

FOR SALE

CONFIDENTIAL PROPERTY EVALUATION

CONFIDENTIAL

2367 BAY RD. MILFORD, DE 19963



FOR SALE

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FOR SALE

Executive Summary
Investment Summary

01

OFFERING SUMMARY	
ADDRESS	2367 Bay Rd Milford DE 19963
COUNTY	Kent
PRICE	\$7,000,000
PRICE PSF	\$8.25
LAND SF	848,113 SF
LAND ACRES	19.47
ZONING TYPE	BG
# OF PARCELS	1
APN	MD-00-15200-01-4500-000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	304	4,365	20,275
2025 Median HH Income	\$67,411	\$59,317	\$66,778
2025 Average HH Income	\$84,356	\$77,476	\$87,437

19.47 +/- AC

⇒ Seize the opportunity to maximize ROI by securing a strategic location poised for future growth.

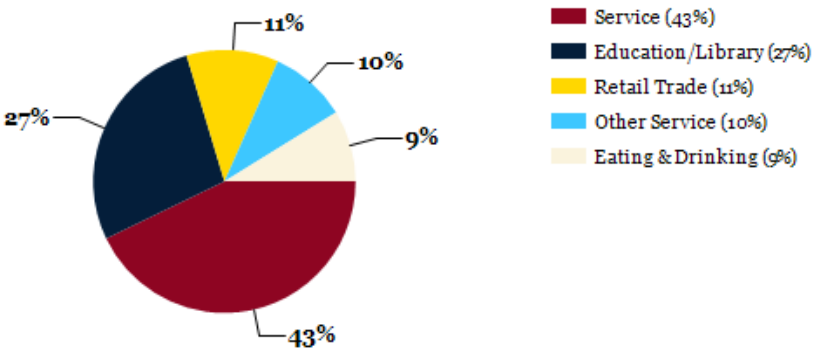
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02

Location

Location Summary
Local Business Map
Aerial View Map

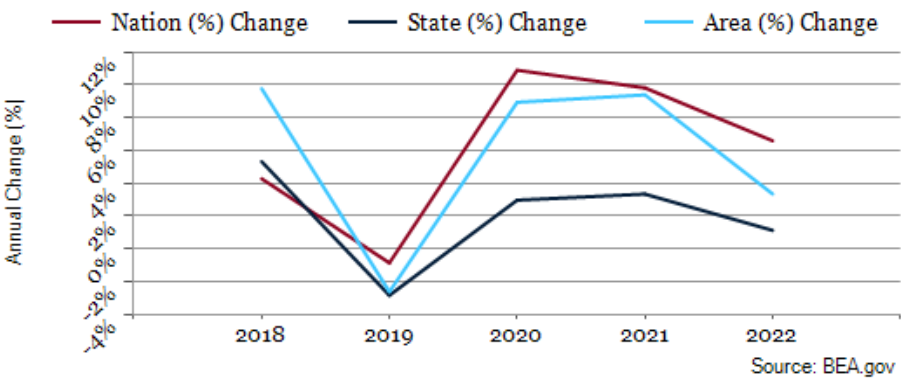
Major Industries by Employee Count



Largest Employers

Perdue Farms	1,485
Bayhealth - Sussex Campus	900
Milford School District	558
Dentsply Sirona	525
Walmart Stores	349
Sea Watch International	210
City of Milford	133
Burris Logistics	110

Kent County GDP Trend







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03

Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND SF	848,113
LAND ACRES	19.47
# OF PARCELS	1
ZONING TYPE	BG
TOPOGRAPHY	Level
TAX ID	MD-00-15200-01-4500-000
LOT DIMENSION	Irregular
CORNER LOCATION	Bay Rd & Rt 113
TRAFFIC COUNTS	49,737
MLS #	DEKT2042938



