

FOR LEASE

# Railway Station

RETAIL | 31308 RAILWAY ROAD | MILLVILLE, DE 19967



## OFFERING SUMMARY

Available SF:	1,299 SF
Year Built:	2023
Building Size:	5,168 SF

## PROPERTY OVERVIEW




Railway Station is a 5,168 square foot newly constructed, retail building that is home to T-Mobile, Domino's Pizza and is ready for additional occupancy. There is 1,299 square feet available.

## PROPERTY HIGHLIGHTS

- Excellent frontage and exposure along Atlantic Avenue (Route 26)
- Located to capture "going to the beach" traffic, corner of Rt.26 & 350
- Average of 16,304 cars per day pass by this site
- Maximum size 1,299 square feet
- Brand new construction

**PETTINARO**

### PETTINARO.COM

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### CORPORATE OFFICES

234 North James Street  
Newport, DE 19804  
302.999.0708

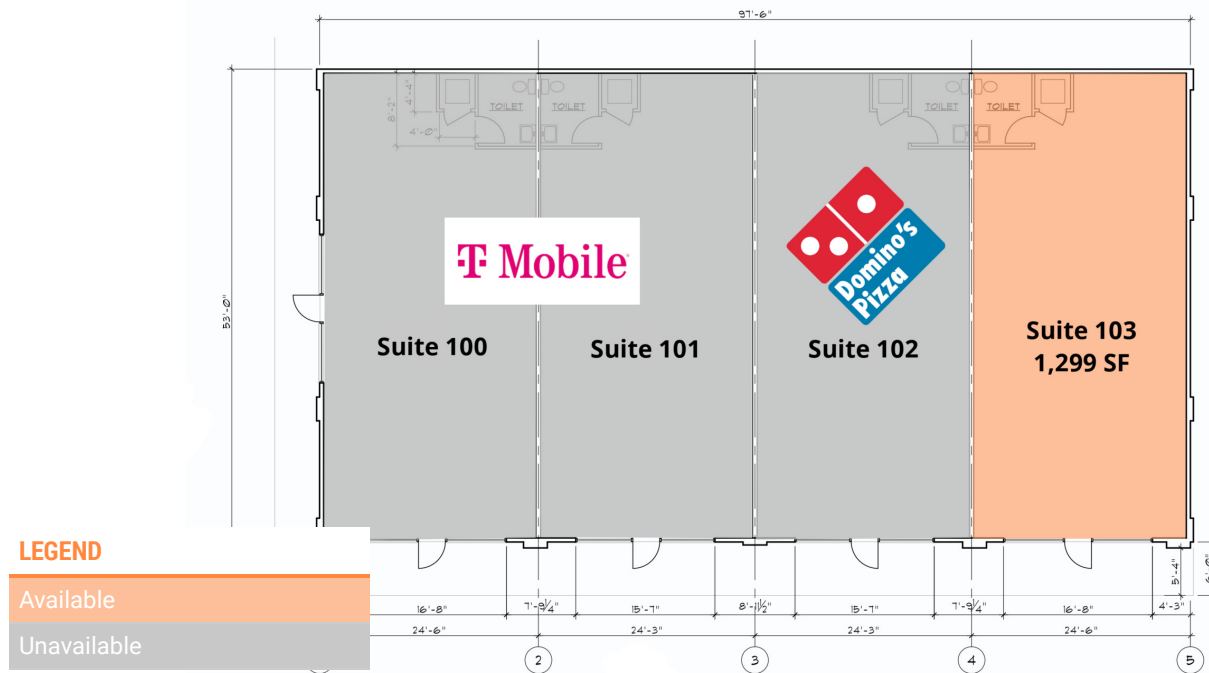
### LEASING INQUIRIES

Timothy "TJ" Spencer, CCIM  
Director of Retail Leasing  
302.999.0708  
tjspencer@pettinaro.com

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,299 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 103	Available	1,299 SF	NNN	Negotiable



