

# RT. 113 & PEBBLESTONE LN.

Rt. 113 & Pebblestone Ln. | Georgetown, DE  
R&R Commercial Realty, Inc.

Peace of Hair

AD-ART Signs of Georgetown

Performance Injection Equipment

Moe's Automotive Repair

Rt 113 & Pebblestone Lane

Breasure Rd

Joseph Ln

113

326

Joseph Ln

LAND FOR SALE



# CONTENTS

## 01 Executive Summary

Investment Summary  
Location Summary

## 02 Property Description

Property Features

## 03 Demographics

Demographics  
Demographic Charts

Exclusively Marketed by:

**Charles Rodriguez**

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[randrcommercialrealty.com](http://randrcommercialrealty.com)

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01

## Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	Rt. 113 & Pebblestone Ln. Georgetown DE 19947
COUNTY	Sussex
PRICE	\$4,246,000
LAND ACRES	70.78+/-
ZONING TYPE	AR-1
# OF PARCELS	1

## DEMOGRAPHICS

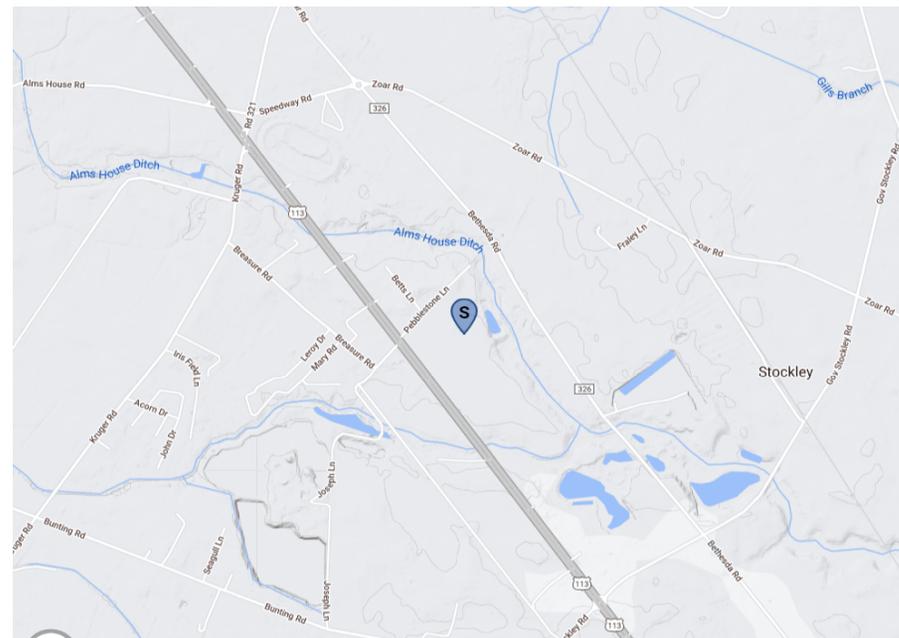
	1 MILE	3 MILE	5 MILE
2022 Population	790	6,220	23,930
2022 Median HH Income	\$70,362	\$76,363	\$62,964
2022 Average HH Income	\$89,704	\$105,699	\$90,343



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- Growing Community: Georgetown, DE, where the property is located, is a rapidly growing community with a strong economy. The area has seen an increase in population and businesses, creating a favorable market for commercial real estate investments.
- Proximity to Retail and Dining: The property is strategically located near various retail and dining establishments, attracting potential customers and increasing foot traffic. Nearby shopping centers, such as the Georgetown Plaza Shopping Center and Walmart Supercenter, provide convenience for both residents and visitors.



