

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

Property Overview

Highly visible commercial property now available for sale along Miller Road. The property sits amid strong residential density, established businesses, and major traffic routes, offering exceptional exposure and convenience. This professionally managed, two-story office building features elevator access and is owned by a landlord who takes great pride in maintaining the property to a high standard. Positioned just minutes from I-95, the site provides outstanding regional connectivity—approximately 18 miles to Philadelphia International Airport, 25 miles to Center City Philadelphia, and only about 10 minutes to Center City Wilmington.



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Highlights

- Total square footage: +/- 12,836 square feet.
- Total acreage: 0.76 acres
- Ideal for office, service, or professional use.
- Ample parking.
- Elevator served.
- Convenient location minutes from Concord Pike and I-95, in the heart of North Wilmington/Brandywine Hundred.
- Flexible layouts to accomodate various business types.
- Ample parking for customers and staff.
- Strong visibility and easy access.
- Surrounded by thriving neighborhoods and established commercial activity.
- High end Finishes - glass walled conference room, great window lines, large open meeting space, call center space, dock access and more!



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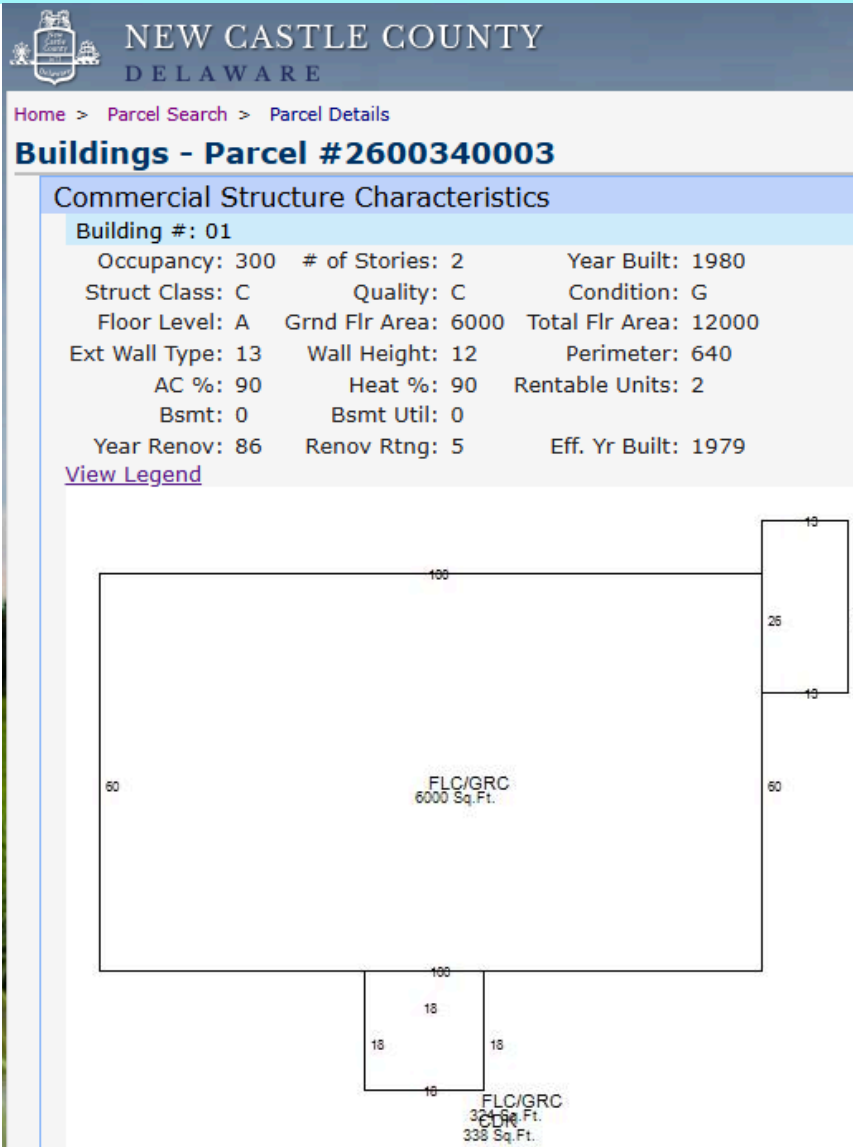


