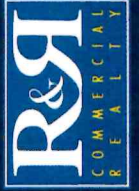
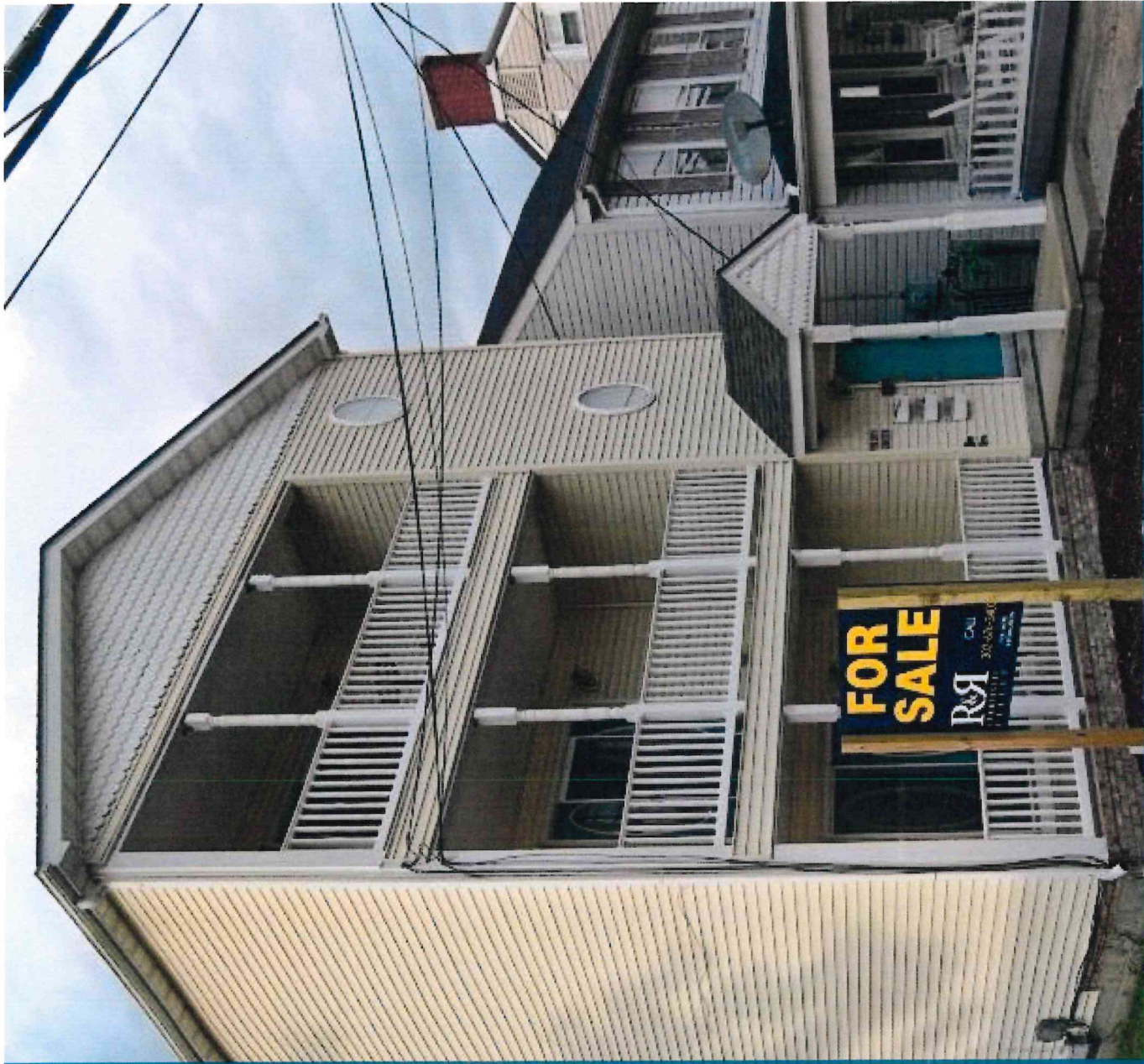


