

BAY VIEW RETAIL PROPERTY  
FOR SALE

# 2 SOUTH BAY SHORE DRIVE

Milton, DE 19968



JOSEPH LATINA, SIOR  
Managing Principal  
O: 302.414.1000 | C: 302.530.1233  
jlatina@LMTCRE.com

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**BAY VIEW  
RETAIL BUILDING  
AND BUSINESS  
FOR SALE!  
.36 +/- ACRES  
2,392 +/- BUILDING!**

### PROPERTY DESCRIPTION

Seize this rare retail opportunity in an unbeatable bay view location! This 2,392 +/- SF freestanding building sits on a 0.36 +/- Acre lot, surrounded by vacation homes and beach houses, ensuring a steady flow of foot traffic from tourists and locals alike. Included in the purchase is a thriving seasonal retail business serving a variety of food options, including a deli, pizza and ice cream, as well as convenience goods, branded attire and fishing related items. With no direct competition in the area, this property is a prime investment for retail, food & beverage, or specialty services looking to capitalize on a high-demand, underserved market.

### PROPERTY HIGHLIGHTS

- Location: 125' from the Beach
- Building Size: 2,392 +/- SF
- Lot Size: 0.36 +/- Acres

### OFFERING SUMMARY

Business and Real Estate Sale Price:	\$849,900
Lot Size:	0.36 +/- Acres
Building Size:	2,392 +/- SF

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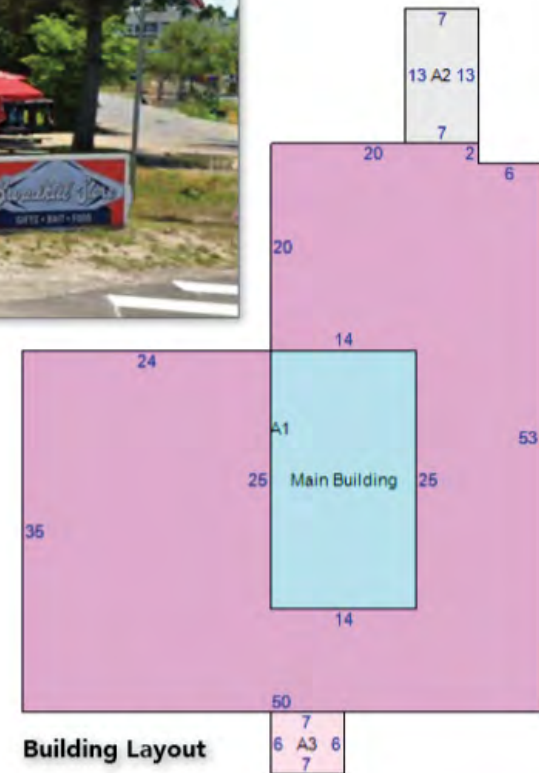
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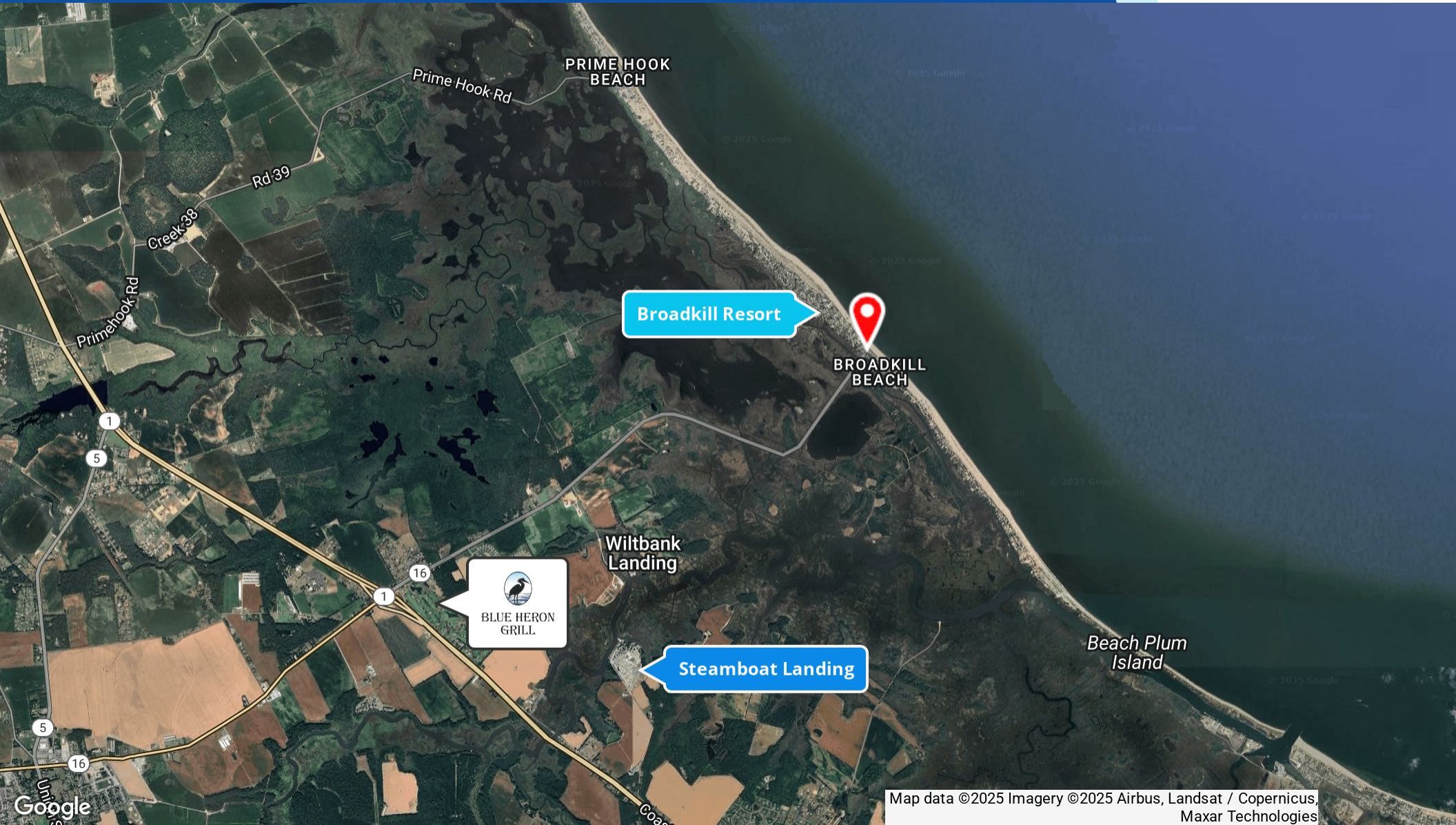