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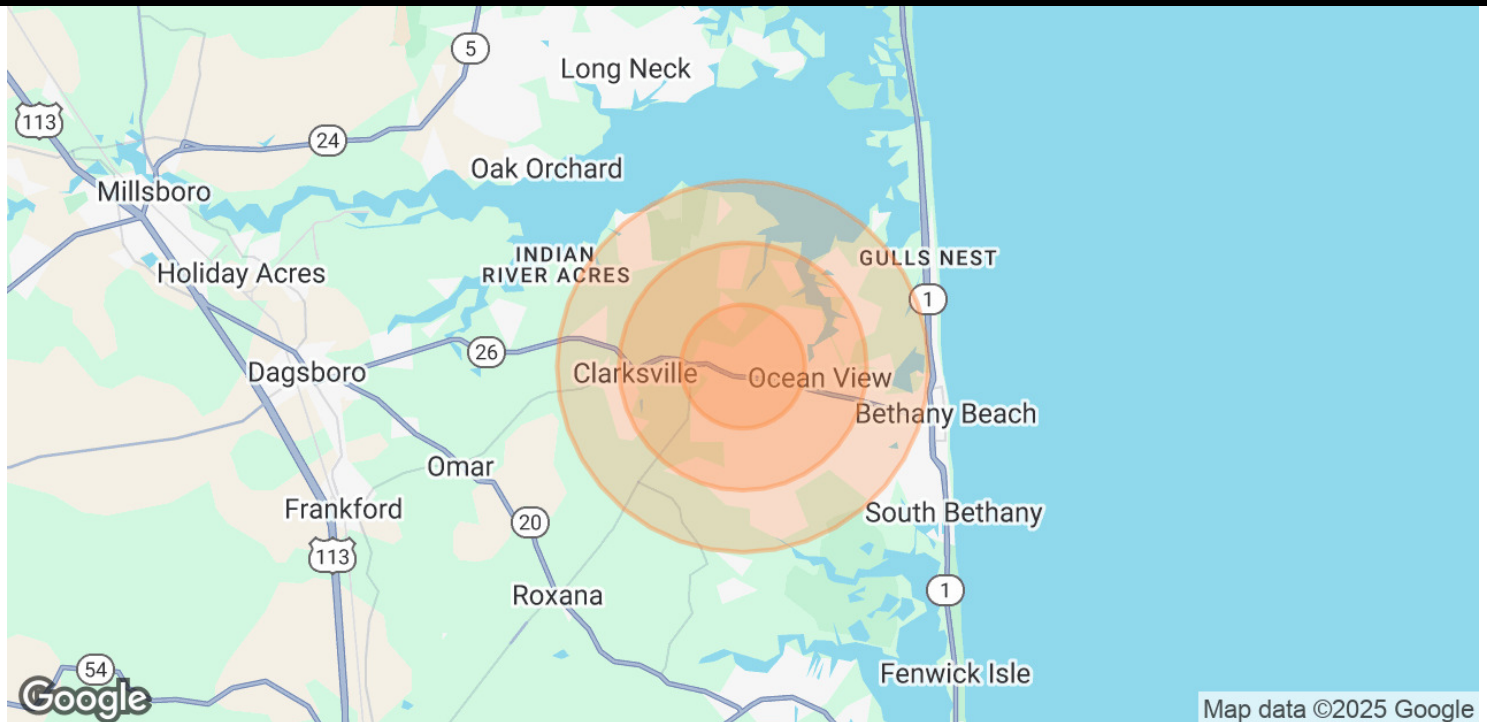
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,844	8,383	13,705
Average Age	58.6	59.6	60.4
Average Age (Male)	58.6	60.1	61.2
Average Age (Female)	58.4	58.8	59.6

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,088	7,344	13,793
# of Persons per HH	1.4	1.1	1.0
Average HH Income	\$52,759	\$49,443	\$46,208
Average House Value	\$337,929	\$352,044	\$374,365

