

Turn-key Medical Office Space



FOR LEASE | FREESTANDING TWO-STORY MEDICAL OFFICE WITH PYLON SIGNAGE

28312 Lewes Georgetown Hwy
Milton, DE 19968

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DSM
COMMERCIAL

THE SPACE

Location	28312 Lewes Georgetown Hwy Milton, DE 19968
County	Sussex
Available SF	3,000 SF
Lease Rate	\$24/SF NNN
Availability	Immediate

HIGHLIGHTS

- This freestanding ±3,000 SF medical office along Lewes Georgetown Highway (Route 9) offers turn-key space with a functional second-generation medical buildout. The two-story layout includes exam rooms, private offices, and flexible areas that can be easily adapted or divided to meet tenant needs. The property will be delivered as-is, broom-swept and is available for immediate occupancy. Tenants benefit from direct access, strong Route 9 visibility, and prominent pylon signage along the corridor.
- Freestanding building offering exclusive tenant identity
- Functional layout supporting efficient patient circulation
- Ideal for specialty practices seeking dedicated space
- Consistent regional demand for medical services in eastern Sussex County
- Strong fit for users needing private offices + multiple exam rooms
- Stable year-round population supports ongoing patient volume
- Located within a corridor experiencing rapid commercial and residential growth
- Positioned to serve multiple surrounding communities from a single location



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,332	12,383	35,549

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,133	\$106,829	\$116,284

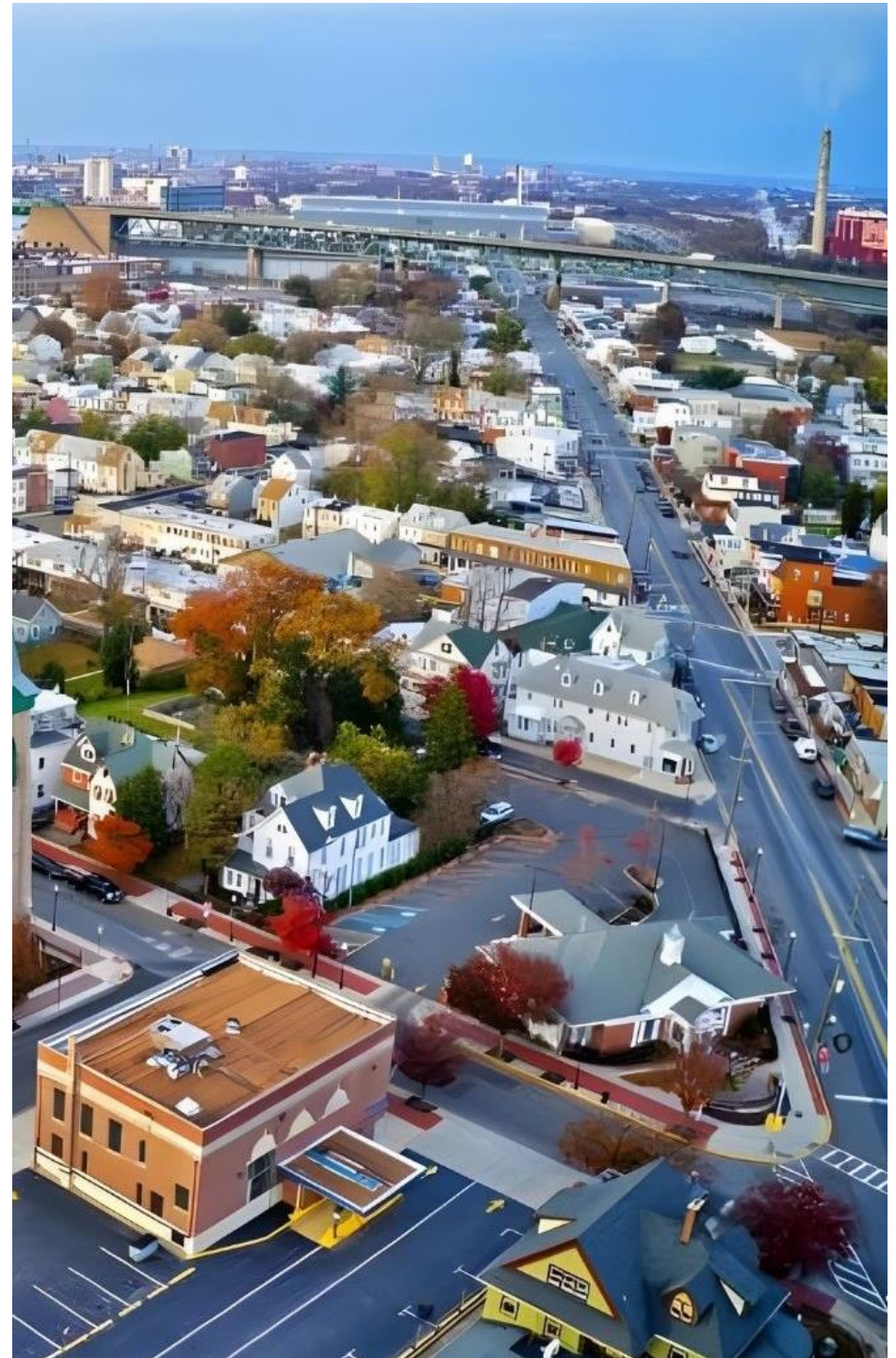
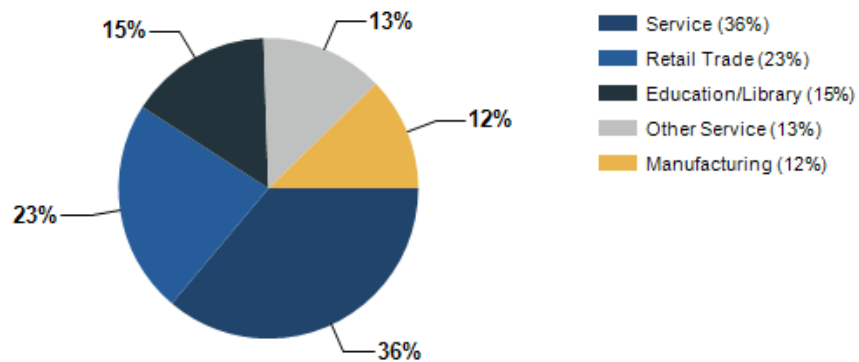
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
617	5,391	16,088

