

FOR SALE



OFFERING MEMORANDUM

125 CAUSEY AVE, MILFORD, DE 19963



FOR SALE

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Exclusively Marketed by:

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<http://www.randcommercialrealty.com>

FOR SALE | Executive Summary



01 **Executive Summary**
Investment Summary

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OFFERING SUMMARY

ADDRESS	125 Causey Ave Milford DE 19963
BUILDING SF	18,000 SF
LAND ACRES	0.58
YEAR BUILT	1950

FINANCIAL SUMMARY

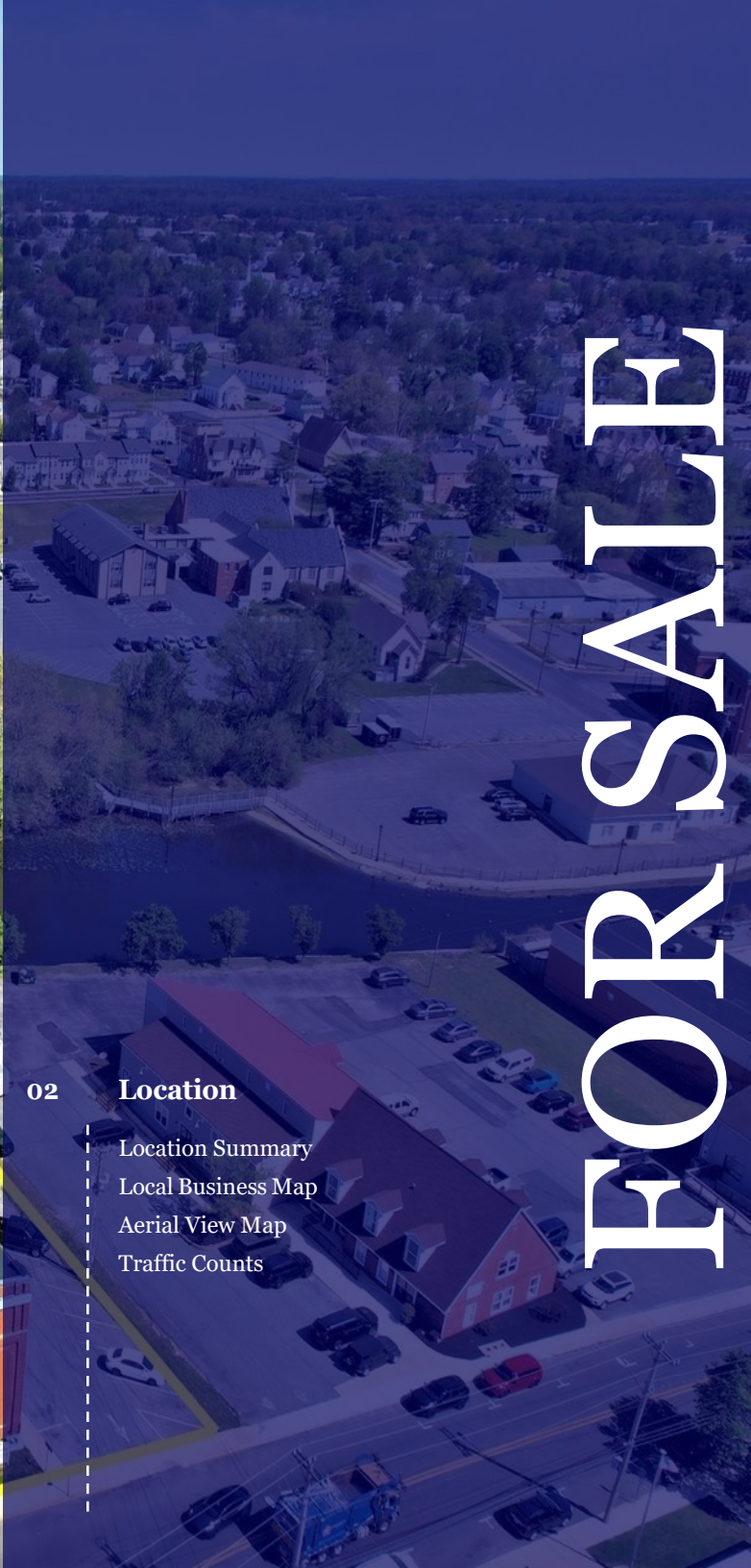
PRICE	\$789,000
PRICE PSF	\$43.83

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,540	19,937	29,230
2026 Median HH Income	\$55,138	\$68,732	\$70,226
2026 Average HH Income	\$73,909	\$88,153	\$89,433

⇒ This prime Mixed-Use property at 125 Causey Ave. offers a lucrative investment opportunity for savvy buyers looking to maximize their ROI. Featuring a versatile layout with a mix of retail and residential spaces, this property is poised to generate multiple streams of income. With its high visibility location and strong rental history, investors can expect excellent returns on their investment. Don't miss out on this chance to secure a profitable asset in a thriving area!



