



### PROPERTY DESCRIPTION

Join Royal Farms and Grow with us at Cedar Creek Business Park! New warehouse/office development in Milton, DE! Cedar Creek Business Park consists of 44 units, each with a first floor warehouse space with a roll-up door and second floor, walk-up office space. With each building housing six or more units, the ability exists to combine and form up to 10,000 SF for your business needs.

### LOCATION DESCRIPTION

Cedar Creek Business Park is located on the main east/west corridor of Route 16 which connects the Delaware Beach area to all points west. The Route 16/5 intersection is just three miles west of Coastal Highway (Route 1). The Milton Park Center (Food Lion, McDonald's, Walgreen's, Family Dollar) is located directly across Union Street from the property and is a popular stop for beach vacationers and residents alike.

### PROPERTY DETAILS

- **Available:** 1,600-10,000 SF
- **Lease Rate:** TBD
- **Sale Price:** TBD
- **Zoning:** Commercial per Milton Town Code
- **Parking:** Shared parking (+/-65 spaces)
- **Delivery Date:** TBD
- Located in commercial growth area in Milton, DE

DEMOGRAPHICS AT A GLANCE	1 MILE	3 MILES	5 MILES
Total Population	1,154	6,437	13,881
Total Households	489	2,883	6,641
Average HH Income	\$107,416	\$84,802	\$72,399
Average Age	40.3	42.8	42.8



For More Information, Contact:

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## Capitalize on Sussex County's Explosive Growth!

Sussex County Delaware, is on the rise, boasting the fastest-growing population rate in the state! Between 2020 and 2021 alone, the County welcomed approximately 8,600 new residents—a remarkable 3.6% increase and the trend isn't slowing down. Since 2010, Sussex County has experienced an astounding 25% growth rate, solidifying its status as one of the region's most dynamic areas for development. This upward trajectory is driving Milton, DE, to emerge as a key HUB. Take a look at the new development happening in Milton:



**Milton Health Center**

The new Beebe Health Center in Milton, DE, is a modern 40,000-square-foot facility that offers a wide range of services to address non-emergency medical needs, catering to the rapidly growing community in Sussex County.



**McDonald's**

A new McDonald's is under construction in Milton, DE, located in the Food Lion Shopping Center. This modern 4,000-square-foot facility will be bringing fast and convenient dining options to the heart of Milton's growing community.



**Cypress Grove**

Cypress Grove, a highly anticipated residential community, is under development in Milton, DE. Located off Route 16, this community will feature 246 units designed to accommodate the growing demand for housing in Sussex County.



**Milton Village**

Milton Village is a new development taking shape in the heart of Milton, DE. Located on Rt 16, this community will feature 121 residential units, offering a mix of housing options. Milton Village is poised to become a vibrant addition to the growing Milton area.



**Ponders Pointe**

Ponders Pointe, a proposed 235-unit townhouse community is located off Rt 16 west of Milton. The project is estimated to generate 1,740 vehicle trips on an average weekday. Ponders Pointe is planned adjacent to the proposed Milton Village mixed-use development.

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**CEDAR CREEK BUSINESS PARK**

Route 16 @ Cedar Creek Road  
Milton, DE 19966

**WAREHOUSE/OFFICE BUILDING  
FOR LEASE/SALE**



**Sample Proposed Building**



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## CEDAR CREEK BUSINESS PARK