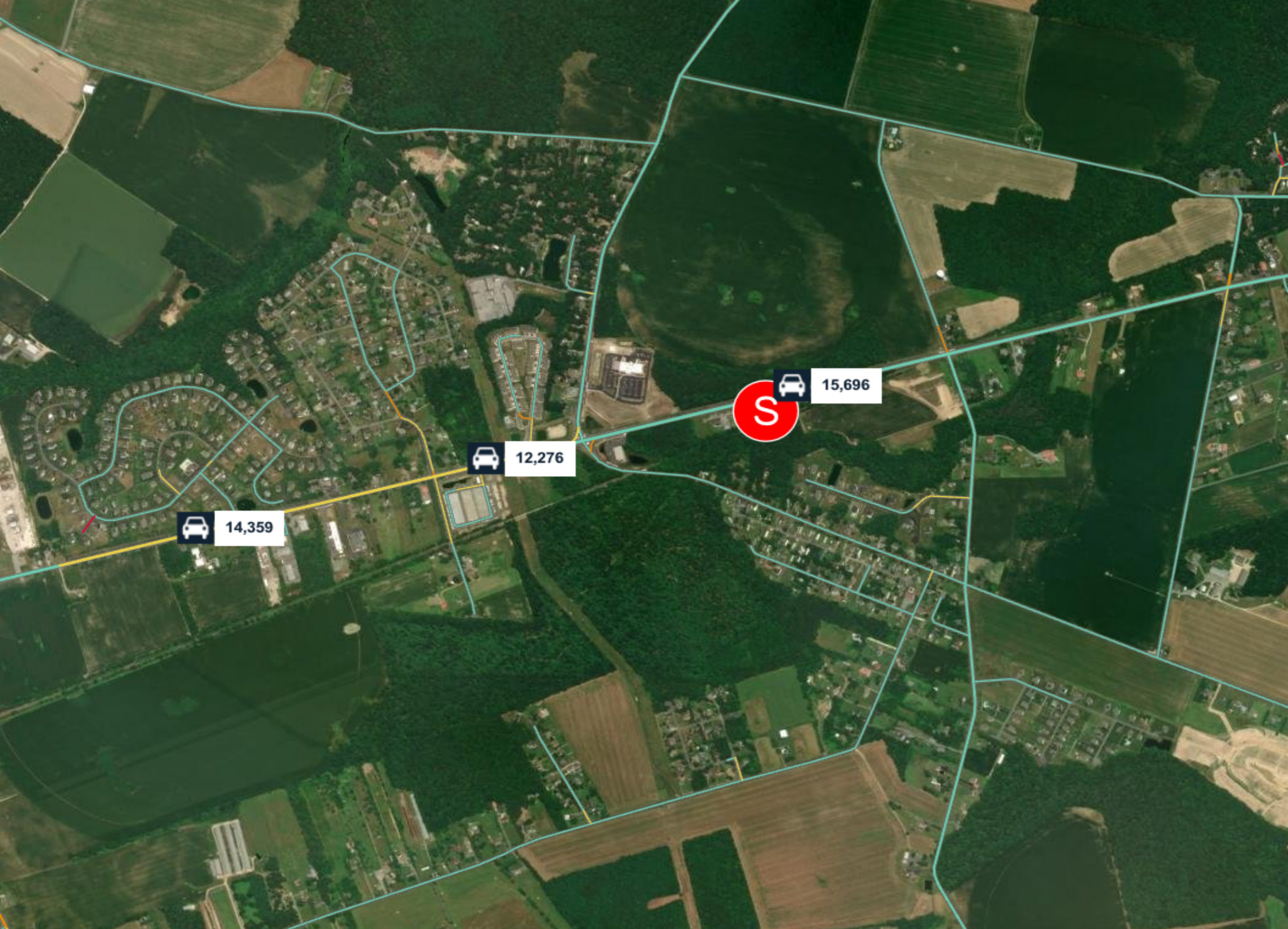
LOCATION HIGHLIGHTS

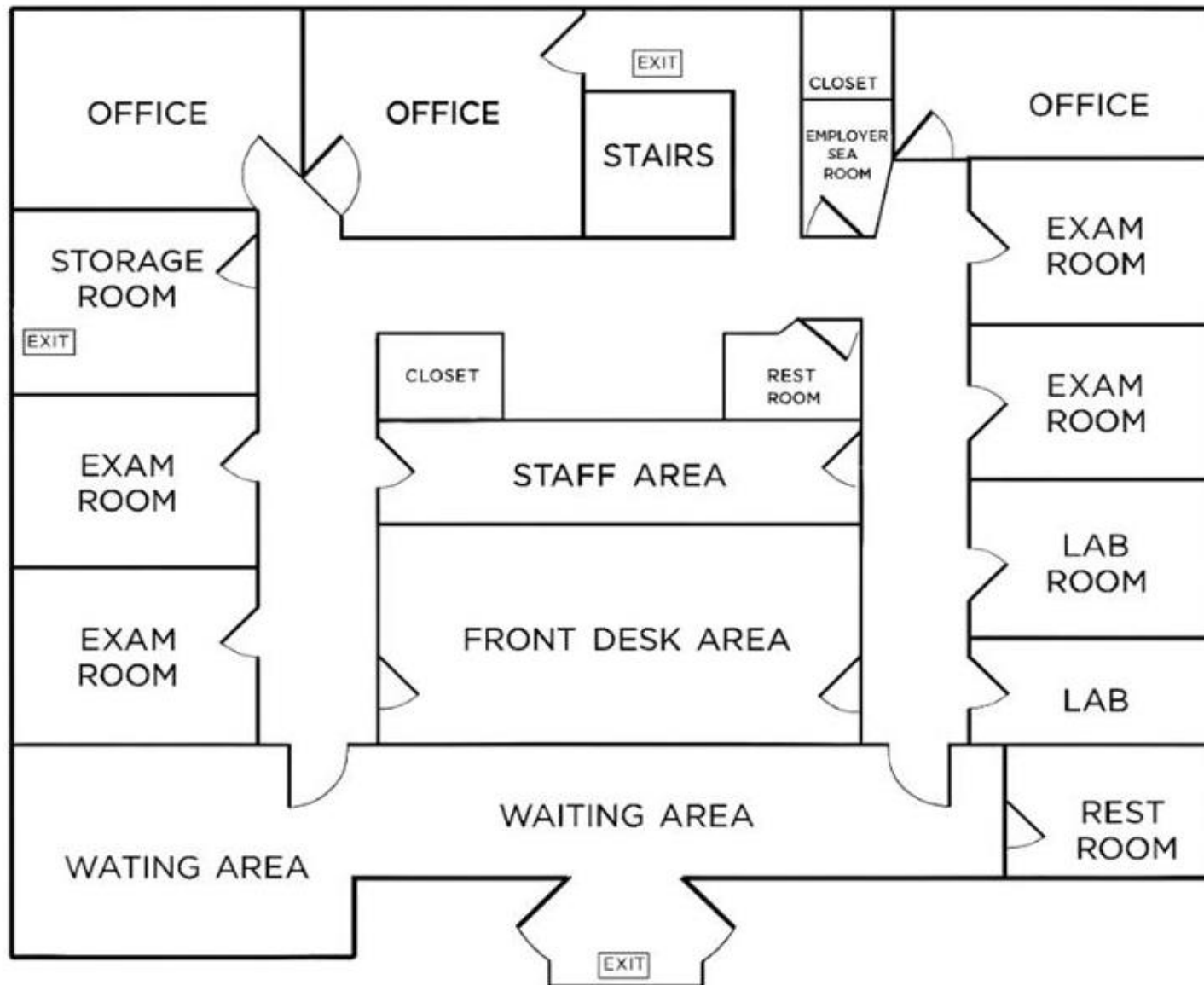
- Strategically positioned along the busy Route 9 corridor serving Milton, Lewes, Harbeson, and Georgetown
- Strong year-round population growth driving increased need for healthcare services
- Minutes from Beebe Healthcare campuses and supporting medical providers
- Dense surrounding residential development supporting stable patient demand
- High traffic counts (15,696 AADT) on Route 9 enhance business exposure for medical users