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02 **Location**

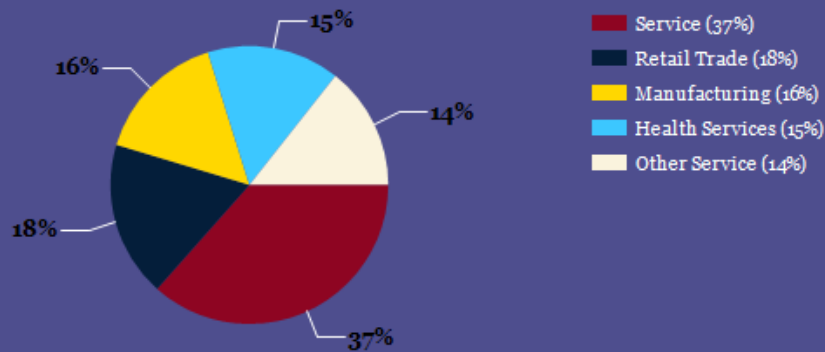
- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

- ⇒ The property is located in downtown Milford, DE, a historic and charming city known for its Victorian architecture.
- ⇒ Milford is home to the Mispillion Riverwalk, a scenic trail along the Mispillion River that offers recreational opportunities for residents and visitors.
- ⇒ The city boasts a variety of local shops, restaurants, and businesses, such as Dolce Bakery and Coffee Shop and Arena's Deli & Bar.
- ⇒ Milford is conveniently situated near major highways, including Route 1, providing easy access to other cities in Delaware and the surrounding region.
- ⇒ The area has a strong sense of community, with events like the Riverwalk Freedom Festival and the Bug & Bud Festival drawing residents together for celebrations throughout the year.

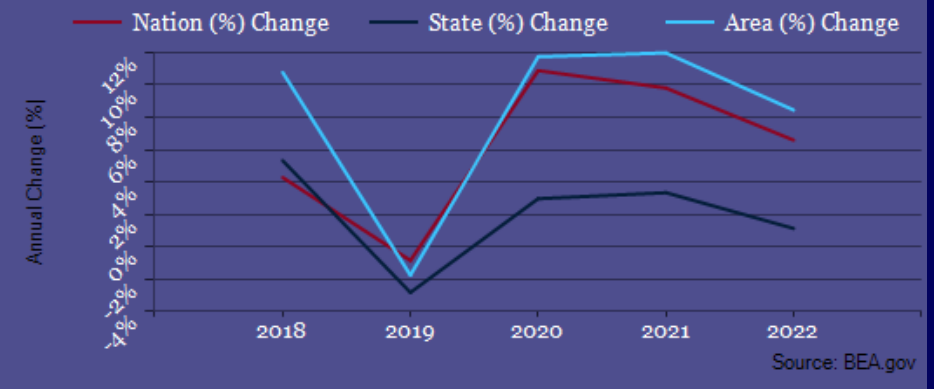
Largest Employers

Perdue Farms	1,485
Bayhealth - Sussex Campus	900
Milford School District	578
Dentsply Sirona	525
Walmart Stores	349
Sea Watch International	250
City of Milford	135
Burriss Logistics	110