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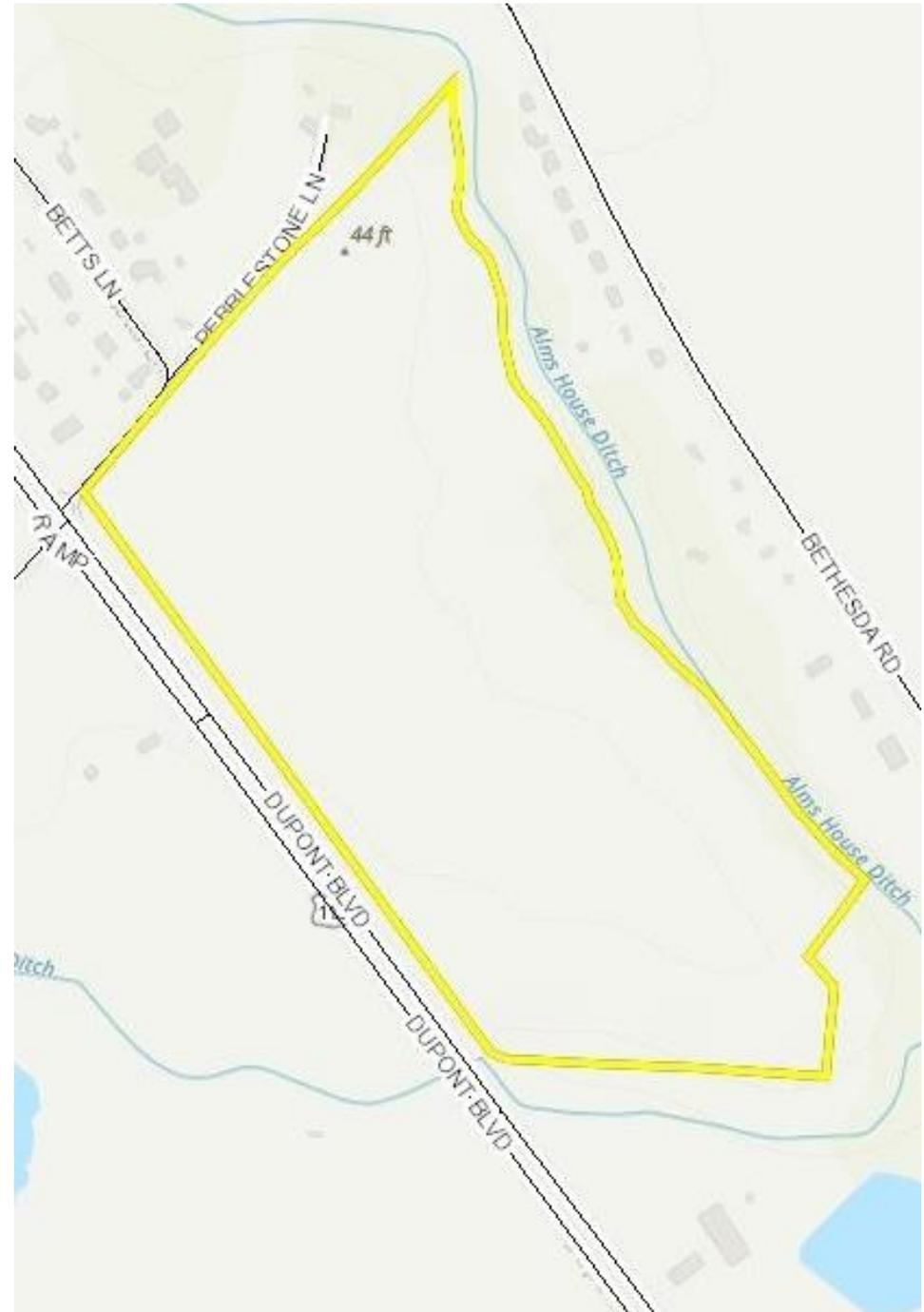
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Property Description

Property Features

## PROPERTY FEATURES

LAND ACRES	70.78+/-
# OF PARCELS	1
ZONING TYPE	AR-1
PRICE	\$4,246,000.



