



Prepared By: **Cynthia Bates**

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Associate Broker

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FOR LEASE

12B S. WALNUT ST, MILFORD DE 19963

THE SPACE

Location	12B S. Walnut St Milford, DE 19963
County	Sussex

HIGHLIGHTS

- ❖ 1,300+/-sf Second Floor Office Building
- ❖ Lease Price: \$16.00 psf NNN
- ❖ This space overlooks S. Walnut Street in the fast growing area of downtown Milford

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,358	19,443	28,723

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,129	\$95,197	\$95,499

NUMBER OF HOUSEHOLDS

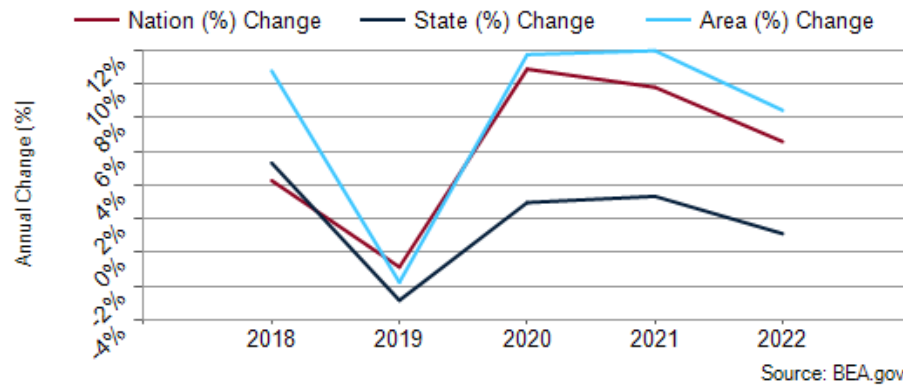
1.00 MILE	3.00 MILE	5.00 MILE
2,750	7,843	11,408



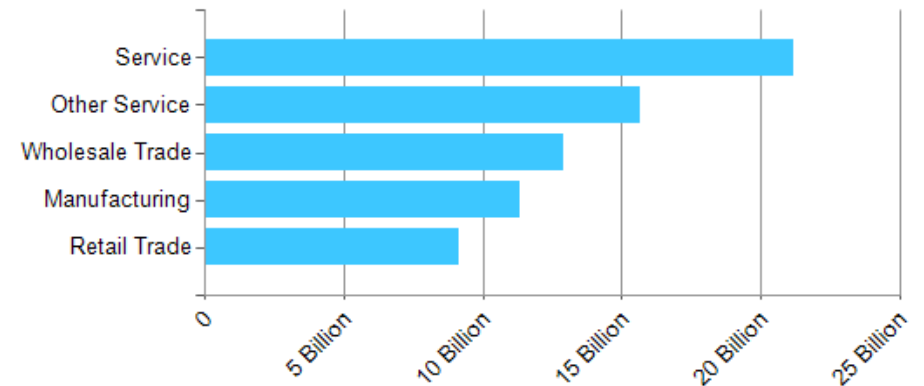
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46 S. State Street, Dover, DE 19901