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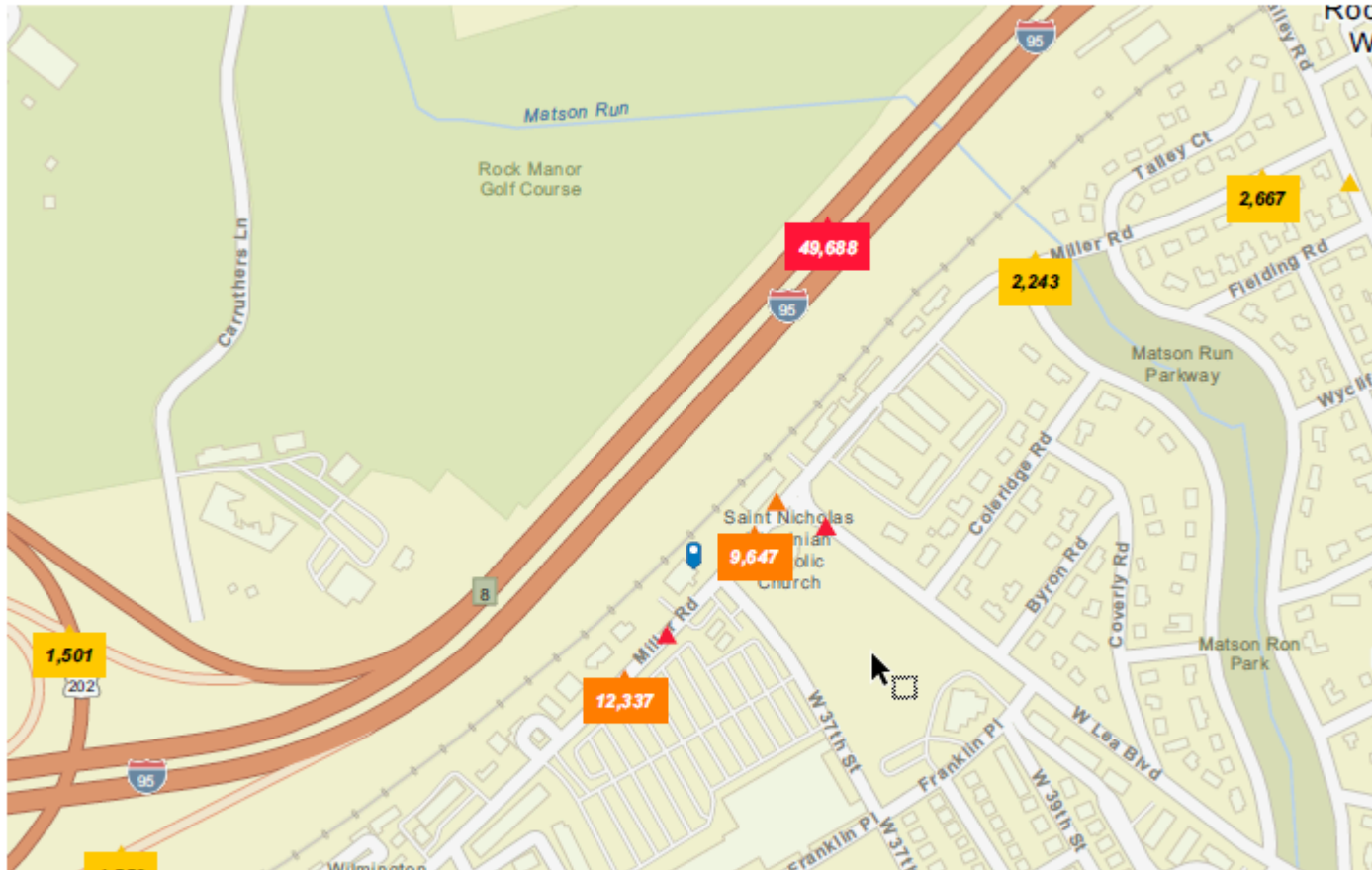
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Traffic Count Map - Close Up