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03

### Demographics

Demographics

Demographic Charts

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	593	4,644	14,295
2010 Population	705	5,610	18,679
2022 Population	790	6,220	23,930
2027 Population	783	6,207	24,172
2022 African American	74	912	2,882
2022 American Indian	9	51	371
2022 Asian	10	54	242
2022 Hispanic	148	1,107	6,012
2022 Other Race	86	648	3,644
2022 White	545	4,084	14,585
2022 Multiracial	66	470	2,186
2022-2027: Population: Growth Rate	-0.90 %	-0.20 %	1.00 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	9	85	644
\$15,000-\$24,999	18	84	568
\$25,000-\$34,999	24	96	551
\$35,000-\$49,999	50	267	1,426
\$50,000-\$74,999	59	370	1,511
\$75,000-\$99,999	62	351	1,273
\$100,000-\$149,999	42	262	1,217
\$150,000-\$199,999	28	176	504
\$200,000 or greater	12	167	533
Median HH Income	\$70,362	\$76,363	\$62,964
Average HH Income	\$89,704	\$105,699	\$90,343

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	231	1,296	4,909
2010 Total Households	290	1,611	5,919
2022 Total Households	303	1,859	8,226
2027 Total Households	304	1,884	8,460
2022 Average Household Size	2.47	2.79	2.70
2000 Owner Occupied Housing	198	1,058	3,413
2000 Renter Occupied Housing	35	179	1,155
2022 Owner Occupied Housing	263	1,641	6,354
2022 Renter Occupied Housing	40	218	1,872
2022 Vacant Housing	10	107	591
2022 Total Housing	313	1,966	8,817
2027 Owner Occupied Housing	264	1,668	6,615
2027 Renter Occupied Housing	40	216	1,845
2027 Vacant Housing	10	101	645
2027 Total Housing	314	1,985	9,105
2022-2027: Households: Growth Rate	0.35 %	1.35 %	2.80 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	51	497	1,810
2022 Population Age 35-39	53	459	1,717
2022 Population Age 40-44	54	417	1,500
2022 Population Age 45-49	54	418	1,414
2022 Population Age 50-54	55	403	1,423
2022 Population Age 55-59	57	425	1,504
2022 Population Age 60-64	59	416	1,550
2022 Population Age 65-69	52	368	1,404
2022 Population Age 70-74	41	309	1,216
2022 Population Age 75-79	31	243	871
2022 Population Age 80-84	14	132	490
2022 Population Age 85+	15	119	472
2022 Population Age 18+	639	5,173	18,607
2022 Median Age	43	42	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,557	\$72,684	\$60,402
Average Household Income 25-34	\$82,155	\$91,724	\$80,381
Median Household Income 35-44	\$84,879	\$90,027	\$74,374
Average Household Income 35-44	\$107,883	\$124,104	\$102,484
Median Household Income 45-54	\$84,121	\$88,333	\$79,503
Average Household Income 45-54	\$106,848	\$123,652	\$107,810
Median Household Income 55-64	\$78,143	\$82,897	\$73,381
Average Household Income 55-64	\$94,935	\$113,571	\$98,337
Median Household Income 65-74	\$53,158	\$64,029	\$57,460
Average Household Income 65-74	\$76,239	\$95,613	\$85,430
Average Household Income 75+	\$61,873	\$81,683	\$67,662

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	48	453	1,578
2027 Population Age 35-39	54	505	1,836
2027 Population Age 40-44	55	464	1,672
2027 Population Age 45-49	56	414	1,490
2027 Population Age 50-54	54	389	1,375
2027 Population Age 55-59	53	368	1,381
2027 Population Age 60-64	56	397	1,452
2027 Population Age 65-69	56	387	1,484
2027 Population Age 70-74	45	327	1,270
2027 Population Age 75-79	33	260	1,010
2027 Population Age 80-84	24	193	701
2027 Population Age 85+	16	139	544
2027 Population Age 18+	637	5,159	18,796
2027 Median Age	45	43	41