Route 16 @ Cedar Creek Road  
Milton, DE 19966

# WAREHOUSE/OFFICE BUILDING FOR LEASE/SALE

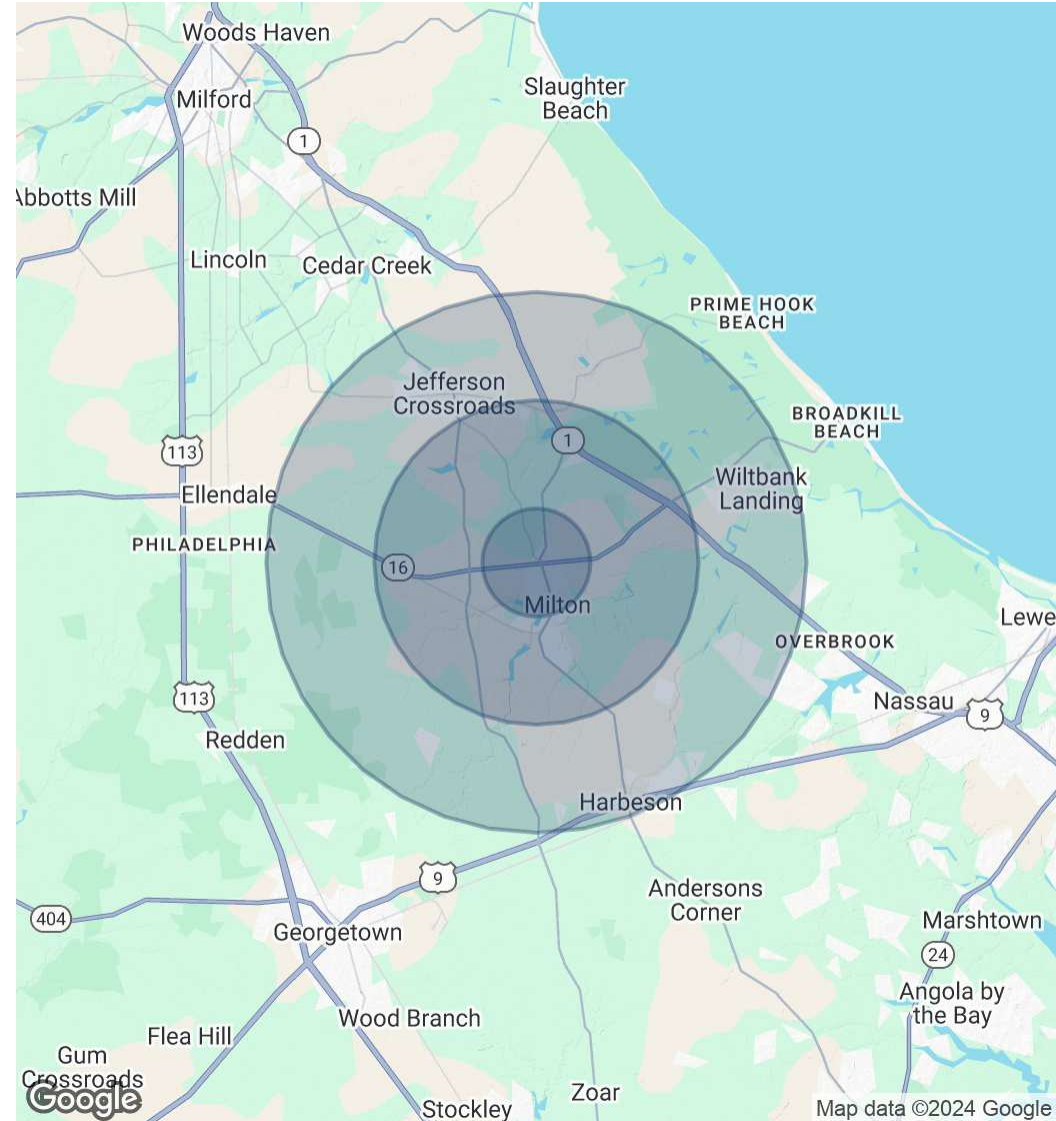


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,154	6,437	13,881
Average Age	40.3	42.8	42.8
Average Age (Male)	37.9	39.5	39.8
Average Age (Female)	42.4	47.2	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	2,883	6,641
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$107,416	\$84,802	\$72,399

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,019	5,515	11,782
Total Population - Black	81	614	1,448
Total Population - Asian	0	12	68
Total Population - Hawaiian	0	0	0
Total Population - American Indian	5	17	26
Total Population - Other	3	19	154