INCOME PRODUCING PROPERTY

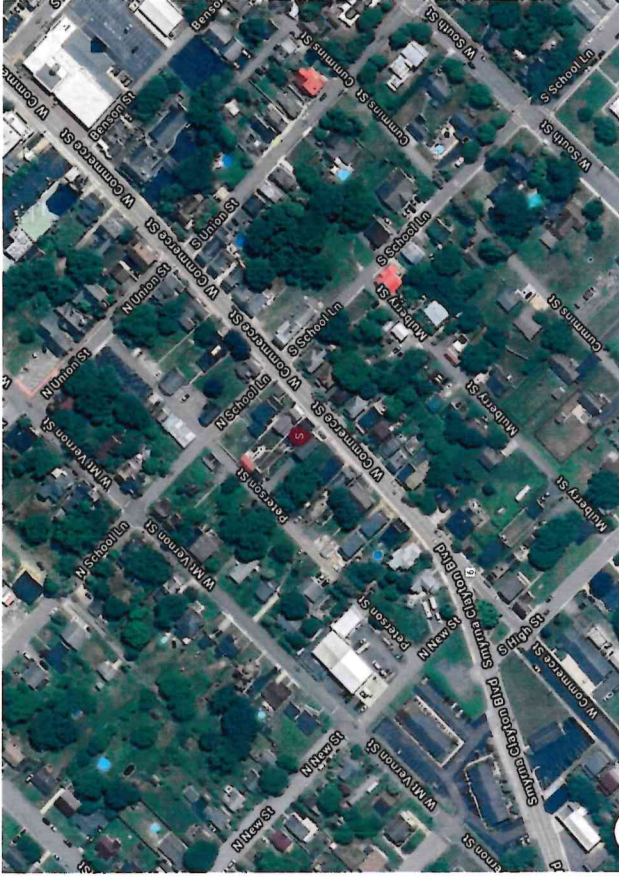
FOR SALE

308 W Commerce St  
Smyrna, DE 19977



- 3,387+-sf consisting of three 2 bedroom units including, 1 full bathroom, 1 half bathroom and each unit has washer/dryer
- designated off street parking
- Sale Price : \$550,000 Great income producing opportunity
- Smyrna is conveniently situated near major roadways, including Route 13 and Route 1, providing easy access to Wilmington, Dover, and the Delaware beaches
- The area boasts a mix of residential neighborhoods, schools, and parks, making it an attractive location for families