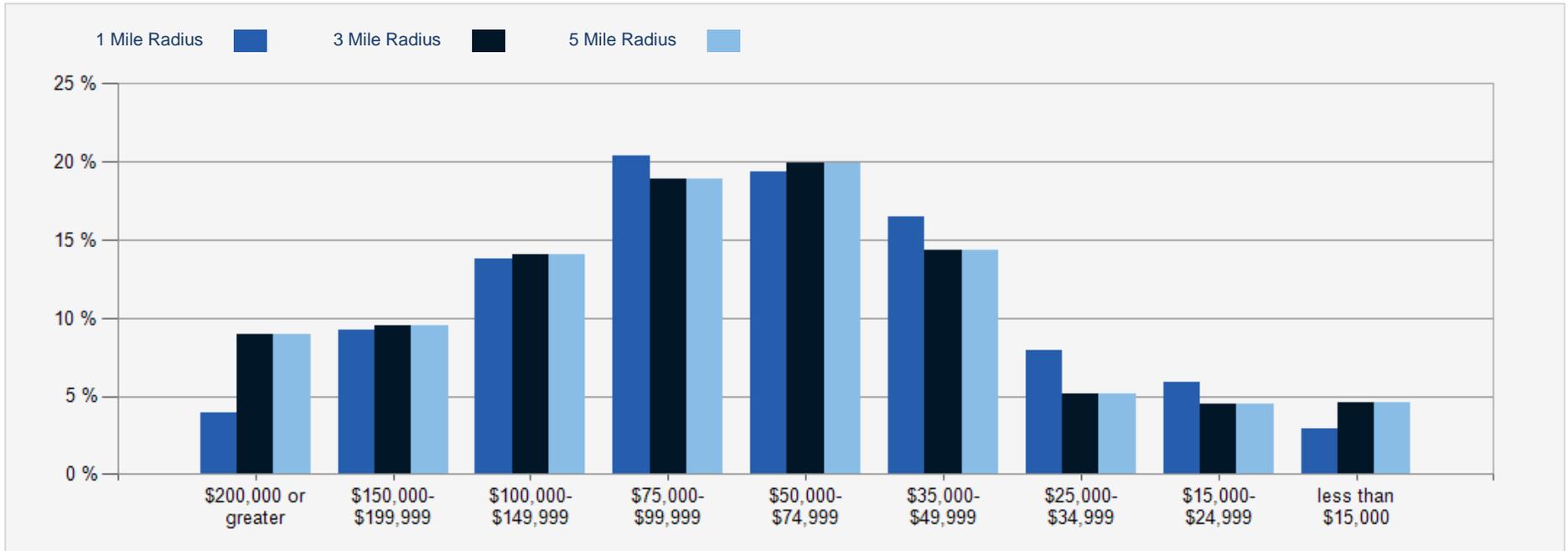
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,415	\$77,605	\$65,822
Average Household Income 25-34	\$94,267	\$102,215	\$90,086
Median Household Income 35-44	\$92,293	\$103,946	\$82,368
Average Household Income 35-44	\$122,528	\$145,571	\$118,935
Median Household Income 45-54	\$91,306	\$101,490	\$86,634
Average Household Income 45-54	\$123,420	\$143,049	\$122,792
Median Household Income 55-64	\$86,170	\$92,479	\$81,866
Average Household Income 55-64	\$108,594	\$130,488	\$114,460
Median Household Income 65-74	\$59,957	\$73,747	\$67,731
Average Household Income 65-74	\$90,625	\$112,559	\$101,648
Average Household Income 75+	\$73,823	\$99,817	\$80,807



