294	\$93,689	\$94,073
Median Household Income 35-44	\$87,869	\$94,968	\$95,462
Average Household Income 35-44	\$120,409	\$118,254	\$116,755
Median Household Income 45-54	\$86,151	\$96,390	\$94,302
Average Household Income 45-54	\$109,809	\$114,546	\$112,493
Median Household Income 55-64	\$77,730	\$82,415	\$81,527
Average Household Income 55-64	\$100,730	\$102,399	\$100,652
Median Household Income 65-74	\$65,229	\$68,817	\$67,692
Average Household Income 65-74	\$82,986	\$86,765	\$85,244
Average Household Income 75+	\$68,477	\$68,423	\$67,213

Population By Age



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