Local Map

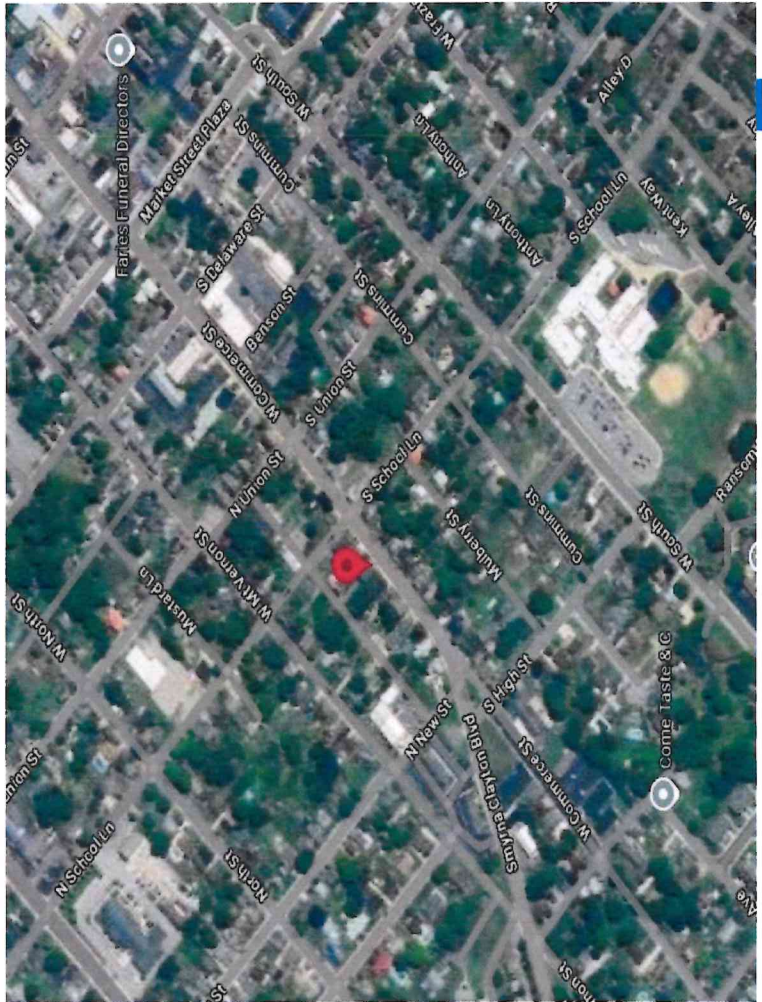
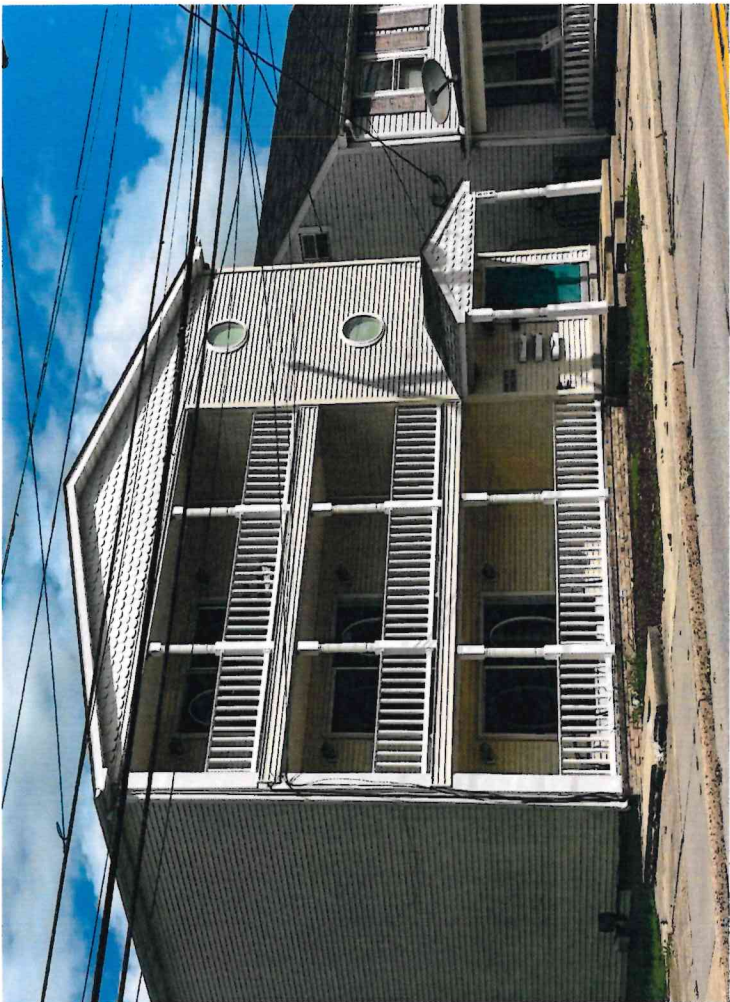


## PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	3,387
LAND ACRES	.09
YEAR BUILT	2004
# OF PARCELS	1
ZONING TYPE	R3
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
WASHER/DRYER	In Each Unit