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04

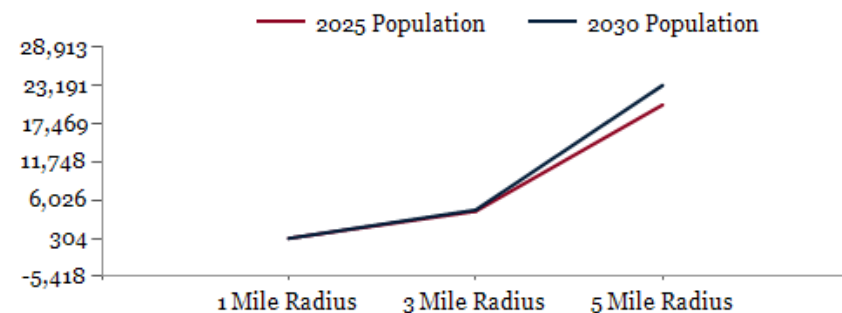
Demographics

General Demographics

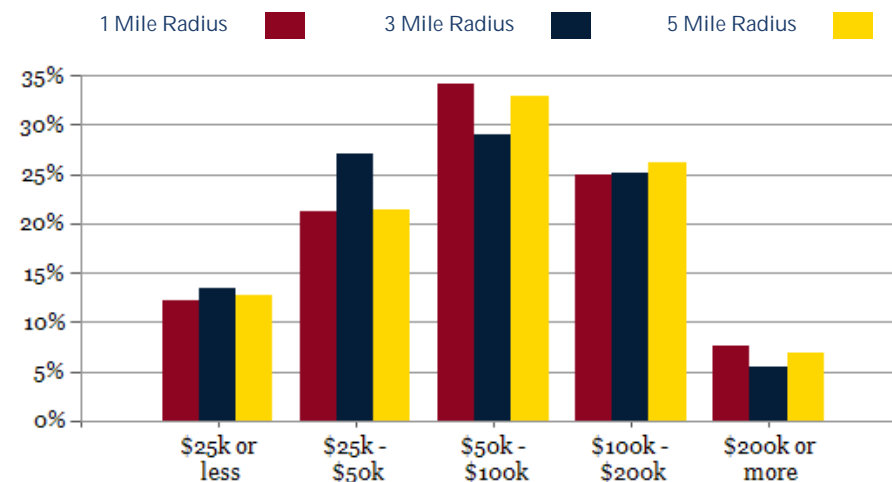
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	273	3,073	13,093
2010 Population	298	3,728	15,754
2025 Population	304	4,365	20,275
2030 Population	304	4,555	23,191
2025 African American	26	739	3,958
2025 American Indian	2	23	141
2025 Asian	2	63	308
2025 Hispanic	22	462	2,763
2025 Other Race	9	219	1,423
2025 White	233	2,912	12,571
2025 Multiracial	32	403	1,864
2025-2030: Population: Growth Rate	0.00%	4.30%	13.60%

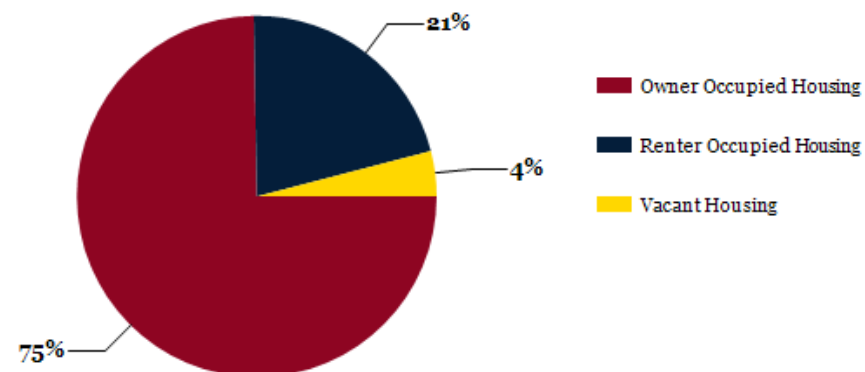
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	112	587
\$15,000-\$24,999	5	122	425
\$25,000-\$34,999	13	148	555
\$35,000-\$49,999	15	321	1,147
\$50,000-\$74,999	31	346	1,678
\$75,000-\$99,999	14	155	935
\$100,000-\$149,999	26	375	1,507
\$150,000-\$199,999	7	61	570
\$200,000 or greater	10	93	551
Median HH Income	\$67,411	\$59,317	\$66,778
Average HH Income	\$84,356	\$77,476	\$87,437



