



R&R Commercial Realty, Inc.

SEAFARERS VILLAGE SHOPPING CENTER

UNITS AVAILABLE FOR LEASE
98 RUDDER RD, MILLSBORO DE 19966

THE SPACE

Location **98 Rudder Rd
Millsboro, DE 19966**

County **Sussex**

HIGHLIGHTS

- ❖ Two units available For Lease
- ❖ Unit 1 is 1,300+/-sf includes a office, kitchen, gathering room and a men's and women's restroom
- ❖ Unit 2 is 1,100+/-sf with a reception area with waiting room, 3 private rooms, kitchenette and restroom



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,219	22,697	35,925

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,388	\$97,420	\$105,121

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,997	10,455	16,508



Unit 1

- ❖ This 1,300sf end unit offers a excellent location and plenty of room for an office, beauty salon, or any retail business. It has a flexible floor plan with a large open area, separate office, kitchenette, 2 bathrooms, and additional multipurpose space. It could be modified and redesigned to accommodate tenant's needs at tenant's expense. High visibility and easy access from Long Neck Rd. Ample amount of parking space. Tenant's monthly expenses will include own electric bill, \$200. fee for exterior maintenance, and optional \$100 for using the owner's garbage disposal service. New roof, fairly new HVAC. Th unit will be available on January 1,2026. Could be combined and leased with the adjacent Unit 2.

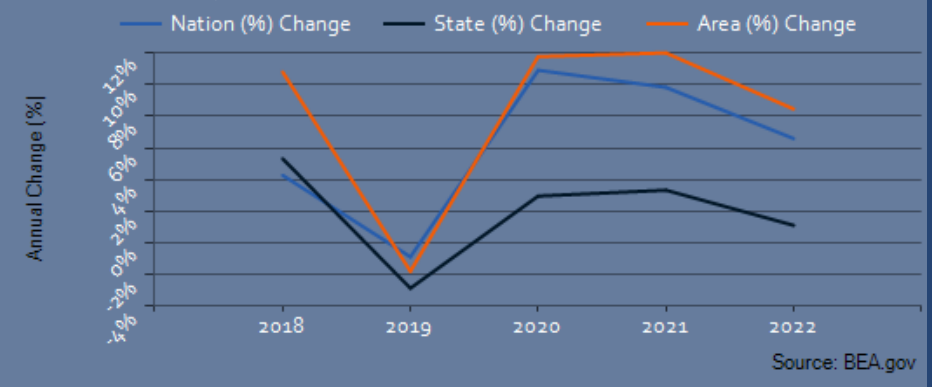
Unit 2

- ❖ This 1,100sf unit offers excellent location and plenty of room for an office, beauty salon, or any retail business. It has a reception area, waiting room, kitchenette, 1 bathroom, 2 multipurpose rooms, and additional storage space. It could be modified and redesigned to accommodate tenant's needs at tenant's expense. Could be leased together with the adjacent Unit 1. High visibility and easy access from Long Neck Rd. Ample parking space. Tenant's monthly expenses will include own electric bill, \$200. fee for exterior maintenance, and optional \$100 for using the owner's garbage disposal service. New roof, Fairly new HVAC. The unit will be available on January 1,2026.

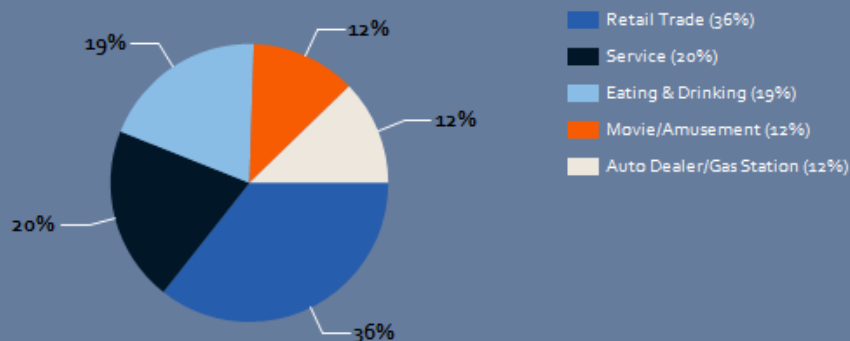
Largest Employers

Mountaire Farms	1,000
Pelican Bay Group Inc	200
Gulab's Tire Center LLC	50
Paradise Grill	50
Sussex Lumber Company	50
Lomax Carpet & Tile Mart	50
VIP Nails & Spa	20
Paradise Grill	20