## UTILITIES

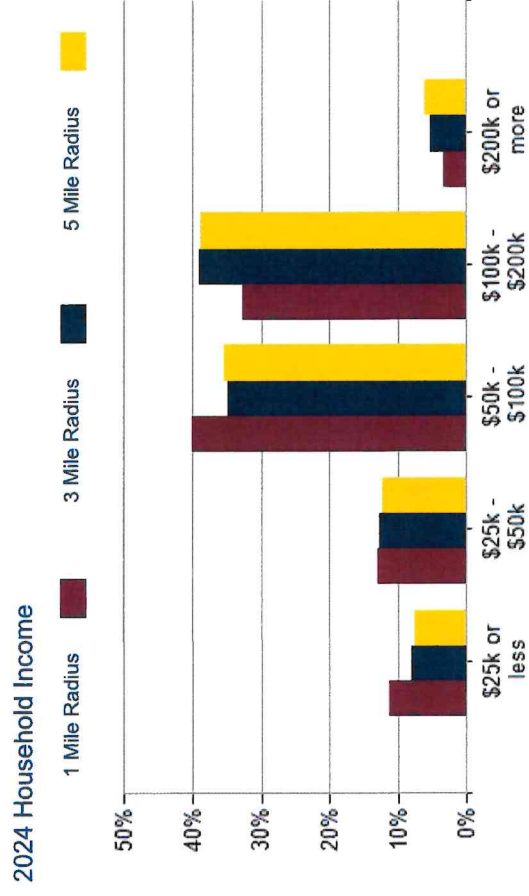
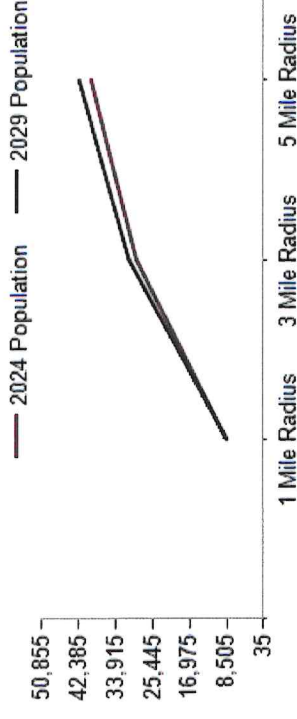
WATER	Town of Smyrna
TRASH	Town of Smyrna
GAS	Chesapeake Utility
ELECTRIC	Town of Smyrna



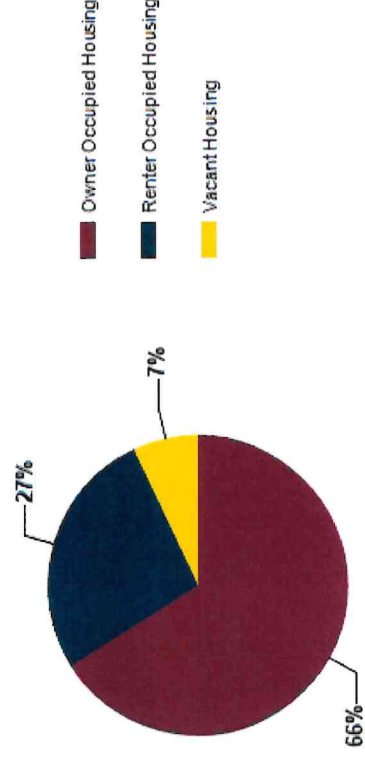
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,885	13,041	17,244
2010 Population	7,870	22,170	29,929
2024 Population	8,643	29,131	39,614
2029 Population	8,505	30,864	42,385
2024-2029: Population: Growth Rate	-1.60%	5.80%	6.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	191	334	430
\$15,000-\$24,999	168	483	607
\$25,000-\$34,999	226	454	611
\$35,000-\$49,999	190	835	1,093
\$50,000-\$74,999	782	1,933	2,613
\$75,000-\$99,999	503	1,600	2,292
\$100,000-\$149,999	755	2,844	3,815
\$150,000-\$199,999	289	1,106	1,576
\$200,000 or greater	106	534	844
Median HH Income	\$76,773	\$89,207	\$90,619
Average HH Income	\$90,008	\$101,918	\$104,875

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,345	4,526	6,104
2010 Total Households	2,869	7,118	9,775
2024 Total Households	3,210	10,125	13,881
2029 Total Households	3,208	10,969	15,171
2024 Average Household Size	2.65	2.74	2.73
2024-2029: Households: Growth Rate	-0.05%	8.05%	8.95%