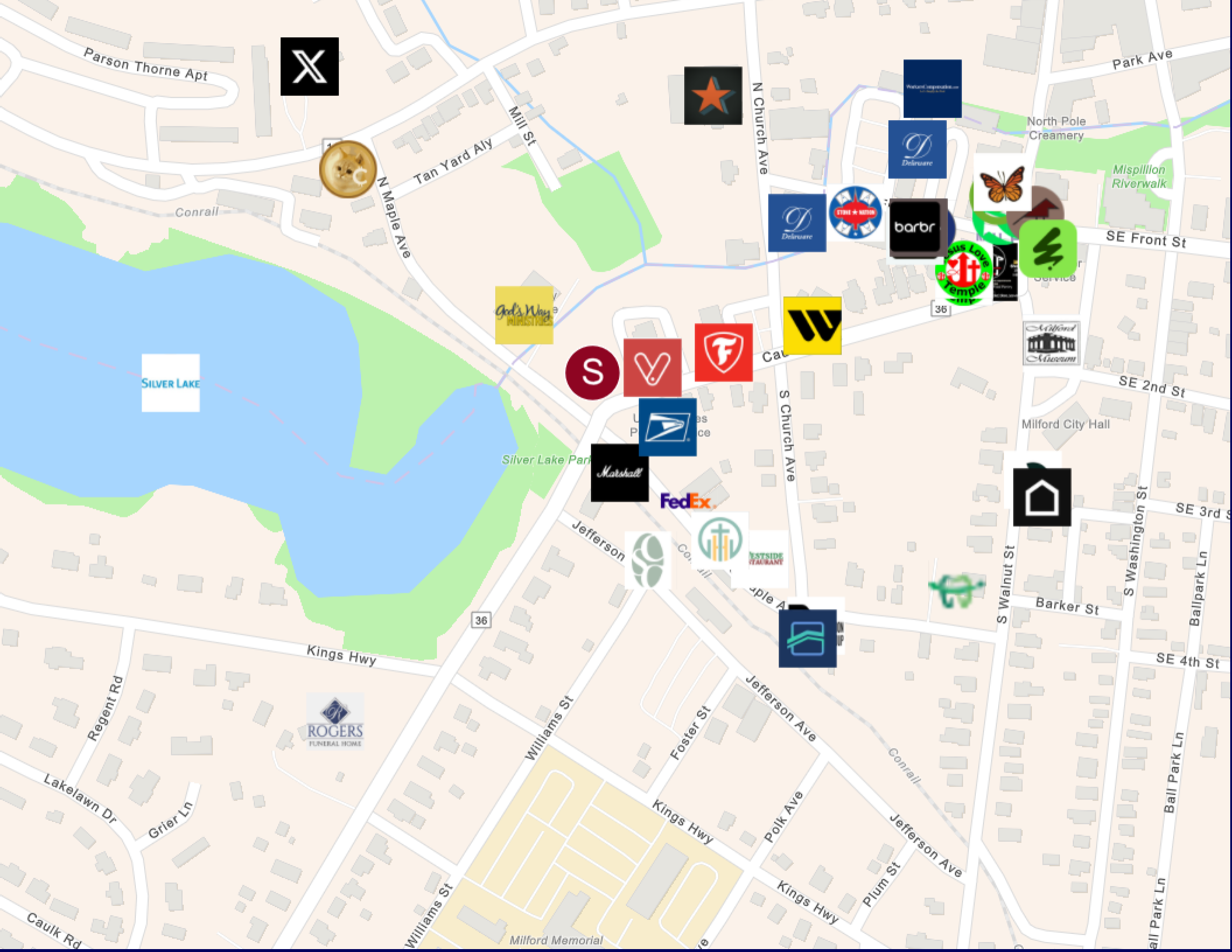
Major Industries by Employee Count



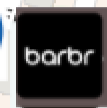
Sussex County GDP Trend



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Parson Thorne Apt



SILVER LAKE

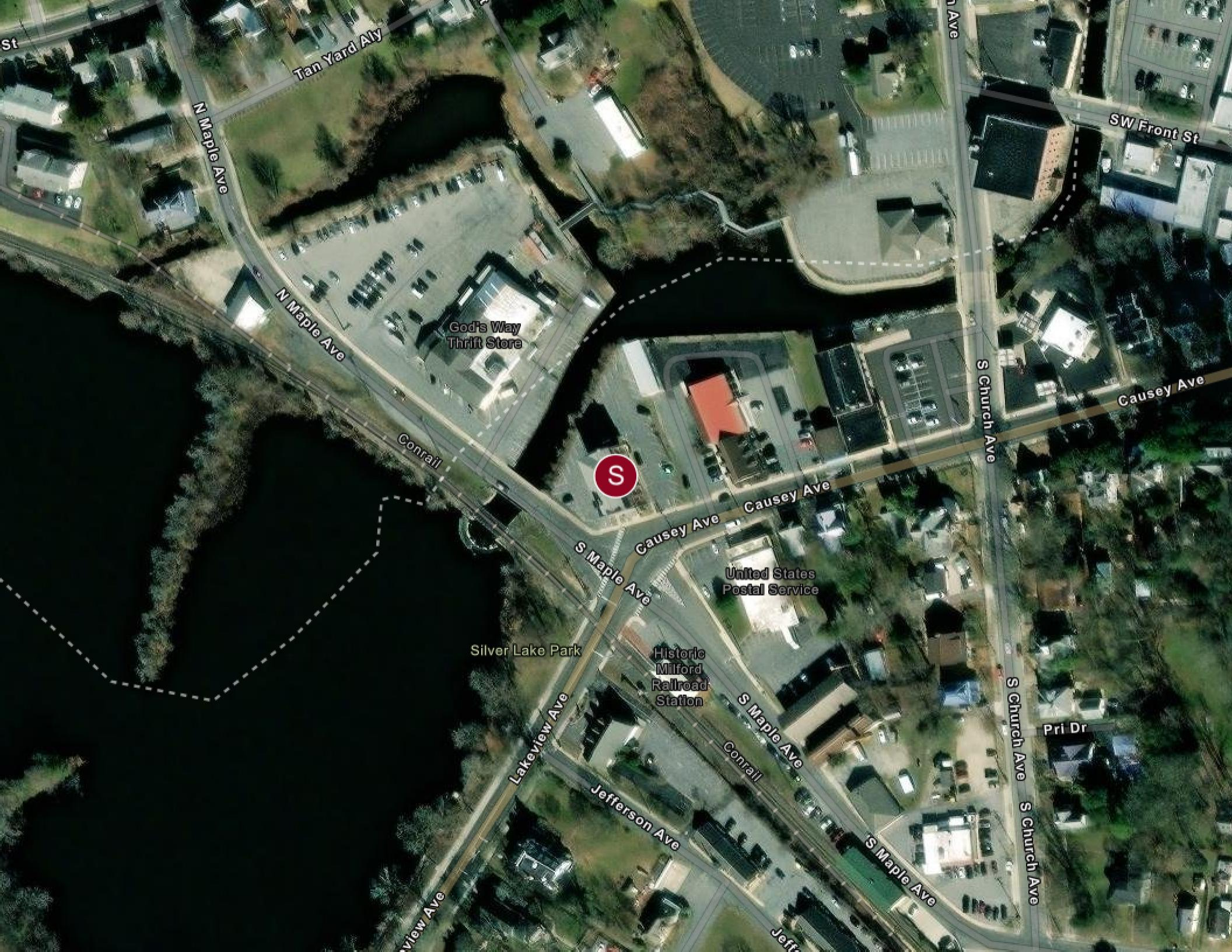
36

36

Williams St

Milford Memorial

Ball Park Ln