Major Industries by Employee Count





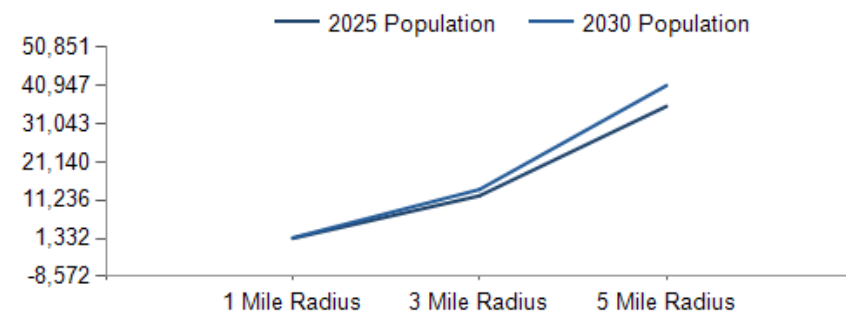




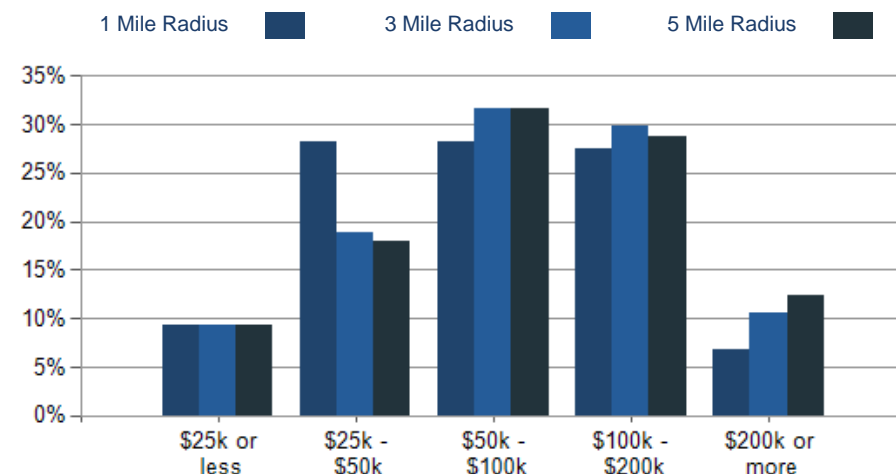


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	700	4,813	12,462
2010 Population	879	6,572	19,173
2025 Population	1,332	12,383	35,549
2030 Population	1,489	14,019	40,947
2025 African American	148	757	1,911
2025 American Indian	11	71	223
2025 Asian	19	223	673
2025 Hispanic	134	831	2,703
2025 Other Race	68	382	1,248
2025 White	968	10,191	29,210
2025 Multiracial	119	758	2,275

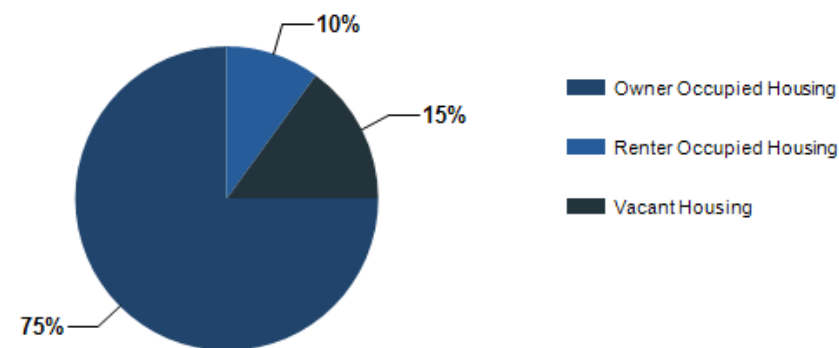
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	314	818
\$15,000-\$24,999	26	189	681
\$25,000-\$34,999	30	262	948
\$35,000-\$49,999	144	751	1,949
\$50,000-\$74,999	94	917	2,613
\$75,000-\$99,999	80	788	2,473
\$100,000-\$149,999	100	976	2,771
\$150,000-\$199,999	70	628	1,842
\$200,000 or greater	42	566	1,991
Median HH Income	\$69,341	\$81,760	\$83,674
Average HH Income	\$92,133	\$106,829	\$116,284



