

MIXED-USE PROPERTY
FOR SALE

124 CLINTON ST

Delaware City, DE 19706

Sean McNeice
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PROPERTY DESCRIPTION

Discover a unique opportunity in historic Delaware City! This 4,096 +/- SF mixed-use commercial building sits on 0.11 +/- acres and offers a rare live/work setup. The upper level presents the opportunity to complete the transformation to be an open, creative loft-style apartment—ideal for artists, designers, or entrepreneurs seeking an inspiring live-in workspace. The ground floor features a flexible open-concept area, perfect for retail, office, studio, or service-based businesses. Additionally, there is an established tenant—a glass blower—with approximately three years remaining on their lease in the rear portion of the building, providing immediate rental income for the new owner.

Strategically located near the popular Fort Delaware State Park ferry launch and Dolly Smackers, the property benefits from strong foot traffic and consistent tourism.

SALES & LEASING

Please contact Sean McNeice at 302.753.4175 for additional information!

PROPERTY HIGHLIGHTS

- 4,096 +/- SF situated on 0.11 +/- Acres
- Ground-level Commercial Space — ideal for Multiple Uses. Upper-level potential Creative Loft-Style Apartment
- Rear Tenant Occupies 725 +/- SF with 3 Years Remaining on Lease, Generating \$1,100/month in Rental Income
- Located in the heart of Delaware City's historic district, and minutes from Fort Delaware and Seasonal Ferry Access

