

24600-24700 BROADKILL RD

24600-24700 Broadkill Rd | Milton, DE

CONFIDENTIAL PROPERTY EVALUATION

Prepared for:



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randrcommercialrealty.com

01

Marketing Plan

Marketing Plan





About Us:

Established in 1996, R&R Commercial Realty is one of Delmarva’s preeminent real estate brokerages. With a long history of closed deals and satisfied customers, the firm has built its foundation on the bedrock of proven performance. With a focus on commercial real estate, R&R specializes in retail, office and industrial sales and leasing, land sales and development as well as property management.

In a small market like the Delmarva peninsula, reputation counts. R&R’s is one of competence, reliability, conscientiousness, determination, and professionalism. It’s these characteristics that have led the firm to consistently close complex, multi-million dollar contracts year after year.

By putting R&R to work on your real estate transaction, you get the firm’s team, reputation, and institutional knowledge it has painstakingly acquired through years of hard work. That’s a superior product available nowhere else in Delmarva.

Our Team:

It’s a broker’s job to know their market, and the R&R team knows theirs better than anyone. This comprehensive understanding of the real estate industry on Delmarva is one that can only be developed with decades of experience. Not only do the R&R agents know the market, they know its history, present disposition, and have deep insights about its future.

02

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

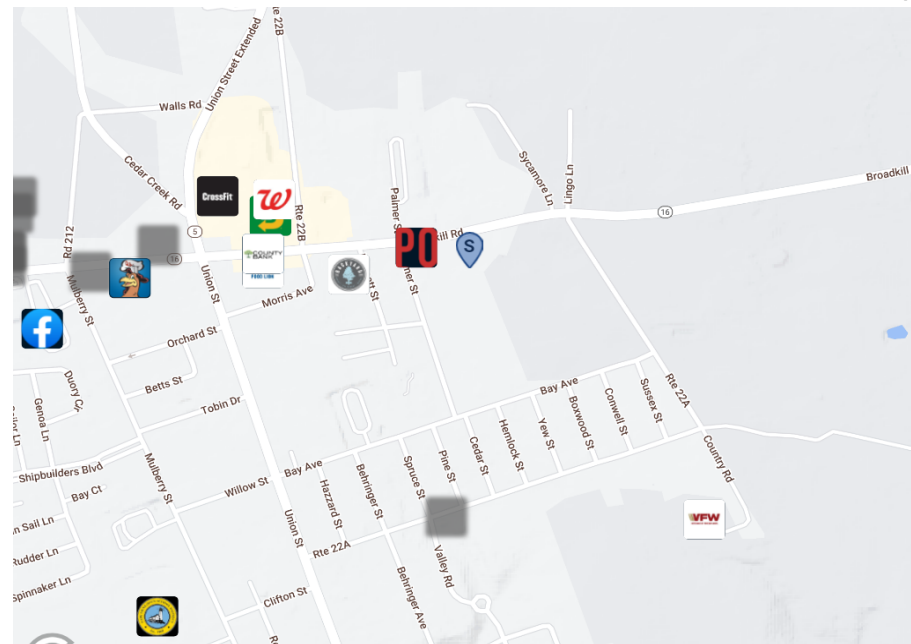
ADDRESS	24600-24700 Broadkill Rd Milton DE 19968
PRICE	\$495,000
PRICE PSF	\$495,000.
LAND SF	43560 SF
LAND ACRES	1.0 +/- Ac
ZONING TYPE	C-1
# OF PARCELS	1

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,149	6,837	16,083
2023 Median HH Income	\$66,141	\$73,435	\$71,917
2023 Average HH Income	\$95,868	\$102,556	\$104,569

- **High ROI Potential:** This prime land property located at 24600-24700 Broadkill Rd offers a golden opportunity for savvy investors. With its strategic location and endless possibilities for development, this property promises an impressive return on investment. Whether you're looking to build commercial spaces, residential complexes, or recreational facilities, this land is a blank canvas waiting for your vision to come to life. Don't miss out on the chance to maximize your profits with this exceptional investment opportunity.

