

Brittany Danahy, CCIM

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MILLVILLE SQUARE

35246 ATLANTIC AVENUE, MILLVILLE, DE 19970

BRAND NEW RETAIL/OFFICE FOR LEASE



18949 COASTAL HWY SUITE 304 \ REHOBOTH BEACH, DE 19971 \ \ DSMRE.COM



MILLVILLE SQUARE

35246 Atlantic Avenue
Millville, DE 19970

BRAND NEW RETAIL/OFFICE SPACE

FOR LEASE

PROPERTY DESCRIPTION

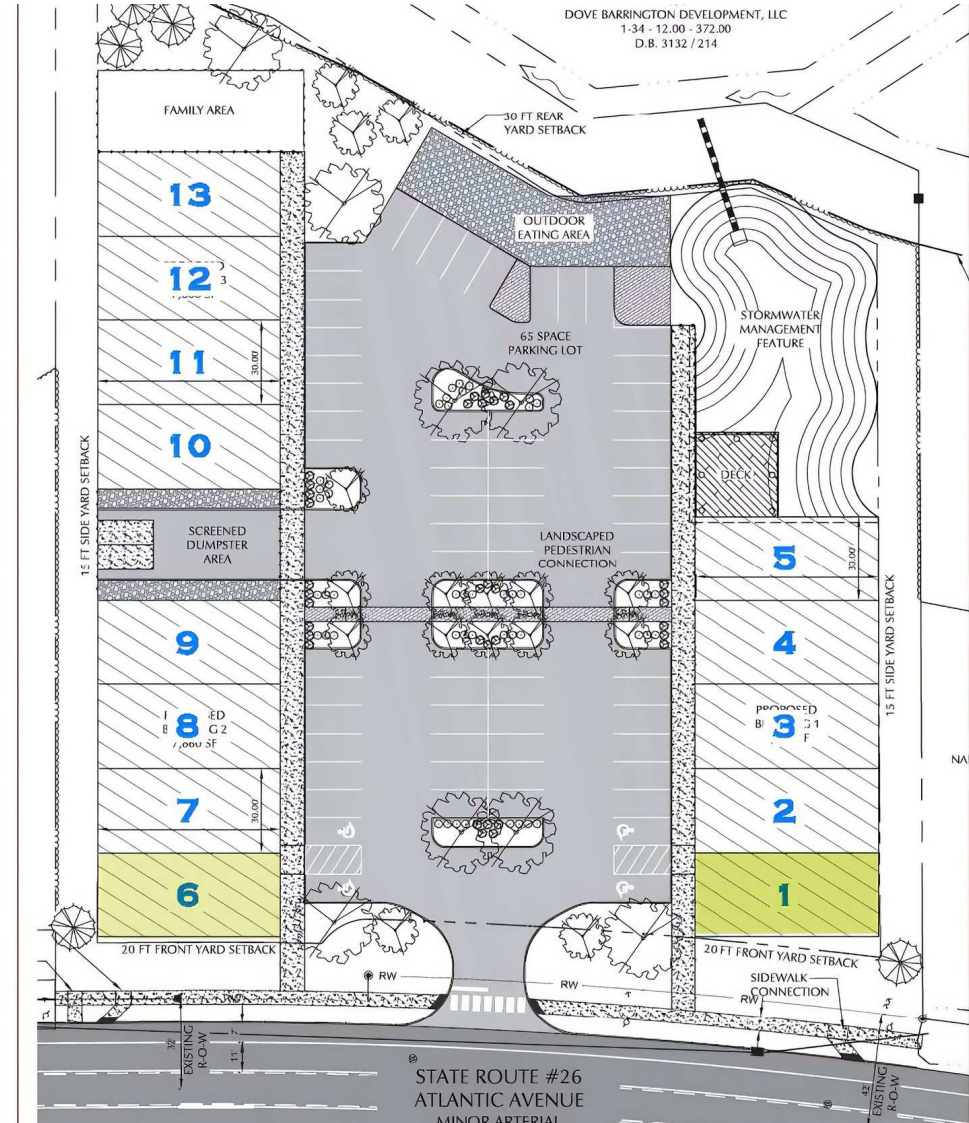
Act now to be included in the newly constructed Millville Square Commercial Center! Only two endcap units remain in the +/-25,545sf Center fronting Route 26 (Atlantic Ave) in the established and growing market of Millville, DE. Construction is complete and excited tenants including a full-service gym, Pilates studio, nail salon, law office, medical office and a virtual reality entertainment group are finalizing their fit-out.

The project is serviced by Tidewater (water), Delmarva Power (electric), Town of Millville (sewer) and DelDOT entrances are in place.

AVAILABLE UNITS - IMMEDIATE DELIVERY!