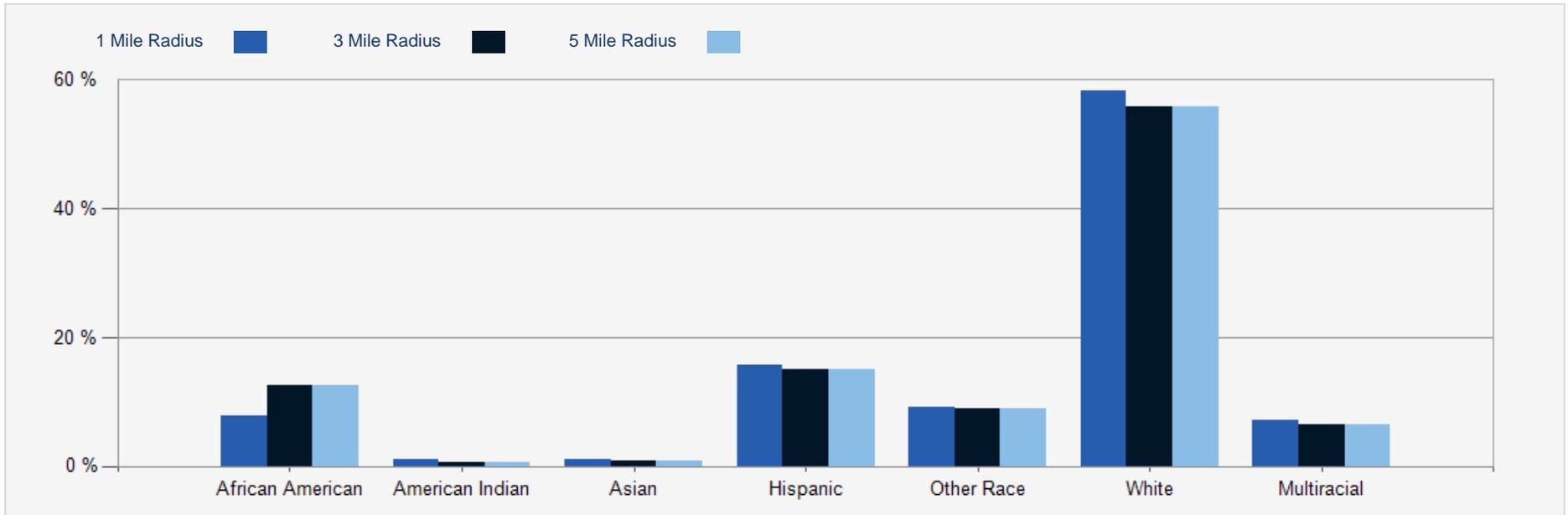
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## 2022 Household Income