4001 Miller Rd, Wilmington, Delaware, 19802

Rings: 1, 3, 5 mile radii



Average
Daily
Traffic
+/- 12,33

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LEASE
4001 Miller Road
Wilmington, DE 19802

ASKING
\$1.5 Million

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|----------|----------|----------|
| 2010 Population | 15,791 | 104,266 | 190,254 |
| 2020 Population | 15,656 | 105,907 | 194,621 |
| 2025 Population | 15,437 | 107,760 | 196,691 |
| 2030 Population | 15,409 | 108,331 | 196,643 |
| Households | | | |
| 2010 Total Households | 6,280 | 42,903 | 76,022 |
| 2020 Total Households | 6,474 | 45,064 | 79,962 |
| 2025 Total Households | 6,606 | 47,239 | 82,939 |
| 2030 Total Households | 6,688 | 48,327 | 84,333 |
| 2010-2020 Annual Rate | 0.30% | 0.49% | 0.51% |
| 2020-2025 Annual Rate | 0.39% | 0.90% | 0.70% |
| 2025-2030 Annual Rate | 0.25% | 0.46% | 0.33% |
| 2025 Average Household Size | 2.30 | 2.22 | 2.32 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$43,843 | \$50,786 | \$50,645 |
| 2030 Per Capita Income | \$49,362 | \$56,940 | \$57,048 |
| 2025-2030 Annual Rate | 2.40% | 2.31% | 2.41% |

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Household Income

\$66.2k

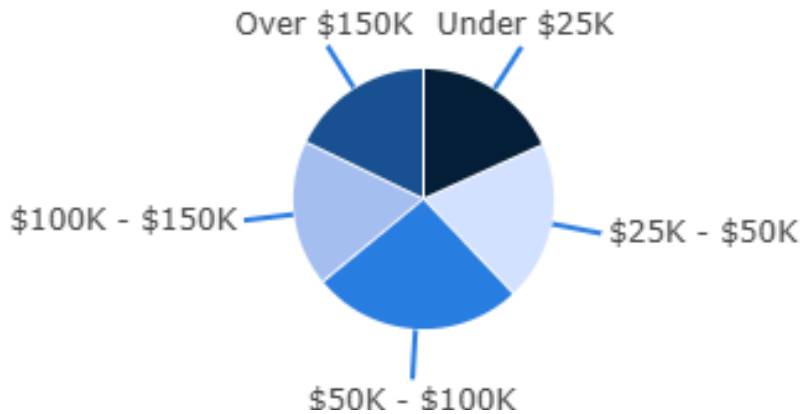
Median Income

\$78.7k

2028 Estimate

↑ 19%

Growth Rate



Age Demographics

42

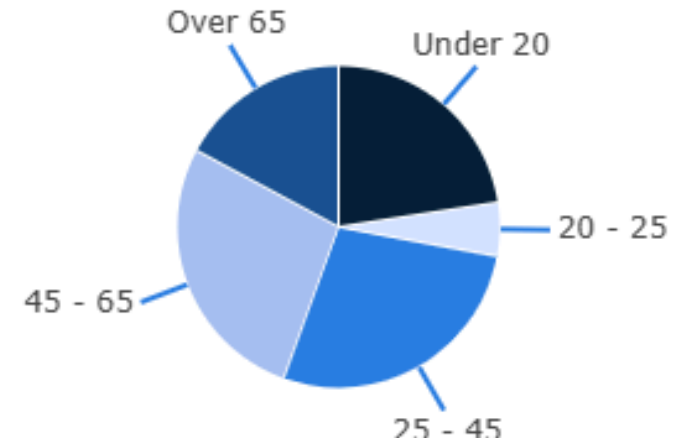
Median Age

44

2028 Estimate

↑ 3%

Growth Rate



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