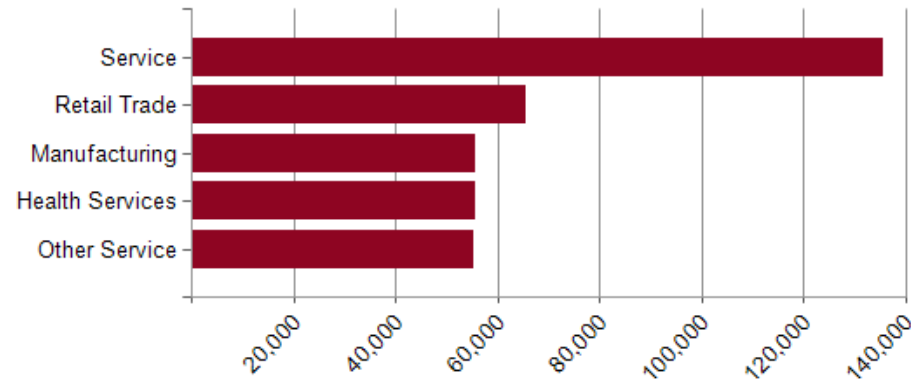
Sussex County GDP Trend



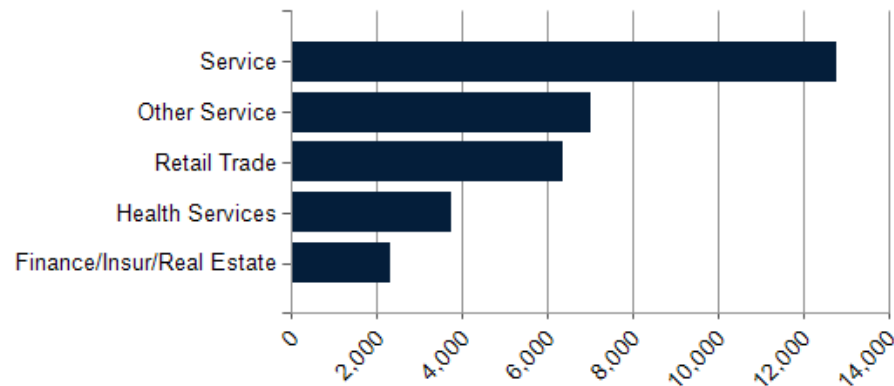
Major Industries by Sales Amount



Major Industries by Employee Count



Major Industries by Business Count





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Aerial View Map |

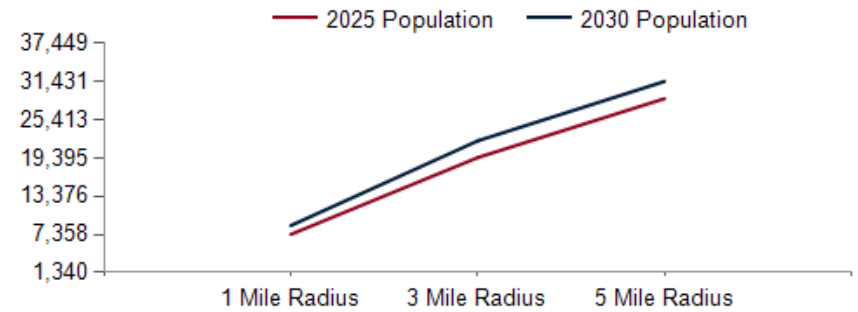
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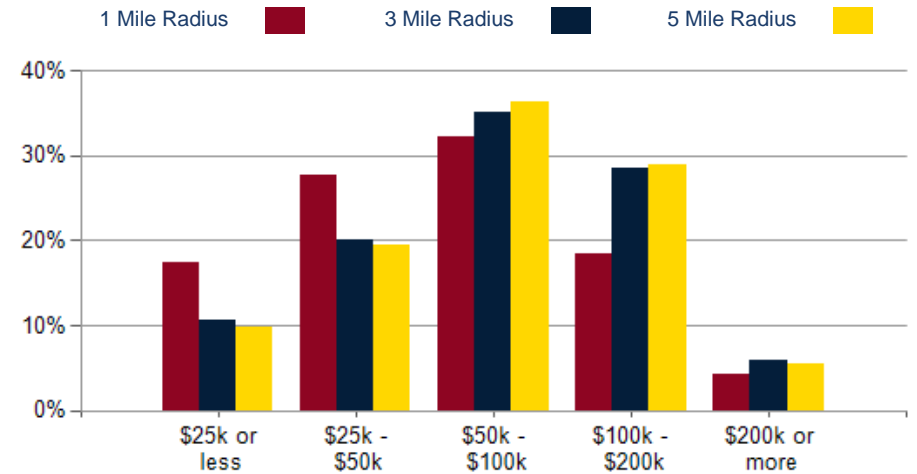
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,694	12,224	18,564
2010 Population	6,485	15,825	24,101
2025 Population	7,358	19,443	28,723
2030 Population	8,741	22,073	31,431
2025-2030: Population: Growth Rate	17.50%	12.85%	9.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	268	397	560
\$15,000-\$24,999	212	434	566
\$25,000-\$34,999	307	543	760
\$35,000-\$49,999	452	1,026	1,459
\$50,000-\$74,999	576	1,514	2,198
\$75,000-\$99,999	311	1,238	1,935
\$100,000-\$149,999	311	1,479	2,158
\$150,000-\$199,999	193	758	1,137
\$200,000 or greater	118	456	635
Median HH Income	\$54,112	\$75,124	\$76,515
Average HH Income	\$77,129	\$95,197	\$95,499

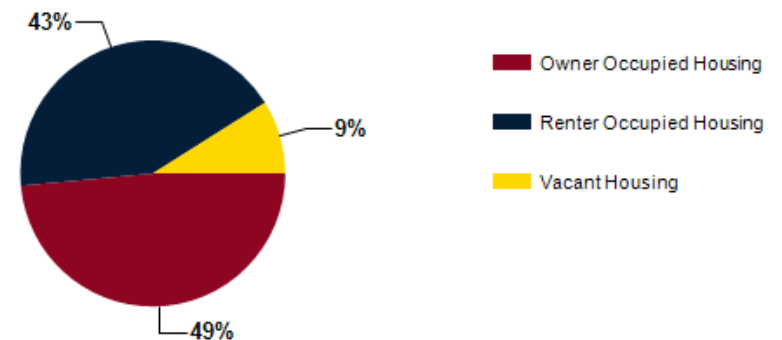
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,371	5,152	7,691
2010 Total Households	2,400	6,150	9,177
2025 Total Households	2,750	7,843	11,408
2030 Total Households	3,283	9,055	12,726
2025 Average Household Size	2.64	2.45	2.49
2025-2030: Households: Growth Rate	18.05%	14.60%	11.05%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