St

Tan Yard Aly

N Maple Ave

N Maple Ave

God's Way Thrift Store

Conrail

S

Causey Ave

United States Postal Service

S Maple Ave

Silver Lake Park

Historic Milford Railroad Station

Lakeview Ave

S Maple Ave

Jefferson Ave

view Ave

Jeff

S Maple Ave

S Church Ave

S Church Ave

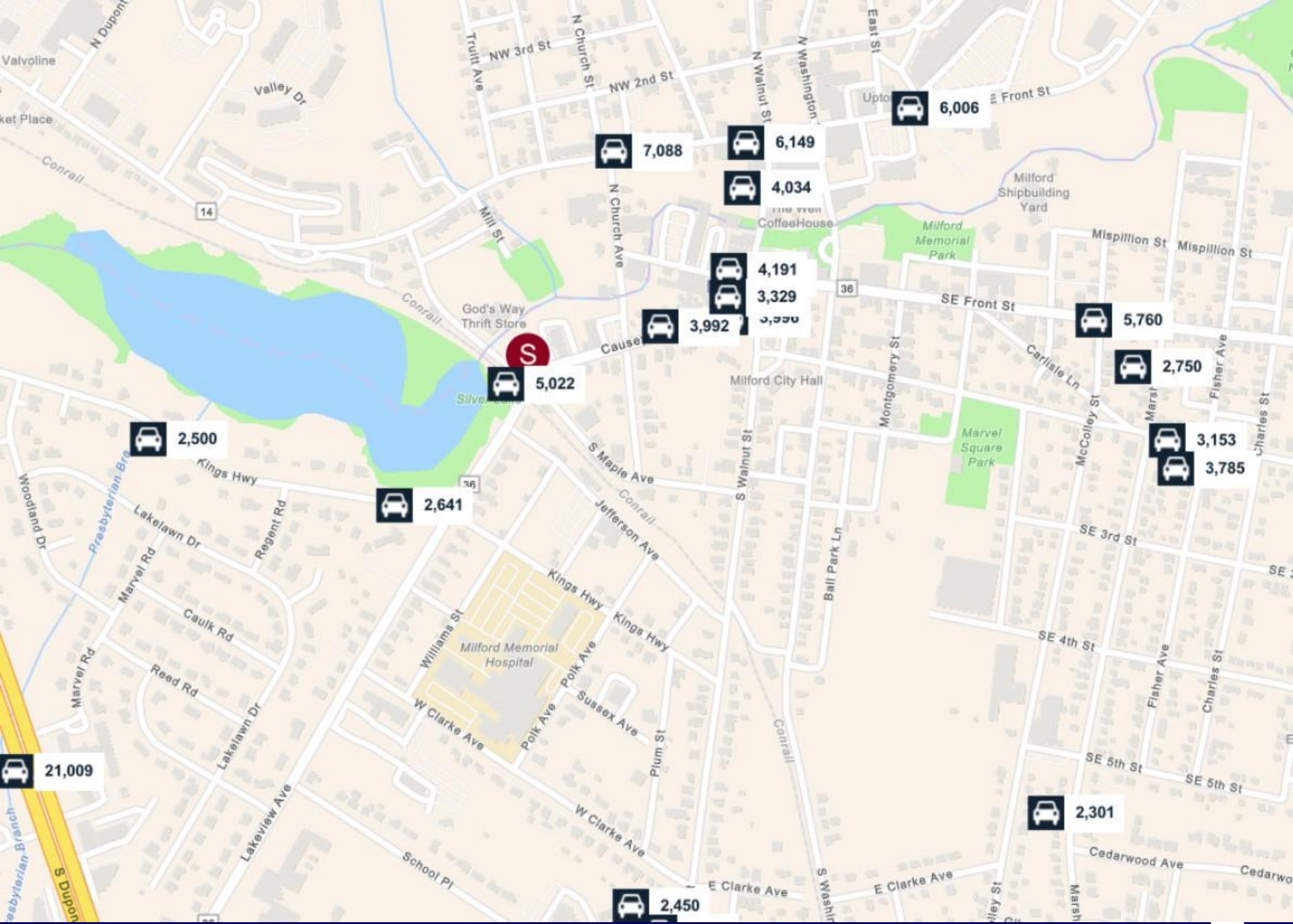
Pri Dr

Causey Ave

SW Front St

n Ave

S Church Ave



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03 Property Description

Property Features

Property Images

GLOBAL

BUILDING SF	18,000
LAND ACRES	0.58
# OF PARCELS	1
YEAR BUILT	1950
ZONING TYPE	C-2
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3