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

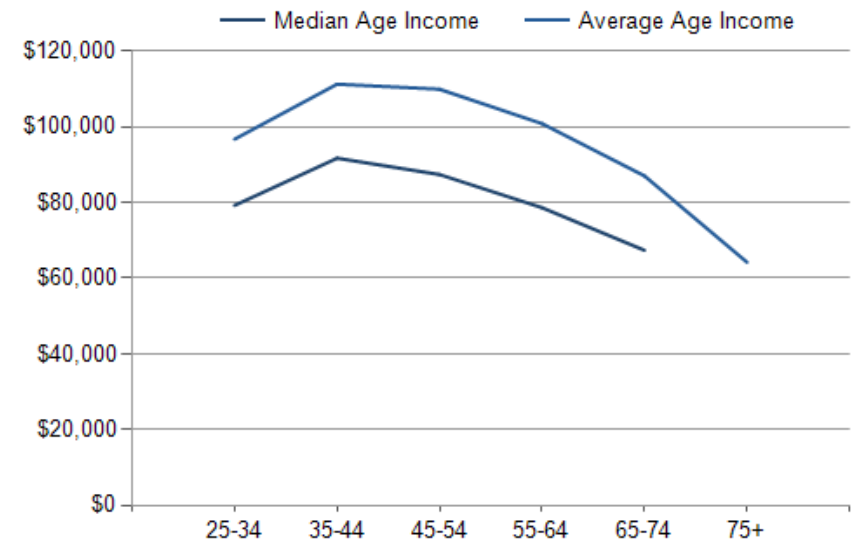
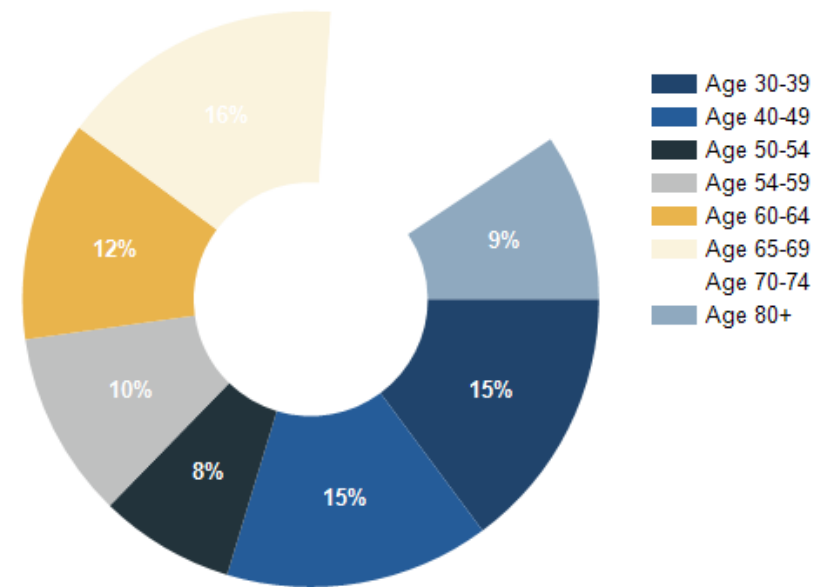


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	61	442	1,371
2025 Population Age 35-39	72	580	1,732
2025 Population Age 40-44	67	598	1,764
2025 Population Age 45-49	66	547	1,633
2025 Population Age 50-54	68	620	1,844
2025 Population Age 55-59	94	775	2,203
2025 Population Age 60-64	111	1,135	3,234
2025 Population Age 65-69	143	1,438	3,917
2025 Population Age 70-74	130	1,474	3,996
2025 Population Age 75-79	84	1,143	3,158
2025 Population Age 80-84	38	551	1,611
2025 Population Age 85+	21	293	891
2025 Population Age 18+	1,096	10,614	30,507
2025 Median Age	52	59	58
2030 Median Age	52	59	58

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,209	\$88,602	\$84,204
Average Household Income 25-34	\$96,728	\$112,044	\$114,523
Median Household Income 35-44	\$91,708	\$110,266	\$112,188
Average Household Income 35-44	\$111,263	\$133,784	\$147,024
Median Household Income 45-54	\$87,387	\$102,685	\$105,559
Average Household Income 45-54	\$109,936	\$127,706	\$143,000
Median Household Income 55-64	\$78,620	\$93,880	\$98,799
Average Household Income 55-64	\$100,840	\$118,497	\$132,085
Median Household Income 65-74	\$67,357	\$82,512	\$85,827
Average Household Income 65-74	\$87,022	\$105,118	\$115,217
Average Household Income 75+	\$64,209	\$77,850	\$79,247

Population By Age



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