Sussex County GDP Trend



Major Industries by Employee Count

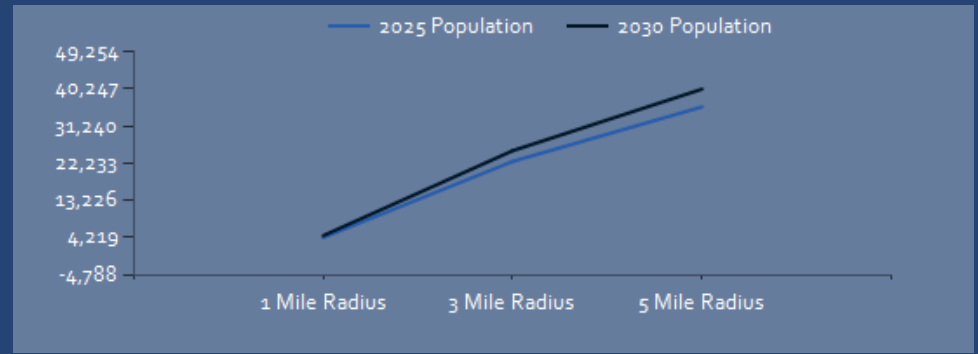




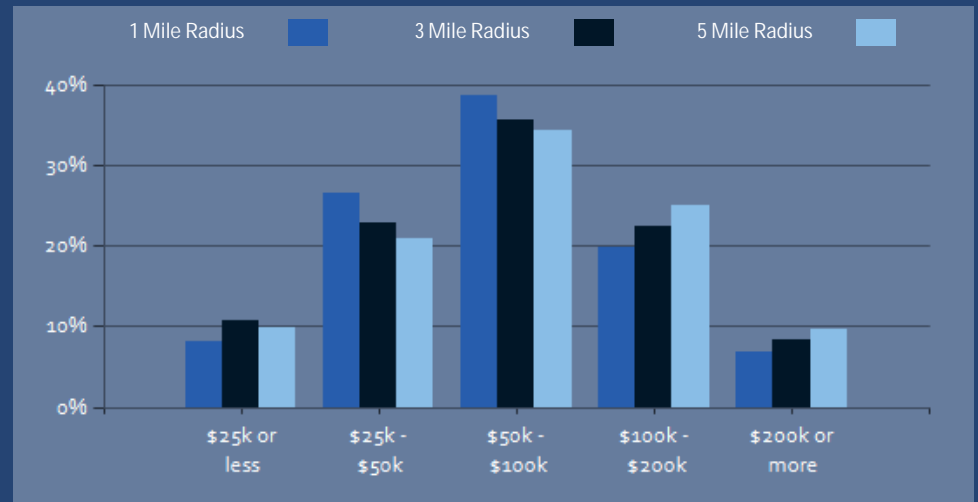


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,740	11,220	16,659
2010 Population	2,937	14,722	22,463
2025 Population	4,219	22,697	35,925
2030 Population	4,682	25,292	40,247
2025 African American	203	1,204	1,838
2025 American Indian	31	220	342
2025 Asian	48	333	506
2025 Hispanic	217	1,710	2,361
2025 Other Race	78	660	914
2025 White	3,604	18,545	29,835
2025 Multiracial	254	1,728	2,476
2025-2030: Population: Growth Rate	10.50%	10.95%	11.50%

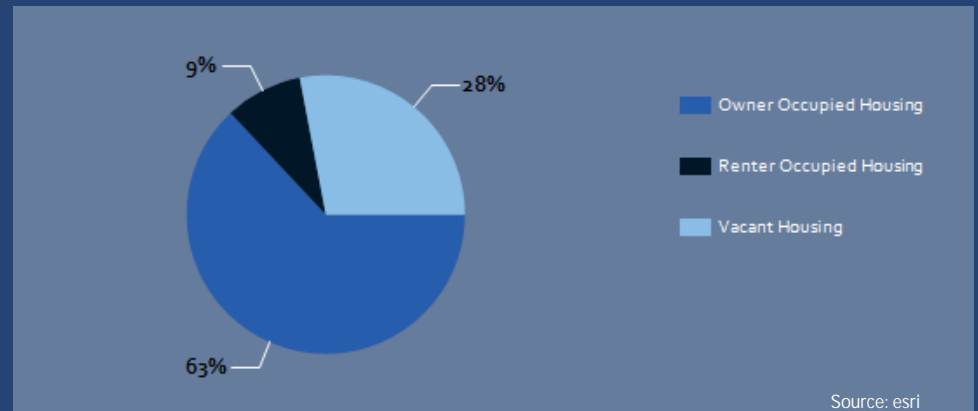
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	118	597	868
\$15,000-\$24,999	44	534	748
\$25,000-\$34,999	128	696	1,094
\$35,000-\$49,999	401	1,686	2,367
\$50,000-\$74,999	417	2,016	3,041
\$75,000-\$99,999	354	1,707	2,639
\$100,000-\$149,999	331	1,620	2,767
\$150,000-\$199,999	66	727	1,373
\$200,000 or greater	137	872	1,610
Median HH Income	\$67,590	\$70,893	\$75,936
Average HH Income	\$91,388	\$97,420	\$105,121