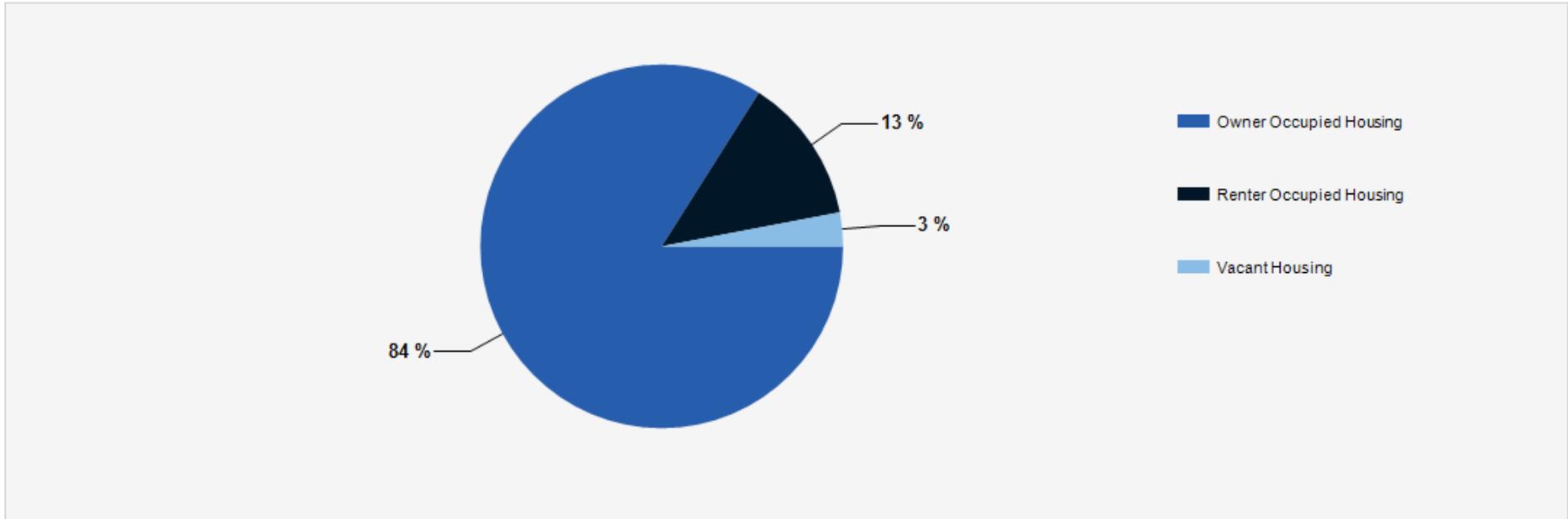
## 2022 Population by Race



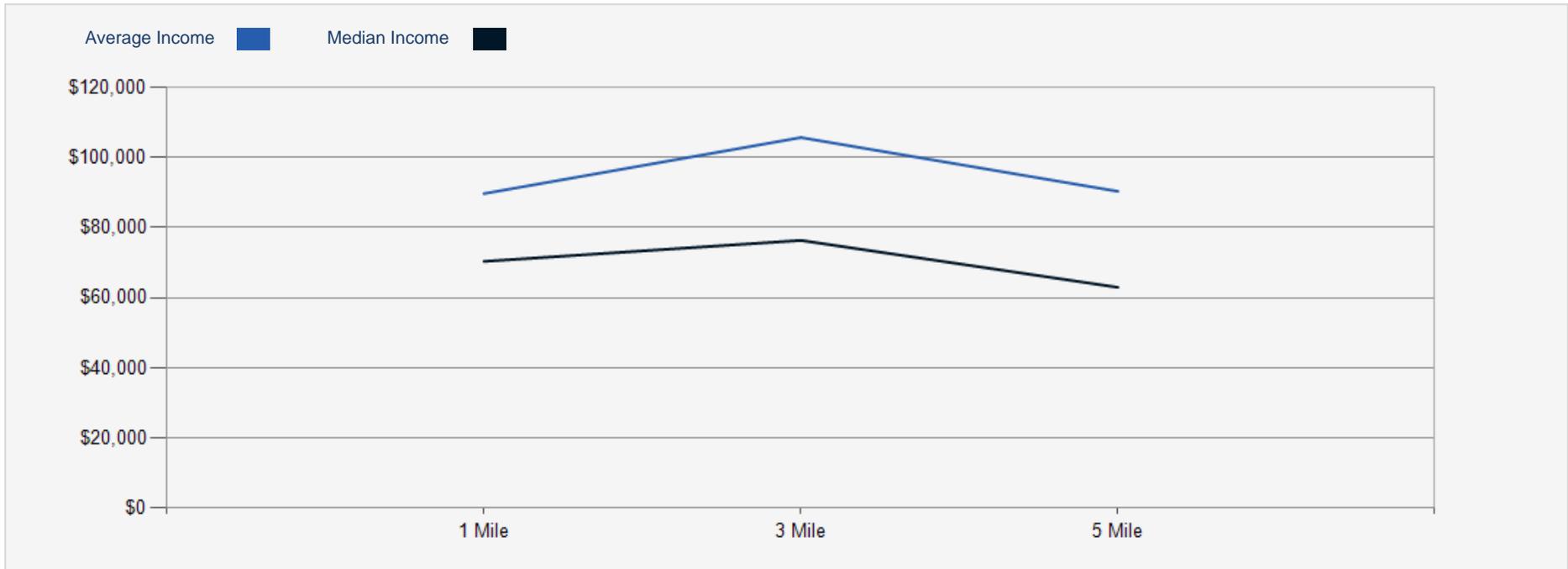
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## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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