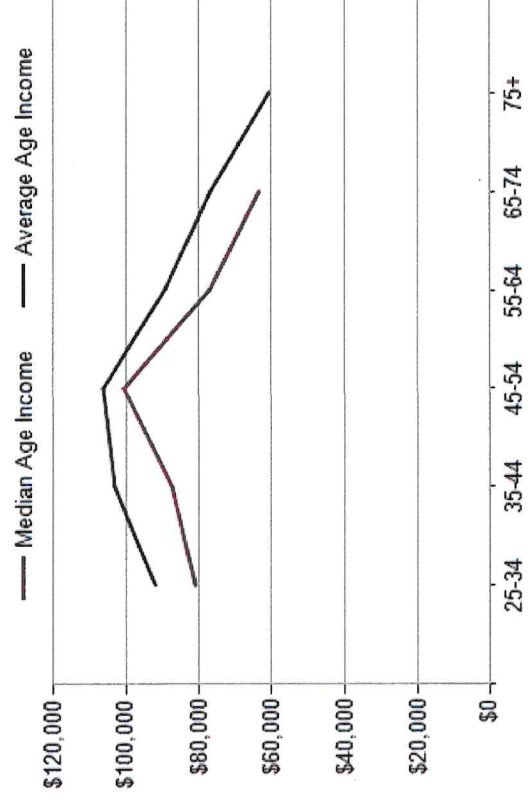
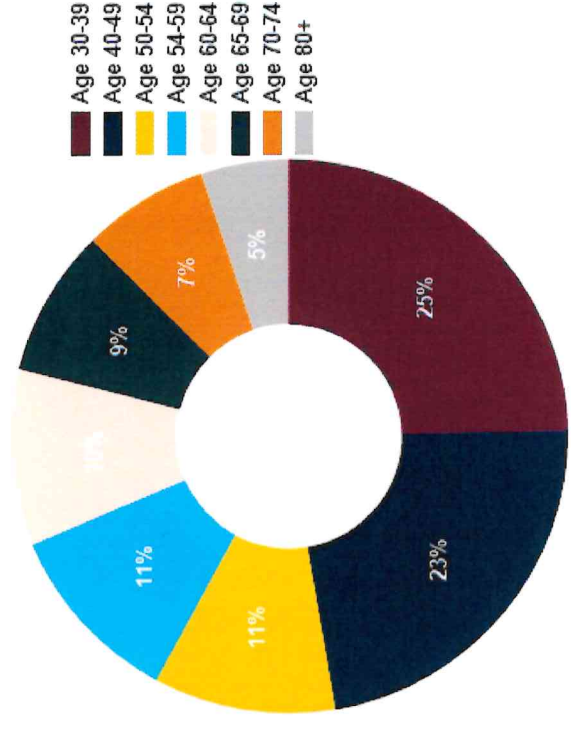
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	620	2,080	2,663
2024 Population Age 35-39	596	2,069	2,727
2024 Population Age 40-44	599	2,056	2,746
2024 Population Age 45-49	513	1,818	2,452
2024 Population Age 50-54	521	1,833	2,544
2024 Population Age 55-59	528	1,815	2,510
2024 Population Age 60-64	510	1,790	2,500
2024 Population Age 65-69	421	1,530	2,177
2024 Population Age 70-74	361	1,275	1,884
2024 Population Age 75-79	252	1,035	1,558
2024 Population Age 80-84	146	549	840
2024 Population Age 85+	126	425	606
2024 Population Age 18+	6,535	22,456	30,725
2024 Median Age	37	39	40
2029 Median Age	38	40	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,963	\$93,590	\$94,120
Average Household Income 25-34	\$91,927	\$102,280	\$104,307
Median Household Income 35-44	\$87,305	\$104,828	\$106,634
Average Household Income 35-44	\$103,182	\$118,922	\$122,402
Median Household Income 45-54	\$100,467	\$107,075	\$107,980
Average Household Income 45-54	\$106,360	\$118,983	\$122,166
Median Household Income 55-64	\$77,100	\$94,783	\$96,665
Average Household Income 55-64	\$89,326	\$104,609	\$108,115
Median Household Income 65-74	\$63,506	\$77,857	\$78,548
Average Household Income 65-74	\$76,892	\$90,068	\$93,016
Average Household Income 75+	\$60,779	\$64,593	\$69,903



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*Exclusively Marketed by:*

**Larry Thompson**

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