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04

Demographics

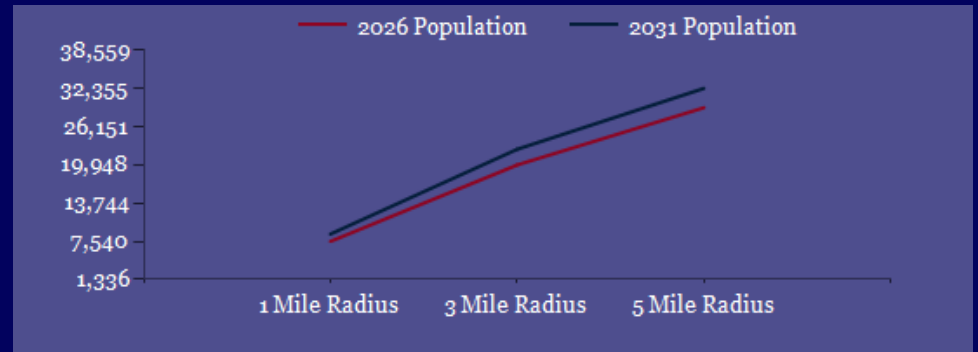
General Demographics

Race Demographics

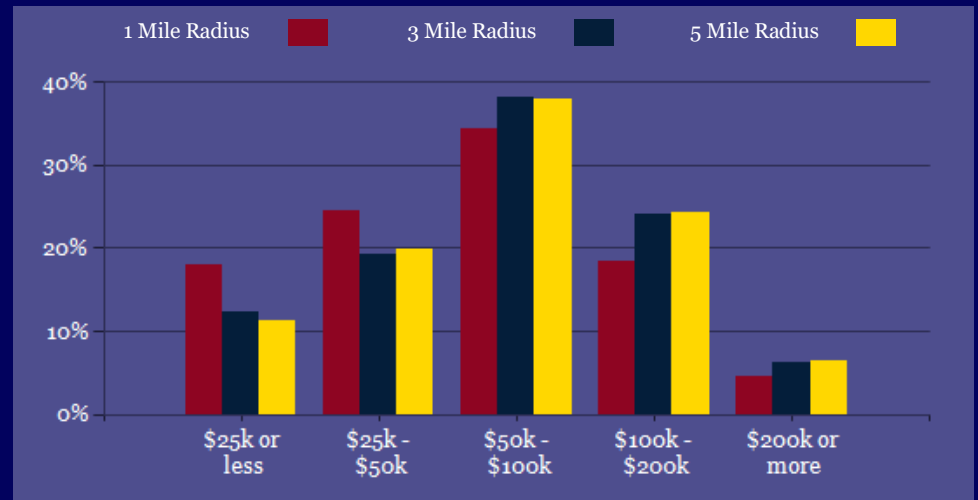
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,644	12,386	18,631
2010 Population	6,420	16,011	24,185
2026 Population	7,540	19,937	29,230
2031 Population	8,727	22,486	32,355
2026 African American	1,942	3,596	5,028
2026 American Indian	67	128	190
2026 Asian	102	348	406
2026 Hispanic	1,467	2,976	4,237
2026 Other Race	853	1,660	2,283
2026 White	3,868	12,507	18,751
2026 Multiracial	706	1,692	2,560
2026-2031: Population: Growth Rate	14.85%	12.20%	10.25%

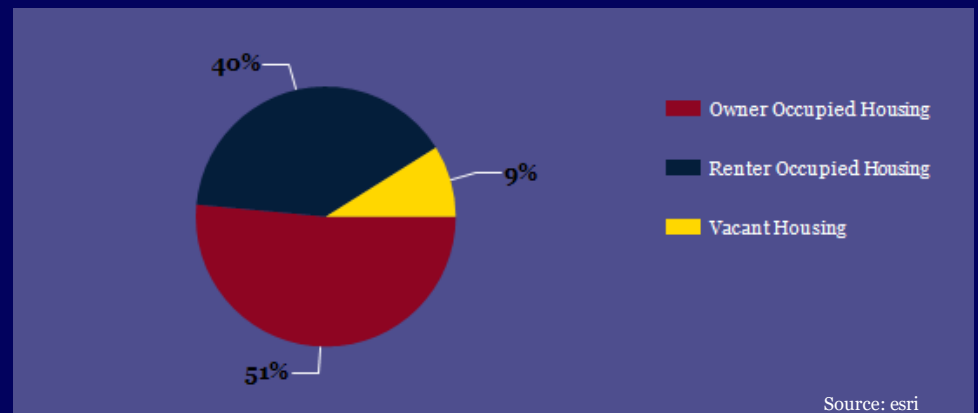
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	315	517	736
\$15,000-\$24,999	189	468	580
\$25,000-\$34,999	215	461	639
\$35,000-\$49,999	477	1,093	1,658
\$50,000-\$74,999	682	1,823	2,556
\$75,000-\$99,999	284	1,245	1,853
\$100,000-\$149,999	320	1,279	1,862
\$150,000-\$199,999	201	654	962
\$200,000 or greater	130	507	756
Median HH Income	\$55,138	\$68,732	\$70,226
Average HH Income	\$73,909	\$88,153	\$89,433