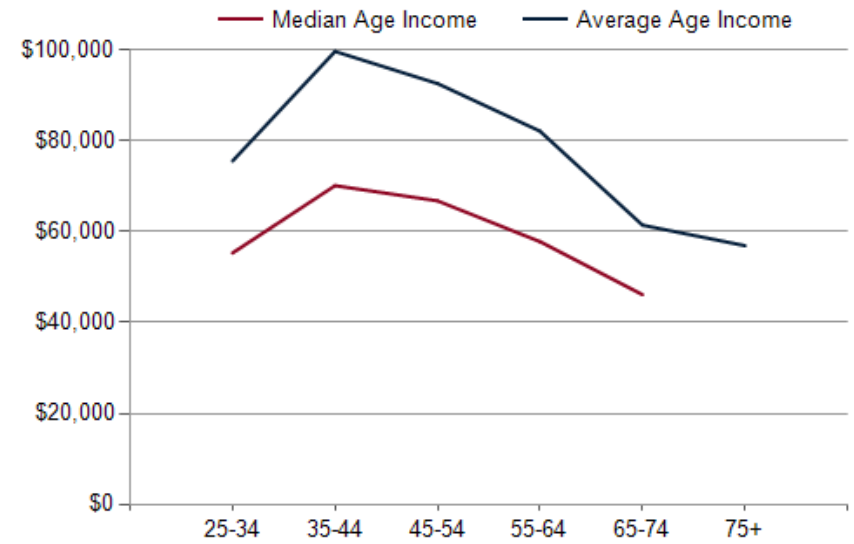
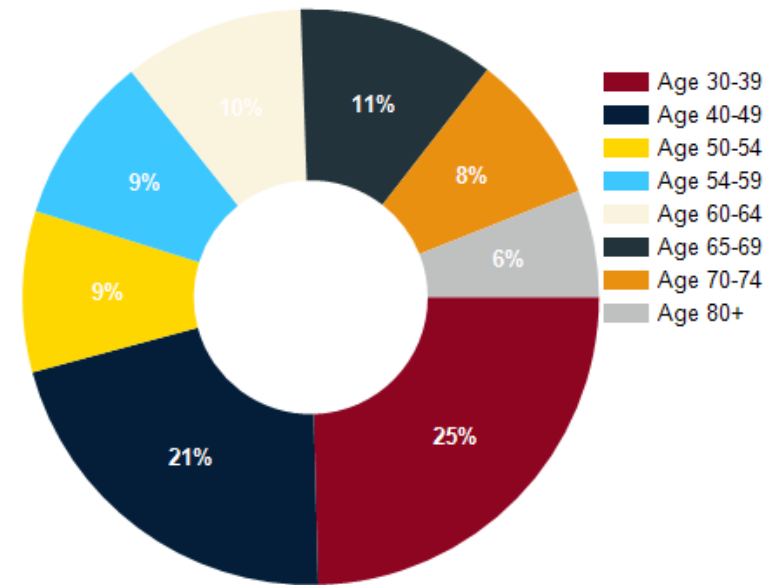


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	519	1,269	1,835
2025 Population Age 35-39	482	1,197	1,766
2025 Population Age 40-44	486	1,196	1,717
2025 Population Age 45-49	377	983	1,500
2025 Population Age 50-54	368	1,054	1,622
2025 Population Age 55-59	386	1,095	1,706
2025 Population Age 60-64	412	1,238	1,891
2025 Population Age 65-69	450	1,290	1,914
2025 Population Age 70-74	345	1,164	1,733
2025 Population Age 75-79	245	979	1,439
2025 Population Age 80-84	143	593	829
2025 Population Age 85+	132	498	670
2025 Population Age 18+	5,439	15,143	22,476
2025 Median Age	37	42	42
2030 Median Age	39	43	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,322	\$73,221	\$76,671
Average Household Income 25-34	\$75,586	\$91,888	\$94,125
Median Household Income 35-44	\$70,155	\$93,383	\$95,907
Average Household Income 35-44	\$99,714	\$117,631	\$117,373
Median Household Income 45-54	\$66,808	\$94,055	\$94,778
Average Household Income 45-54	\$92,636	\$114,012	\$113,314
Median Household Income 55-64	\$57,823	\$81,616	\$82,230
Average Household Income 55-64	\$82,140	\$101,667	\$101,890
Median Household Income 65-74	\$46,131	\$67,766	\$67,639
Average Household Income 65-74	\$61,455	\$86,263	\$86,017
Average Household Income 75+	\$56,944	\$67,655	\$67,171



Cynthia Bates
Associate Broker

Our Story

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.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R and R Commercial Realty and it should not be made available to any other person or entity without the written consent of R and R Commercial Realty.

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 tenants, 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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Exclusively Marketed by:

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