\* Demographic data derived from 2020 ACS - US Census

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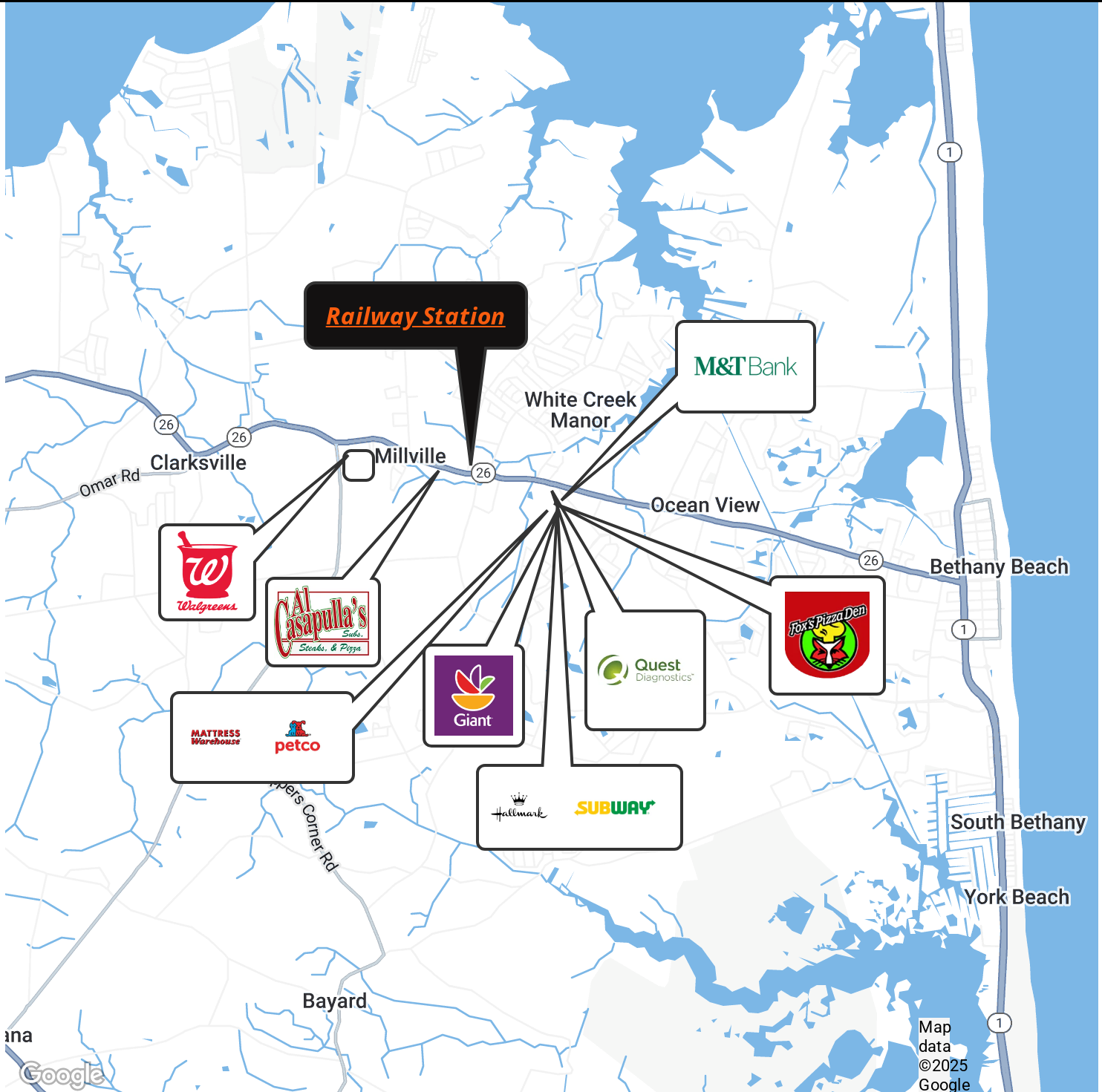
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