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

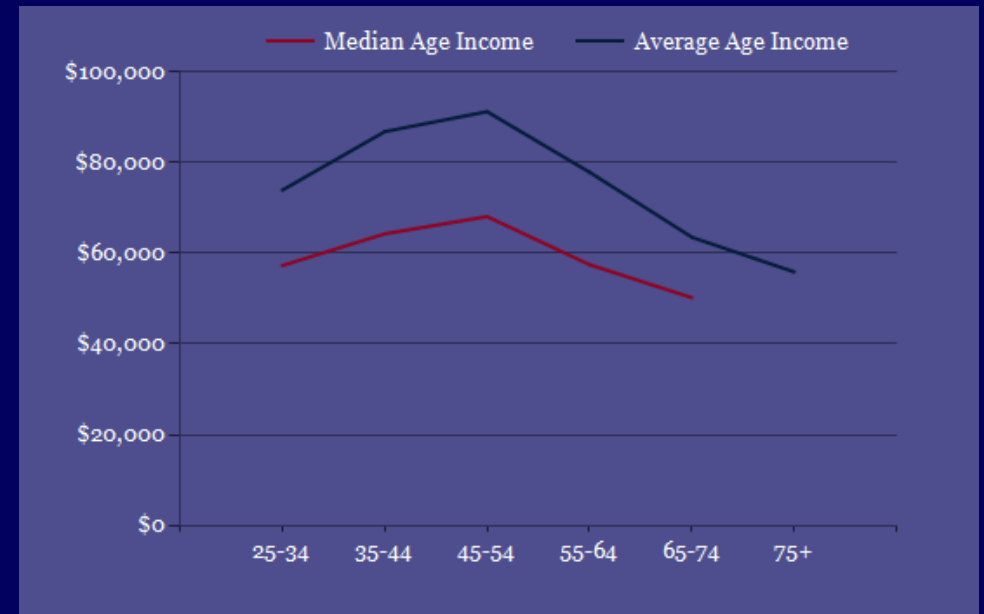
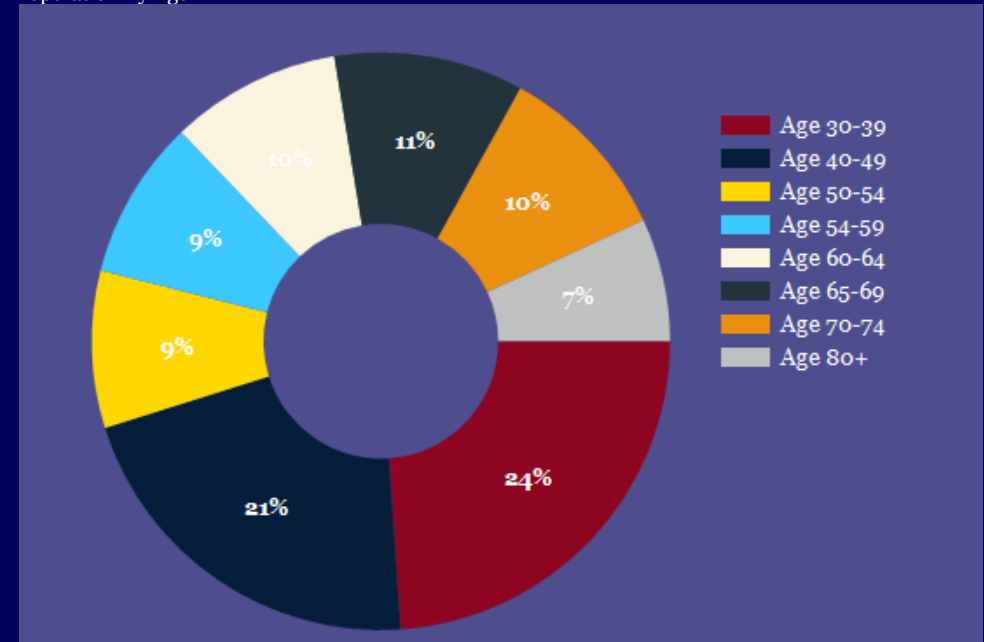


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	529	1,333	1,903
2026 Population Age 35-39	496	1,221	1,808
2026 Population Age 40-44	502	1,261	1,785
2026 Population Age 45-49	408	1,060	1,588
2026 Population Age 50-54	377	1,073	1,629
2026 Population Age 55-59	383	1,097	1,698
2026 Population Age 60-64	409	1,236	1,877
2026 Population Age 65-69	454	1,271	1,907
2026 Population Age 70-74	433	1,299	1,888
2026 Population Age 75-79	295	1,051	1,521
2026 Population Age 80-84	169	649	906
2026 Population Age 85+	158	525	690
2026 Population Age 18+	5,671	15,664	23,055
2026 Median Age	38	42	42
2031 Median Age	40	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,313	\$70,444	\$73,449
Average Household Income 25-34	\$73,949	\$87,399	\$90,335
Median Household Income 35-44	\$64,298	\$82,750	\$85,544
Average Household Income 35-44	\$86,854	\$105,348	\$107,375
Median Household Income 45-54	\$68,118	\$87,393	\$88,980
Average Household Income 45-54	\$91,263	\$108,036	\$109,389
Median Household Income 55-64	\$57,520	\$75,918	\$77,385
Average Household Income 55-64	\$77,914	\$96,041	\$97,799
Median Household Income 65-74	\$50,231	\$62,479	\$61,696
Average Household Income 65-74	\$63,558	\$78,876	\$78,587
Average Household Income 75+	\$55,906	\$61,832	\$61,352