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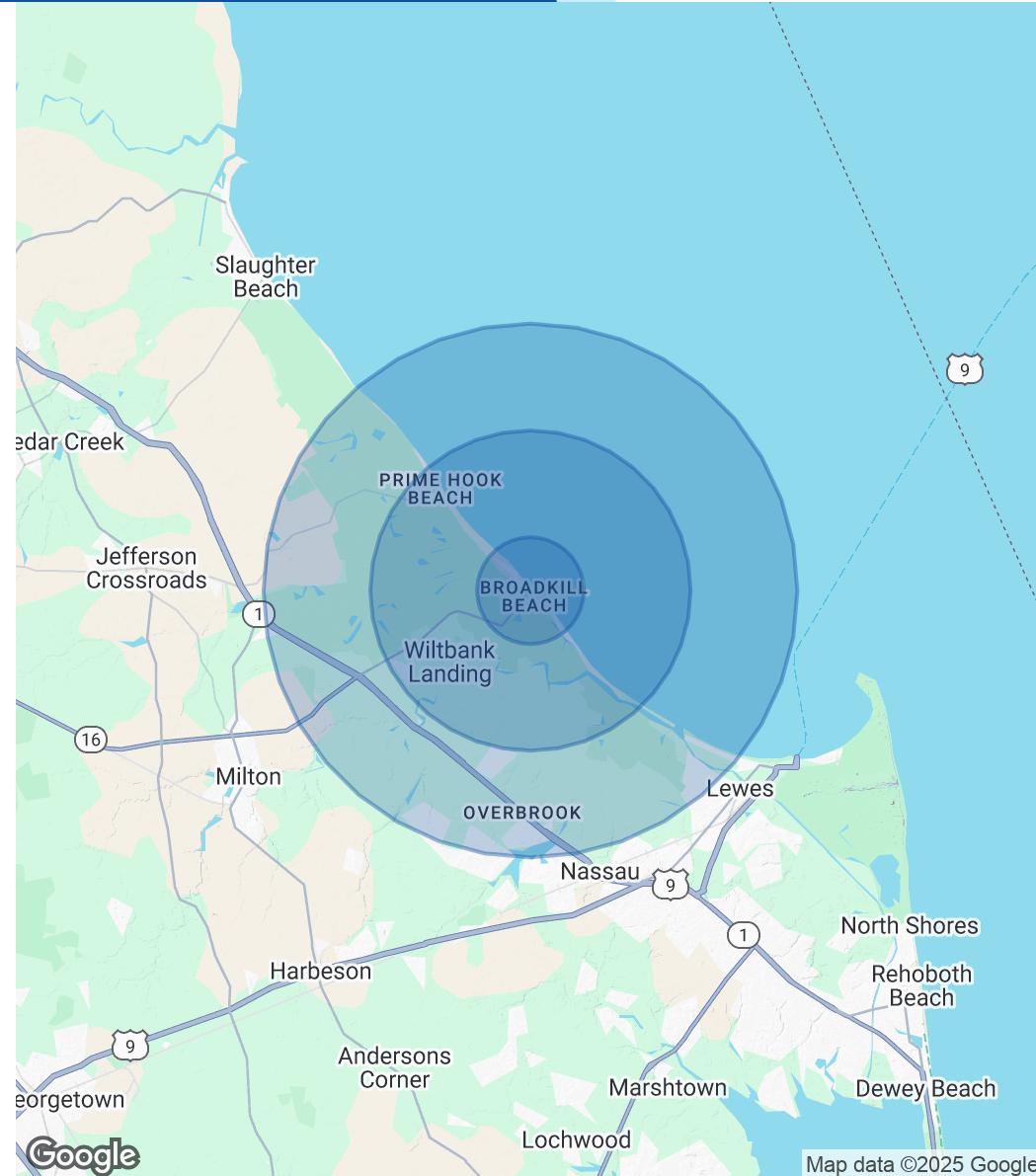
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	218	800	6,317
Average Age	54	54	54
Average Age (Male)	53	53	54
Average Age (Female)	55	54	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	106	378	2,939
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$96,897	\$117,207	\$113,867
Average House Value	\$696,571	\$660,913	\$554,785

Demographics data derived from AlphaMap



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