OFFERING SUMMARY

REDUCED Sale Price:	\$570,000
Lot Size:	0.11 +/- AC
Building Size:	4,096 +/- SF

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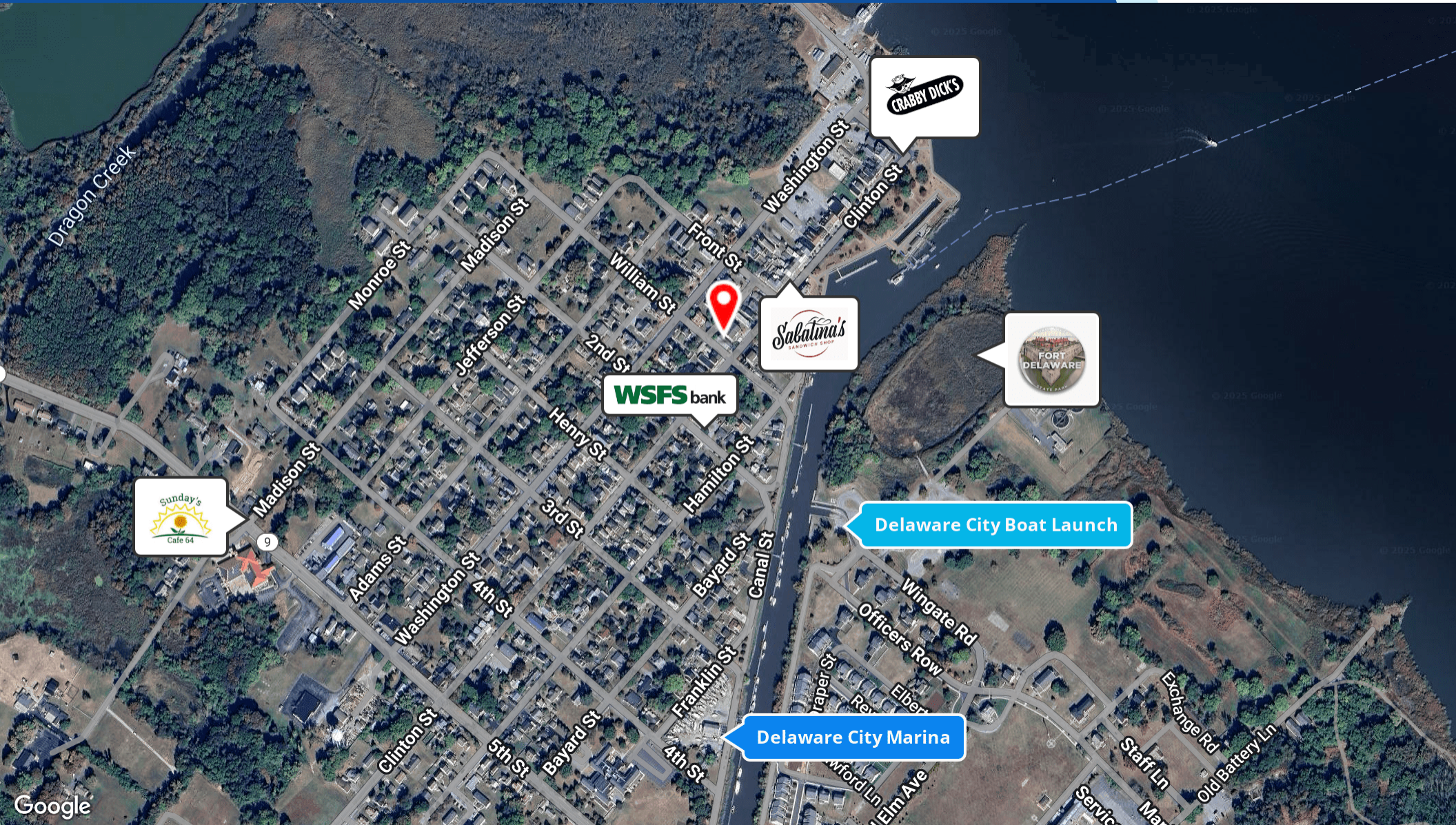
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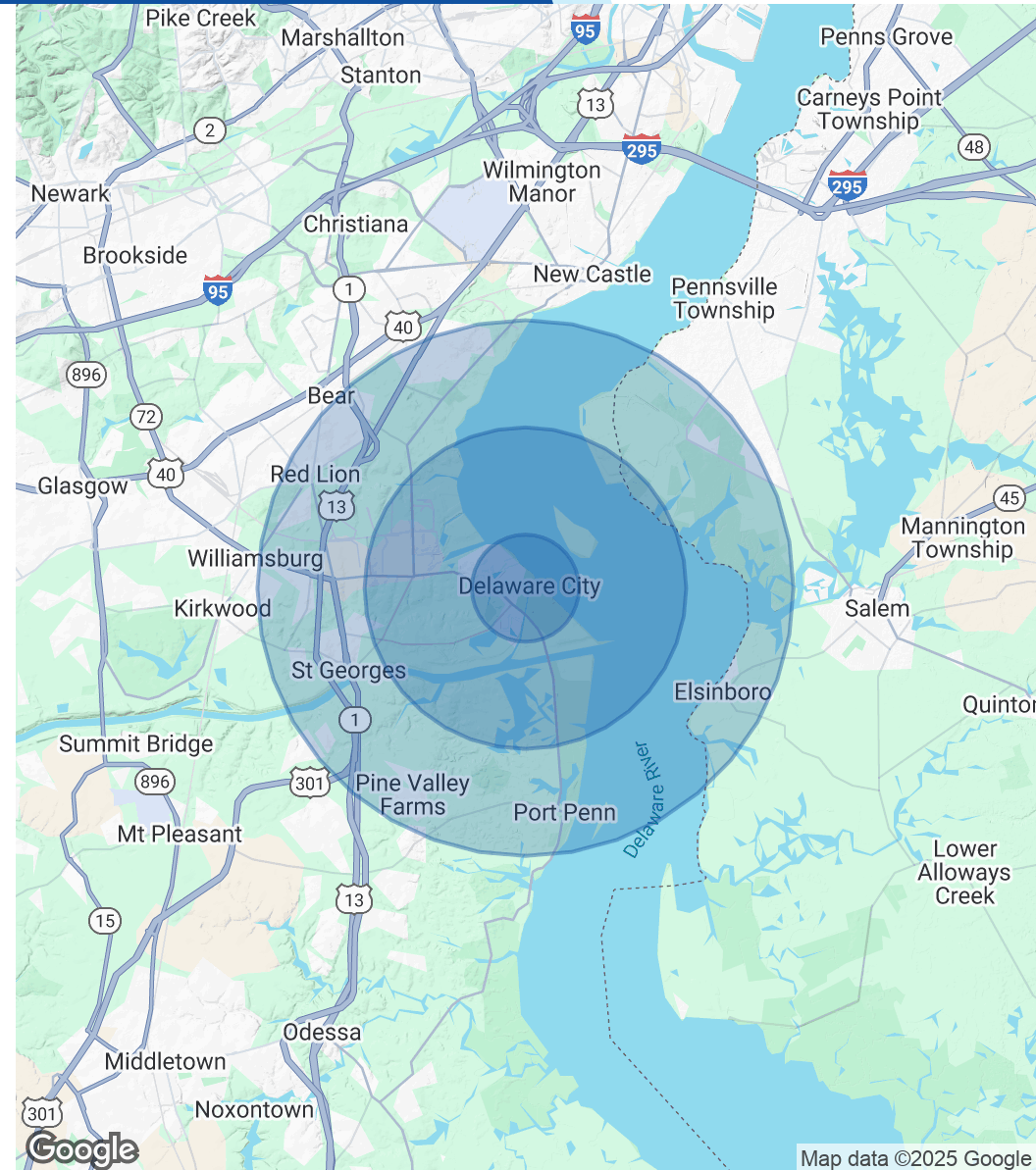
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,899	2,794	22,312
Average Age	42	42	41
Average Age (Male)	42	42	41
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	760	1,072	8,099
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$85,681	\$101,611	\$120,051
Average House Value	\$300,686	\$343,809	\$390,521

Demographics data derived from AlphaMap



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