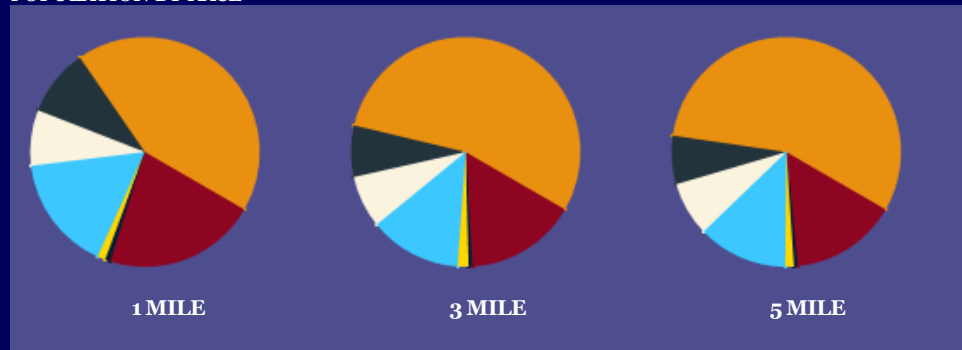
Population By Age



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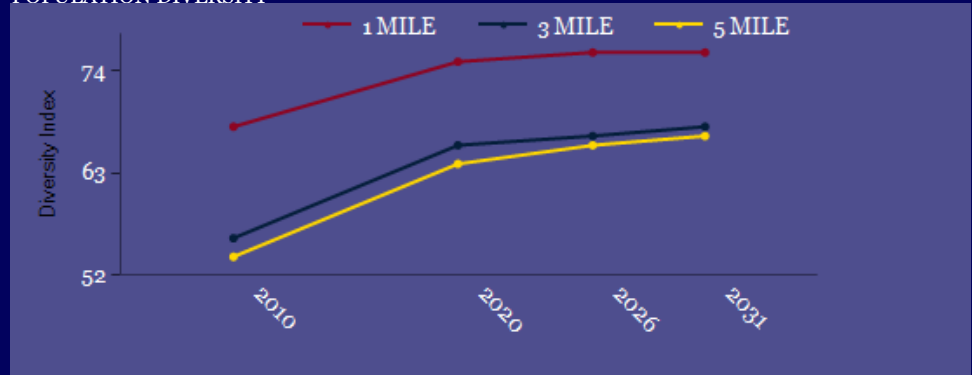
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	68	67
Diversity Index (current year)	76	67	66
Diversity Index (2020)	75	66	64
Diversity Index (2010)	68	56	54

POPULATION BY RACE



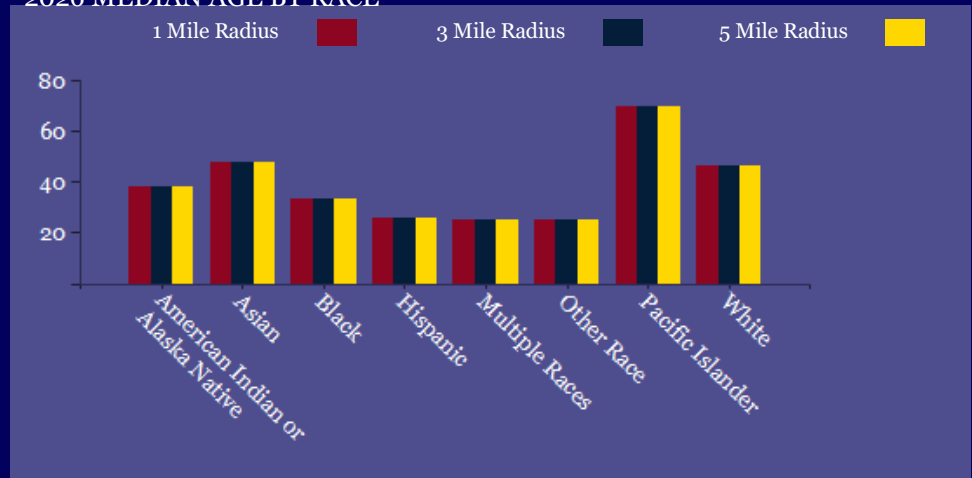
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	22%	16%	15%
American Indian	1%	1%	1%
Asian	1%	2%	1%
Hispanic	16%	13%	13%
Multiracial	8%	7%	8%
Other Race	9%	7%	7%
White	43%	55%	56%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	34
Median Asian Age	48	45	46
Median Black Age	33	36	37
Median Hispanic Age	26	26	26
Median Multiple Races Age	25	26	25
Median Other Race Age	25	26	26
Median Pacific Islander Age	70	68	33
Median White Age	47	50	50

2026 MEDIAN AGE BY RACE



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