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

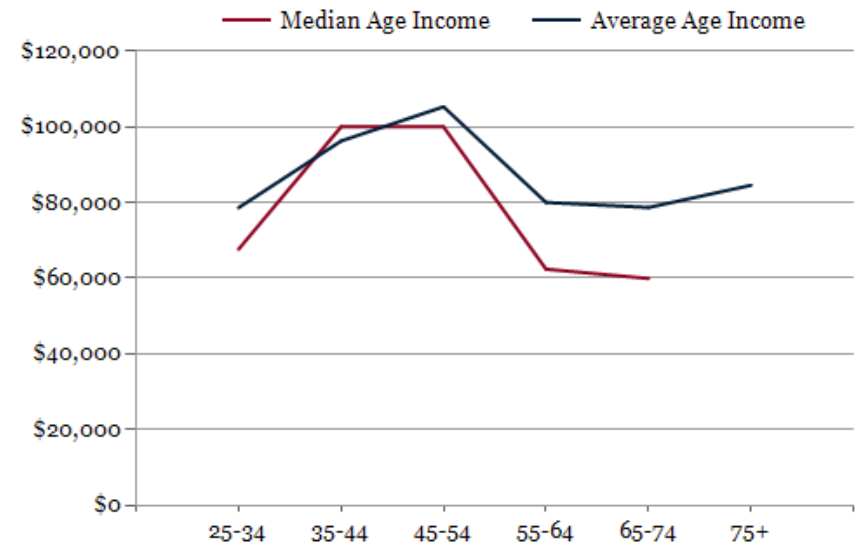
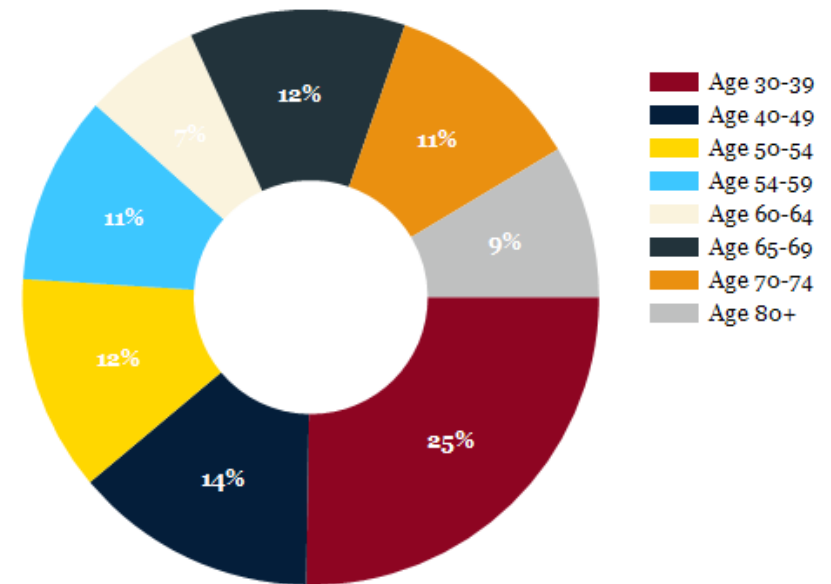


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	23	331	1,398
2025 Population Age 35-39	27	305	1,330
2025 Population Age 40-44	14	274	1,273
2025 Population Age 45-49	13	214	1,073
2025 Population Age 50-54	24	235	1,094
2025 Population Age 55-59	21	230	1,123
2025 Population Age 60-64	13	262	1,215
2025 Population Age 65-69	24	278	1,287
2025 Population Age 70-74	22	268	1,232
2025 Population Age 75-79	17	259	1,041
2025 Population Age 80-84	9	142	575
2025 Population Age 85+	7	134	482
2025 Population Age 18+	245	3,467	15,793
2025 Median Age	44	42	41
2030 Median Age	44	43	42