- The property is located in Milton, DE, a small town situated in Sussex County, Delaware.
- Milton is known for its historic charm and is home to numerous well-preserved buildings and landmarks, such as the Governor Joseph Maul House and the Milton Historic District.
- The property is situated on Broadkill Road, which is a major thoroughfare connecting Milton to other nearby towns and communities.
- Within close proximity to the property, there are several amenities and services available, including grocery stores like Food Lion and Redner's Warehouse Market, as well as restaurants and cafes such as Irish Eyes Pub & Restaurant and The Backyard Milton.
- The area surrounding the property offers various recreational activities, like fishing and boating at the nearby Broadkill River, as well as outdoor spaces like the Milton Memorial Park and the Prime Hook National Wildlife Refuge, which provide opportunities for hiking, birdwatching, and other outdoor pursuits.





03

Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

LAND SF	43,560
LAND ACRES	1.0 +/- Ac
# OF PARCELS	1
ZONING TYPE	C-1
TOPOGRAPHY	Flat
TRAFFIC COUNTS	5,000 - 10,000
MLS #	DESU2014642
TAX ID:	235-14.00-123.00

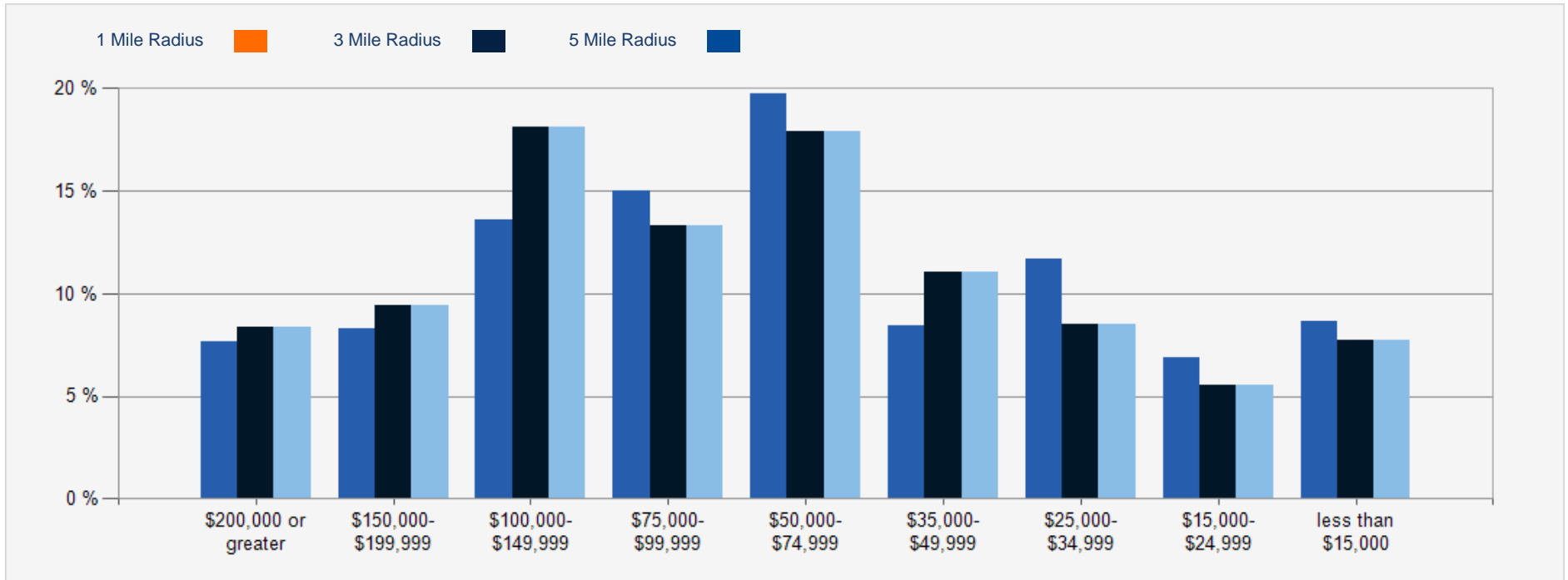




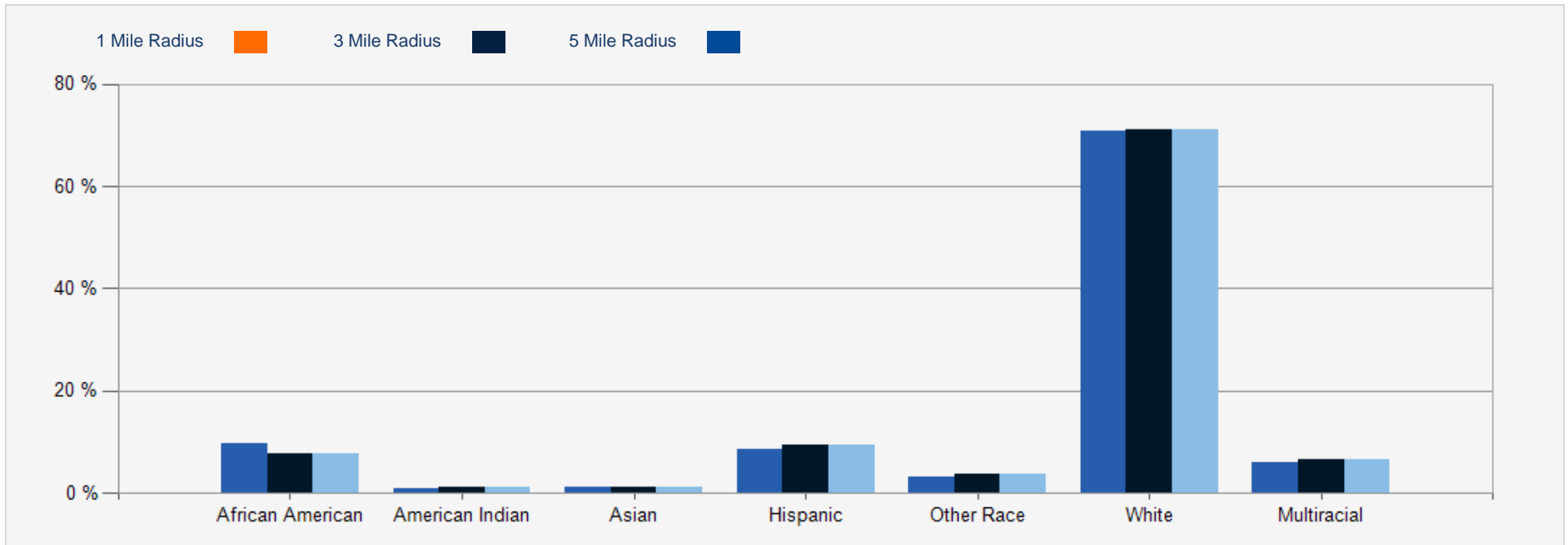




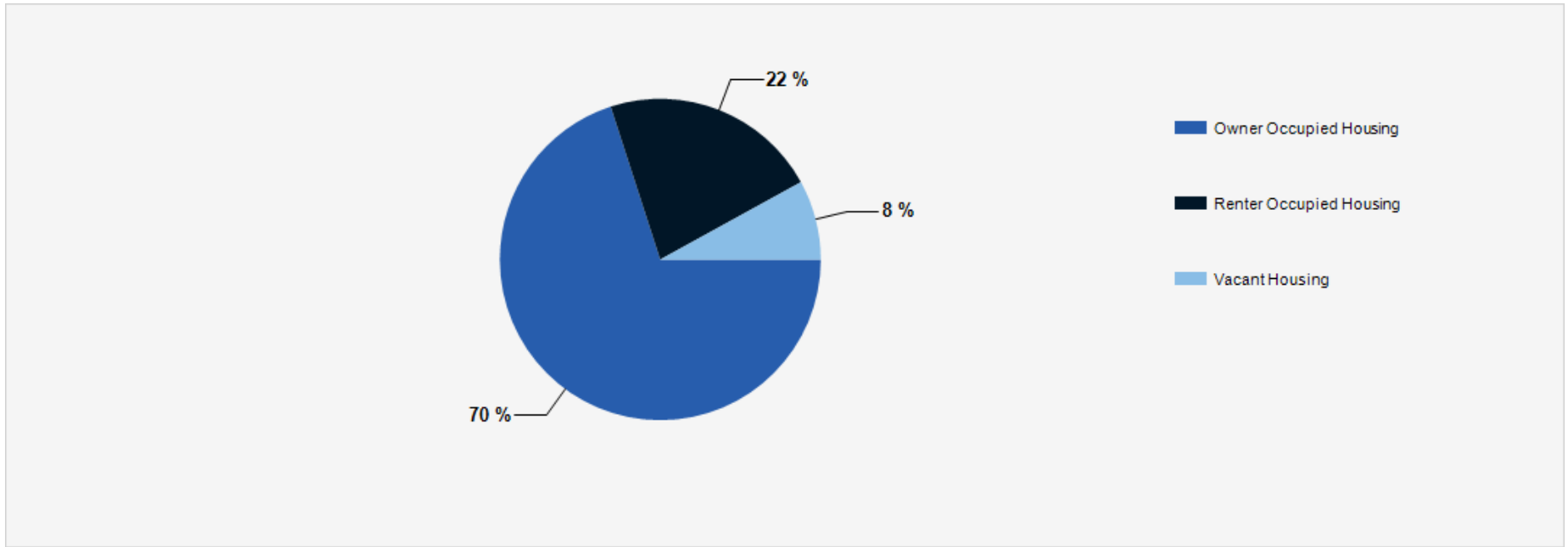
2023 Household Income



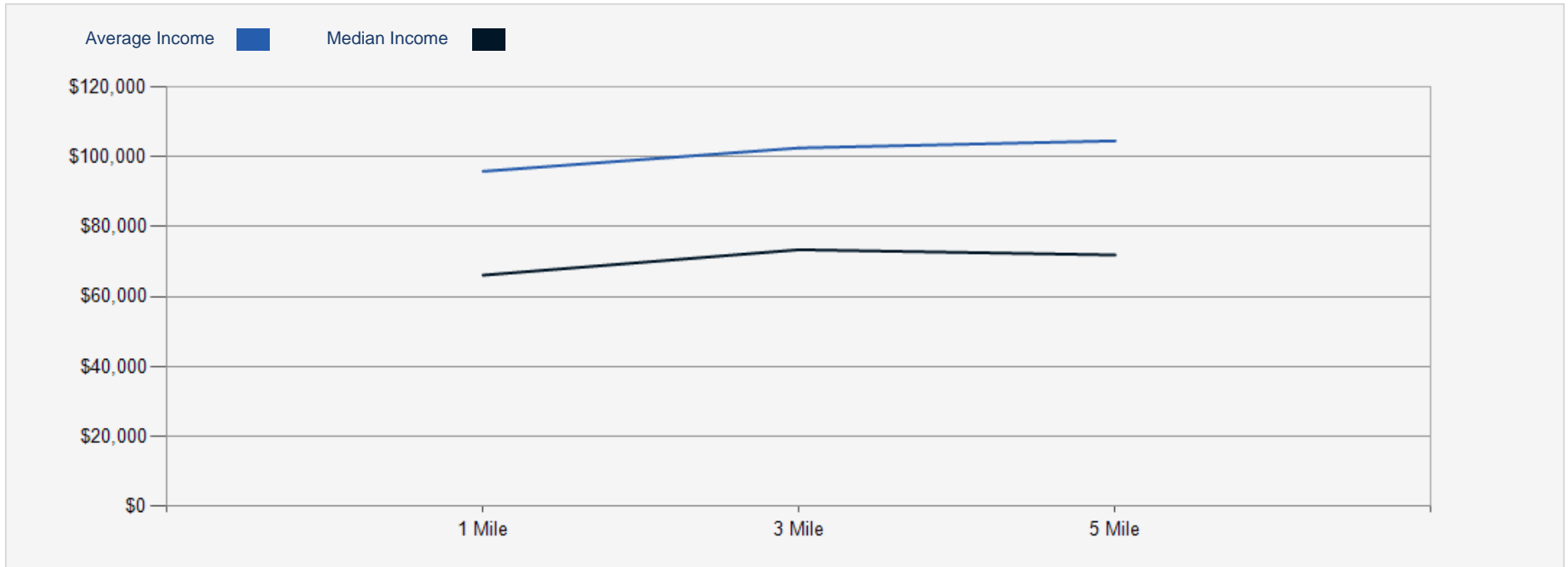
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R and R Commercial Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R and R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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