

501 HARFORD STREET W
MILFORD, PA
18337



RETAIL PROPERTY IN THRIVING TOURIST DESTINATION & COMMERCIAL HUB FOR LEASE AT **\$12/SF NNN**

Angel Commercial, LLC, acting as the exclusive commercial real estate broker is pleased to offer for lease a **22,688 SF retail building** at **501 Harford Street W in Milford, PA**. Situated within a prominent tourist destination and commercial center, the property is available at a lease rate of **\$12/SF NNN**.

Situated on **1.94 acres** at a highly visible intersection with over 308 linear feet of frontage on Route 6 and dual curb cuts, this property lies within Milford's Development District (DD) Zone and features two sheltered loading bays, one loading dock, and 121 parking spaces including six handicapped. The building has served as a grocery store since 1983 and is ideally configured for retail use.

Milford is a thriving gateway town positioned at the tri-state border of Pennsylvania, New Jersey, and New York, attracting a steady influx of visitors drawn to nearby natural attractions such as the Pocono Mountains and the Delaware Water Gap National Recreation Area. These renowned destinations welcome thousands of tourists annually, boosting foot traffic and driving demand for goods and services year-round.

This property also benefits from excellent connectivity—just 2.3 miles from I-84—and is surrounded by a dynamic mix of national retailers, including Walmart, Rite Aid, McDonald's, Dunkin, and Walgreens. A Gulf gas station directly across the street further contributes to the high-traffic location, reinforcing the property's strong potential for commercial success. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL INFORMATION

Lease Rate:	\$12/SF NNN
Real Estate Taxes:	\$51,097.73 (2025)

THE SITE

Building Size:	22,688 SF
Space Available:	22,688 SF
Land:	1.94 Acres
Zoning:	Development District (DD)
Year Built:	1970, Renovated 1986
Construction:	Steel / Concrete Block
Stories:	One
Tenancy:	Single

FEATURES

Traffic Count:	18,341 Average Daily Volume
Parking:	121 Surface Spaces (6 Handicapped)
Ceiling Height:	25'
Loading:	Two Covered Loading Platforms, One Loading Dock

UTILITIES

Water/Sewer:	City/Septic System
A/C:	Central Air Conditioning
Heating:	Gas
Power:	120/208 Volt, 1,600 amps, Three-Phase, Four-Wire

DEMOGRAPHICS THREE MILES FIVE MILES

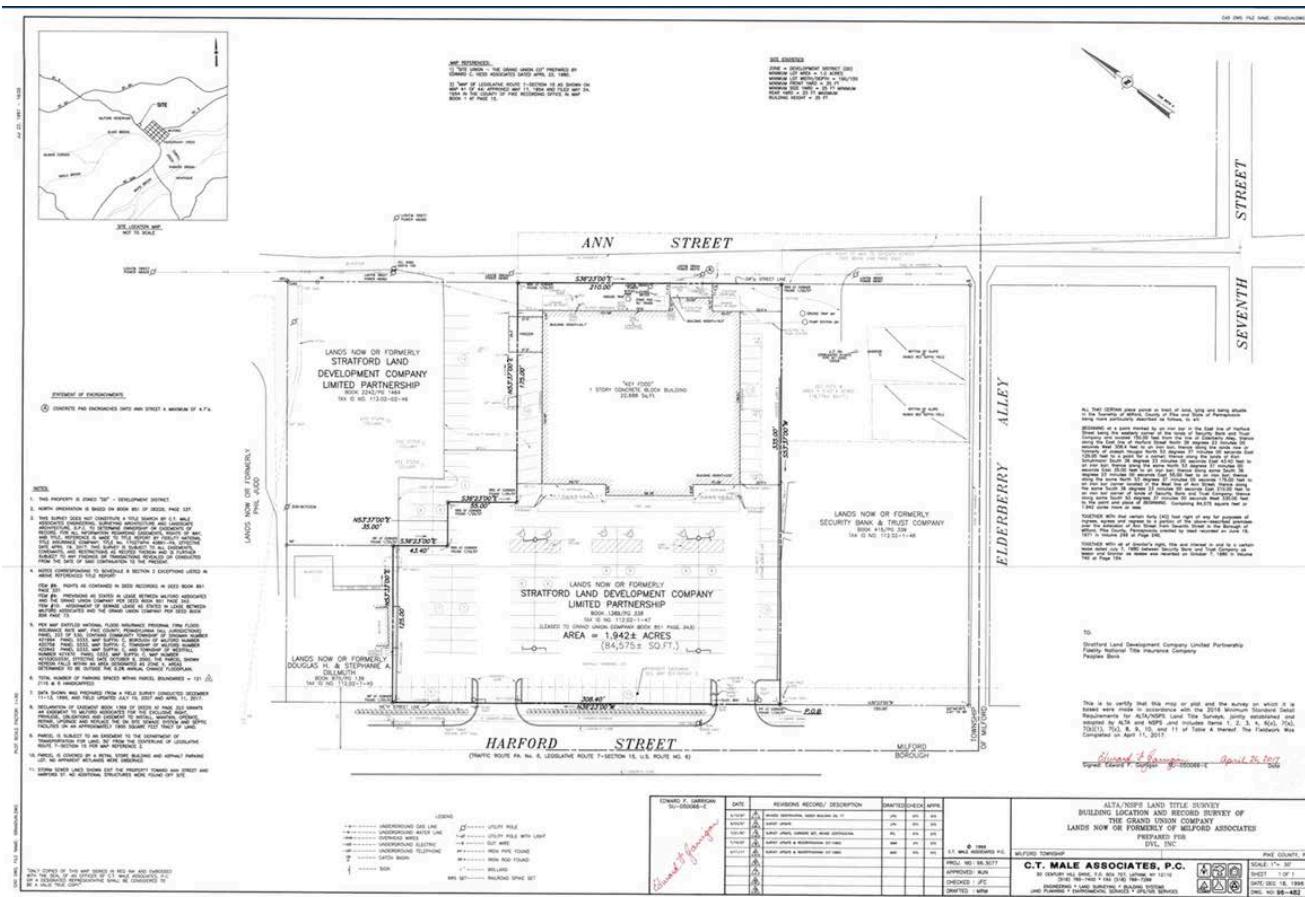
Population:	16.7k	21.3k
Median HH Income:	\$92.7k	\$93.9k



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SITE PLAN



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