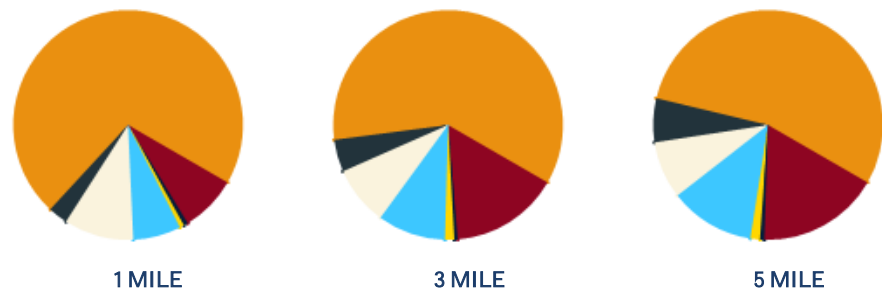
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,652	\$64,313	\$70,495
Average Household Income 25-34	\$78,617	\$76,572	\$87,293
Median Household Income 35-44	\$100,000	\$86,626	\$85,396
Average Household Income 35-44	\$96,258	\$98,373	\$105,080
Median Household Income 45-54	\$100,000	\$80,206	\$89,276
Average Household Income 45-54	\$105,299	\$96,910	\$106,909
Median Household Income 55-64	\$62,386	\$64,895	\$74,433
Average Household Income 55-64	\$80,024	\$80,084	\$93,474
Median Household Income 65-74	\$59,911	\$52,941	\$58,967
Average Household Income 65-74	\$78,673	\$67,543	\$77,902
Average Household Income 75+	\$84,543	\$56,797	\$61,540

Population By Age



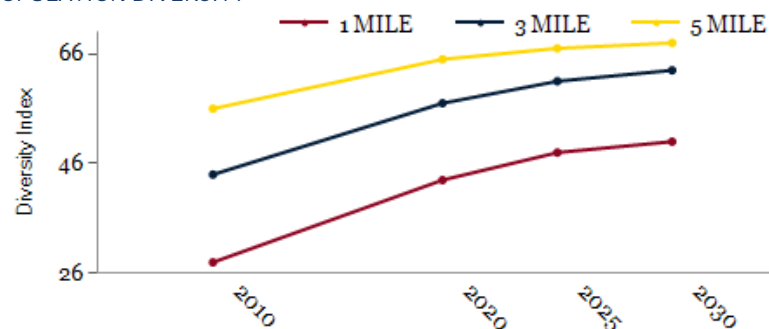
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	50	63	68
Diversity Index (current year)	48	61	67
Diversity Index (2020)	43	57	65
Diversity Index (2010)	29	44	56

POPULATION BY RACE



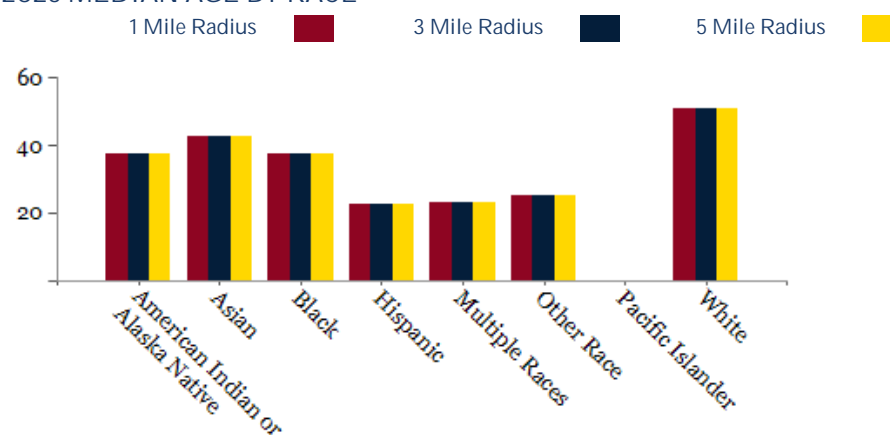
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	15%	17%
American Indian	1%	0%	1%
Asian	1%	1%	1%
Hispanic	7%	10%	12%
Multiracial	10%	8%	8%
Other Race	3%	5%	6%
White	71%	60%	55%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	31	37
Median Asian Age	43	44	47
Median Black Age	38	37	36
Median Hispanic Age	23	31	27
Median Multiple Races Age	23	28	27
Median Other Race Age	25	33	27
Median Pacific Islander Age	0	28	43
Median White Age	51	48	47

2025 MEDIAN AGE BY RACE



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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

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