- **Unit 1:** 1,965 SF
- **Unit 6:** 1,965 SF
- **Lease Rate:** \$32/SF, NNN
- CAM estimated to be \$4.00/SF Year 1
- Space will be delivered as a Vanilla Shell per Landlord Work letter

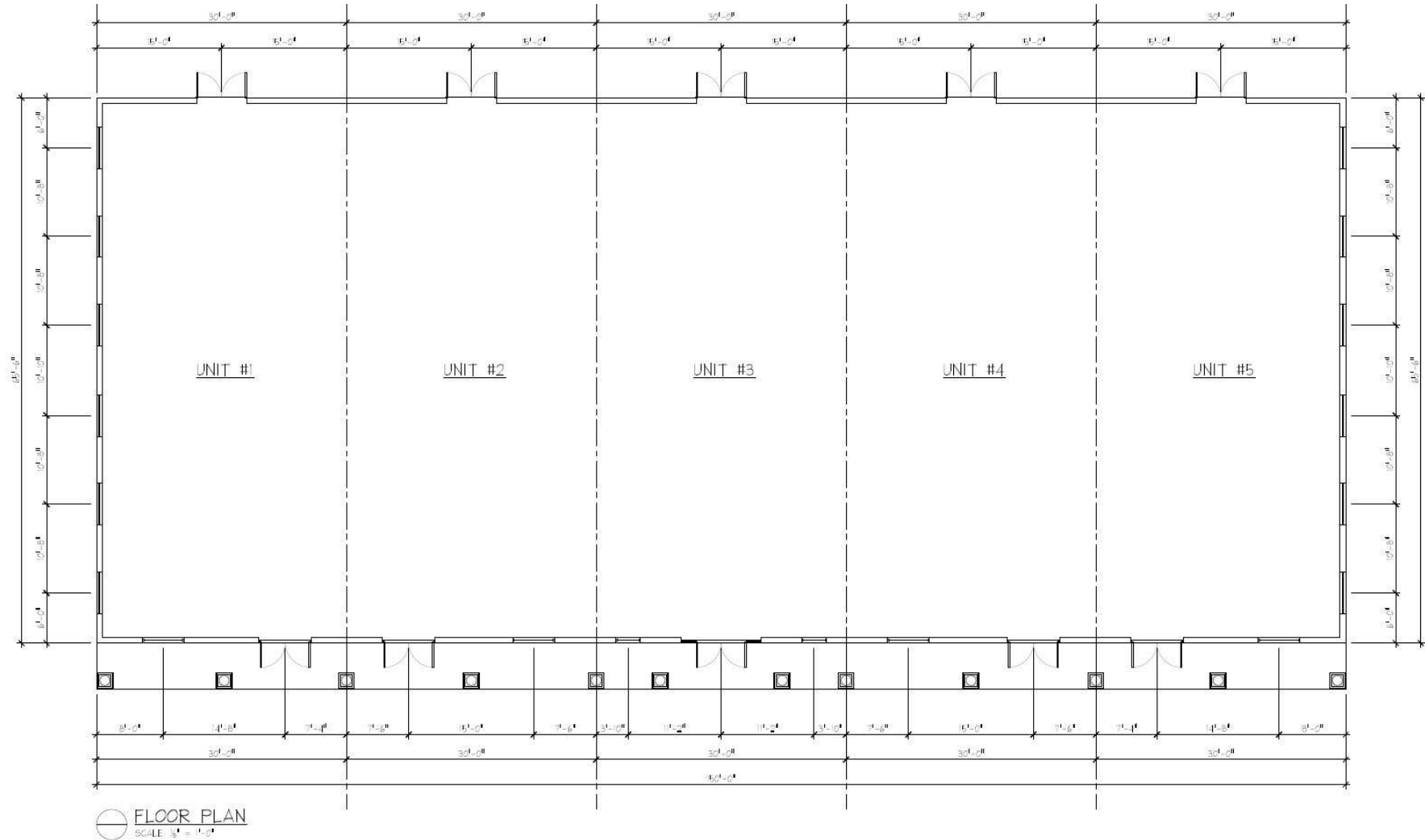
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,401	13,475	25,974
Total Households	1,757	12,876	28,979
Average HH Income	\$52,690	\$47,310	\$43,824
Median Age	59.3	60.1	60.8



For More Information, Contact:

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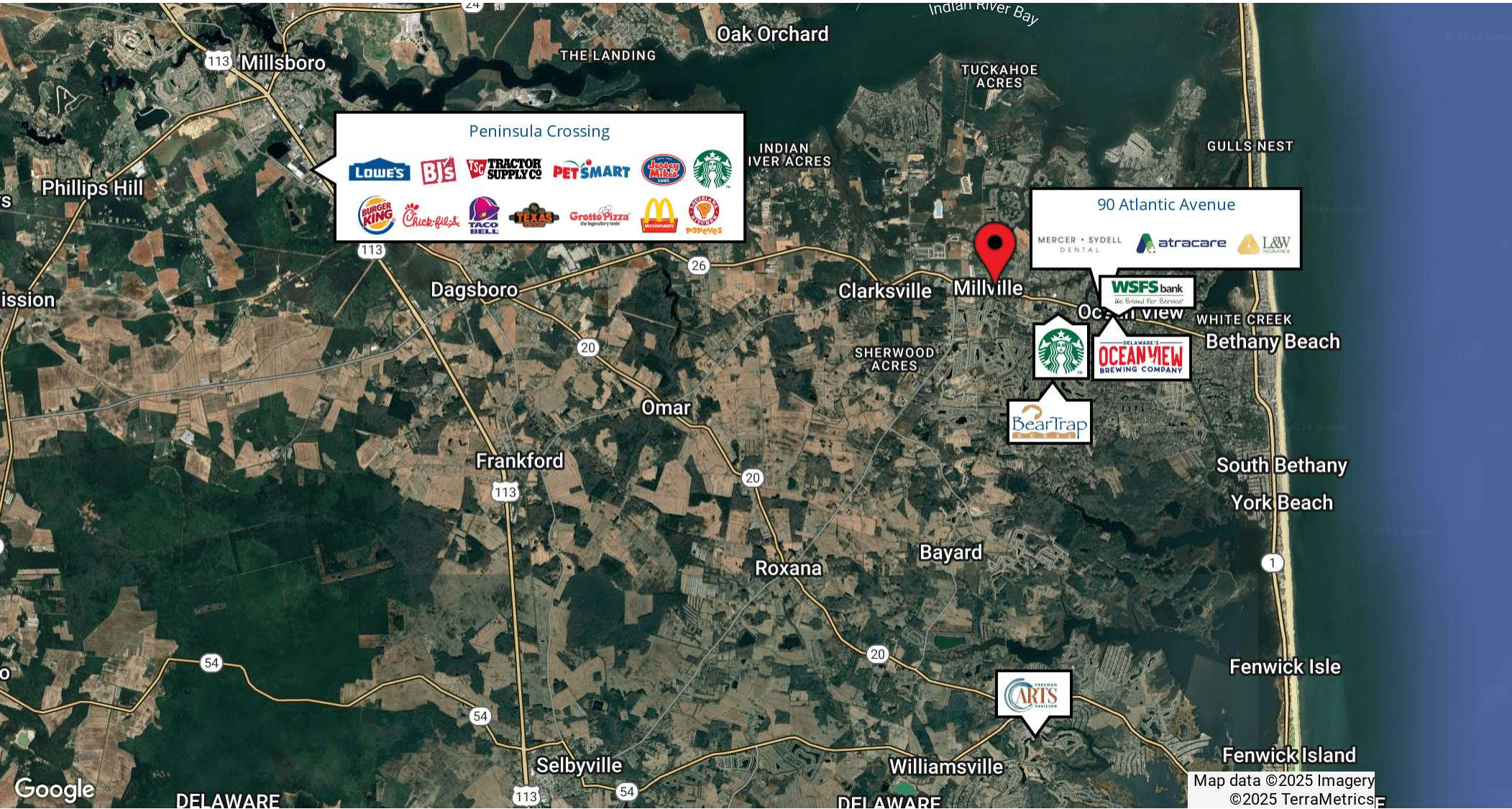
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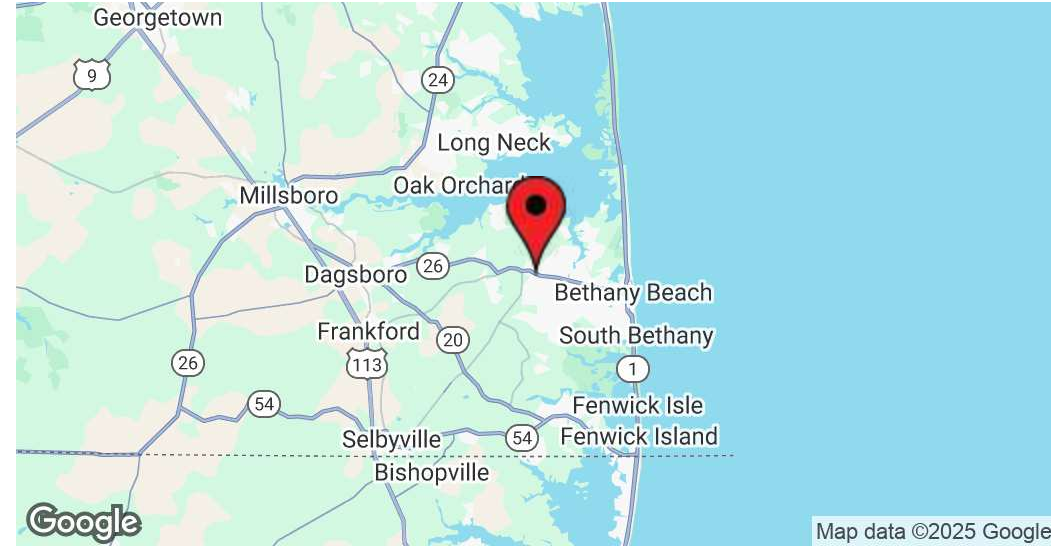
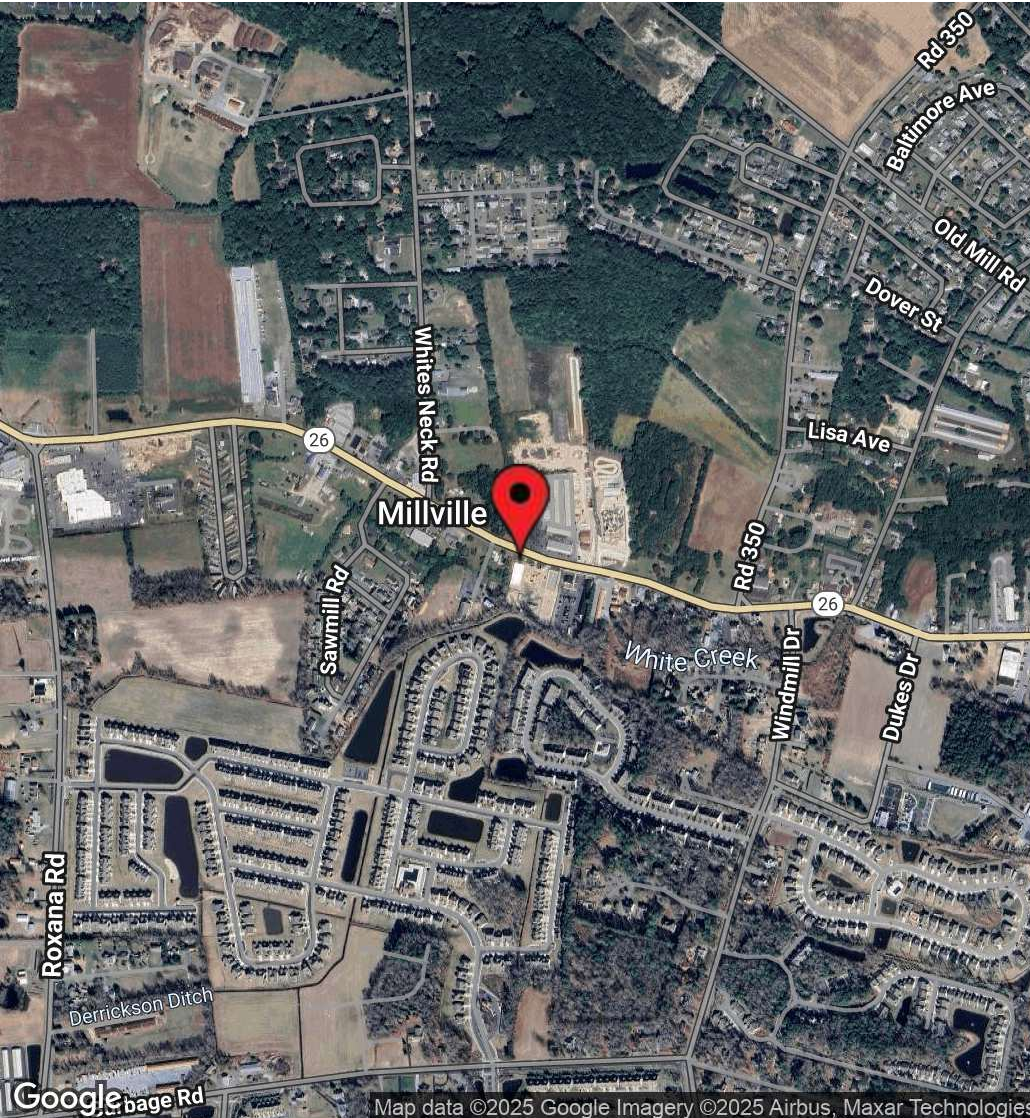


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Map data ©2025 Google

TRAVEL TIMES	MINUTES	MILES
To Bethany Beach	9	3.5
To Route 113, Millsboro	13	8
To Fenwick Island	15	9
To Dewey Beach	20	14

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