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



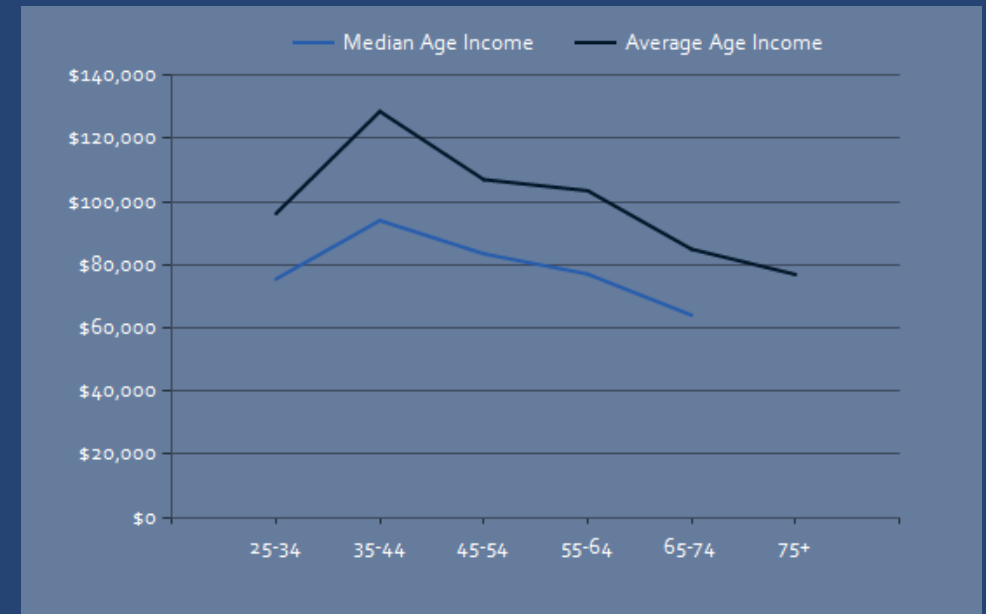
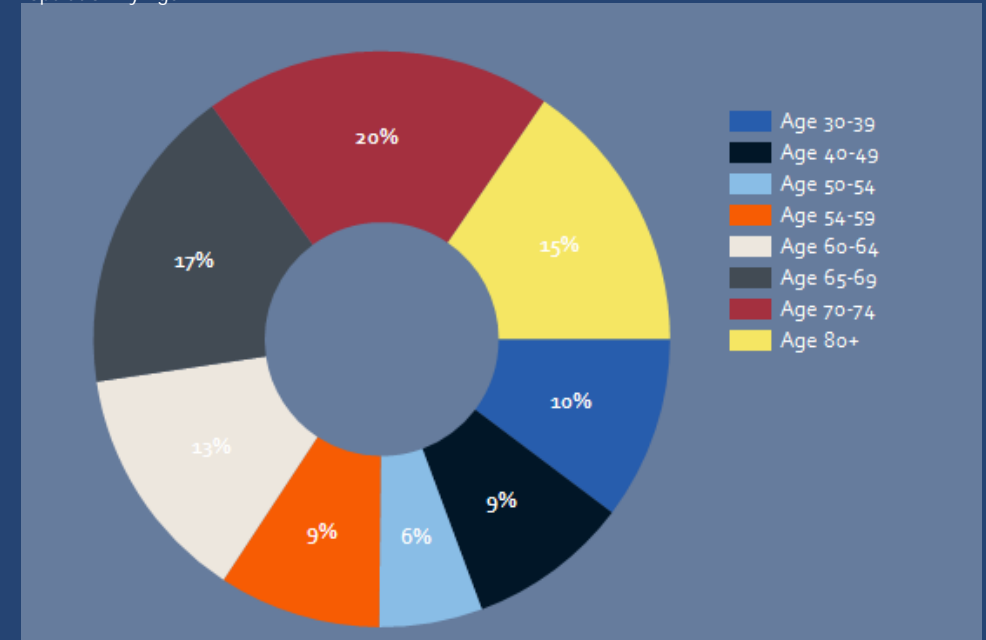
Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	158	906	1,403
2025 Population Age 35-39	149	972	1,538
2025 Population Age 40-44	129	870	1,452
2025 Population Age 45-49	142	898	1,524
2025 Population Age 50-54	173	1,096	1,836
2025 Population Age 55-59	272	1,482	2,327
2025 Population Age 60-64	400	2,169	3,406
2025 Population Age 65-69	518	2,647	4,153
2025 Population Age 70-74	584	2,672	4,181
2025 Population Age 75-79	462	2,202	3,410
2025 Population Age 80-84	267	1,173	1,845
2025 Population Age 85+	161	790	1,215
2025 Population Age 18+	3,745	19,771	31,256
2025 Median Age	64	61	60
2030 Median Age	65	61	61

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,472	\$75,640	\$80,134
Average Household Income 25-34	\$96,208	\$101,944	\$107,998
Median Household Income 35-44	\$94,013	\$91,855	\$101,911
Average Household Income 35-44	\$128,563	\$125,745	\$138,016
Median Household Income 45-54	\$83,479	\$85,875	\$95,499
Average Household Income 45-54	\$106,974	\$115,059	\$127,755
Median Household Income 55-64	\$77,046	\$80,836	\$86,917
Average Household Income 55-64	\$103,464	\$109,646	\$118,369
Median Household Income 65-74	\$64,022	\$66,983	\$74,692
Average Household Income 65-74	\$84,915	\$93,967	\$101,928
Average Household Income 75+	\$76,909	\$76,395	\$78,041

Population By Age



Seafarers Village Shopping Center

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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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