\* Demographic data derived from 2020 ACS - US Census



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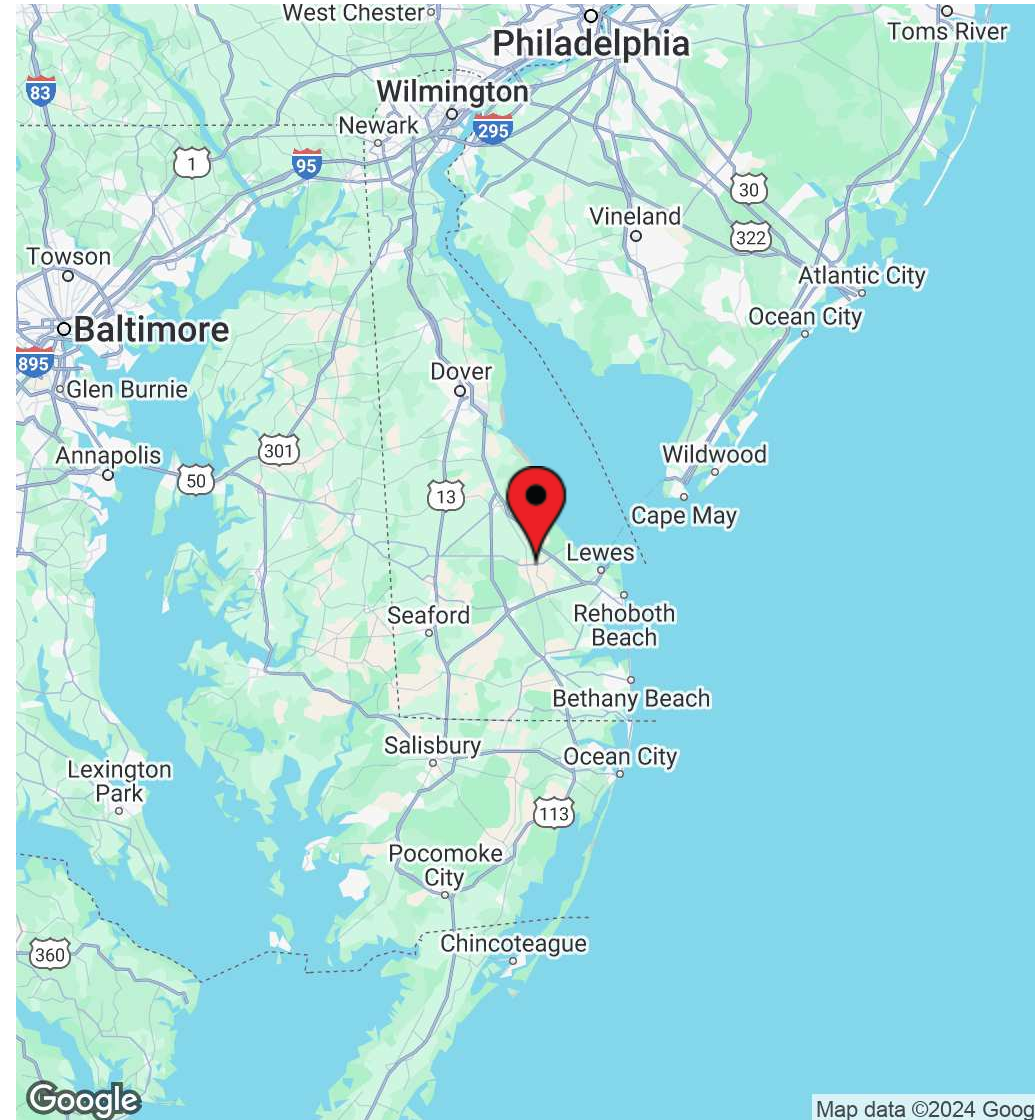
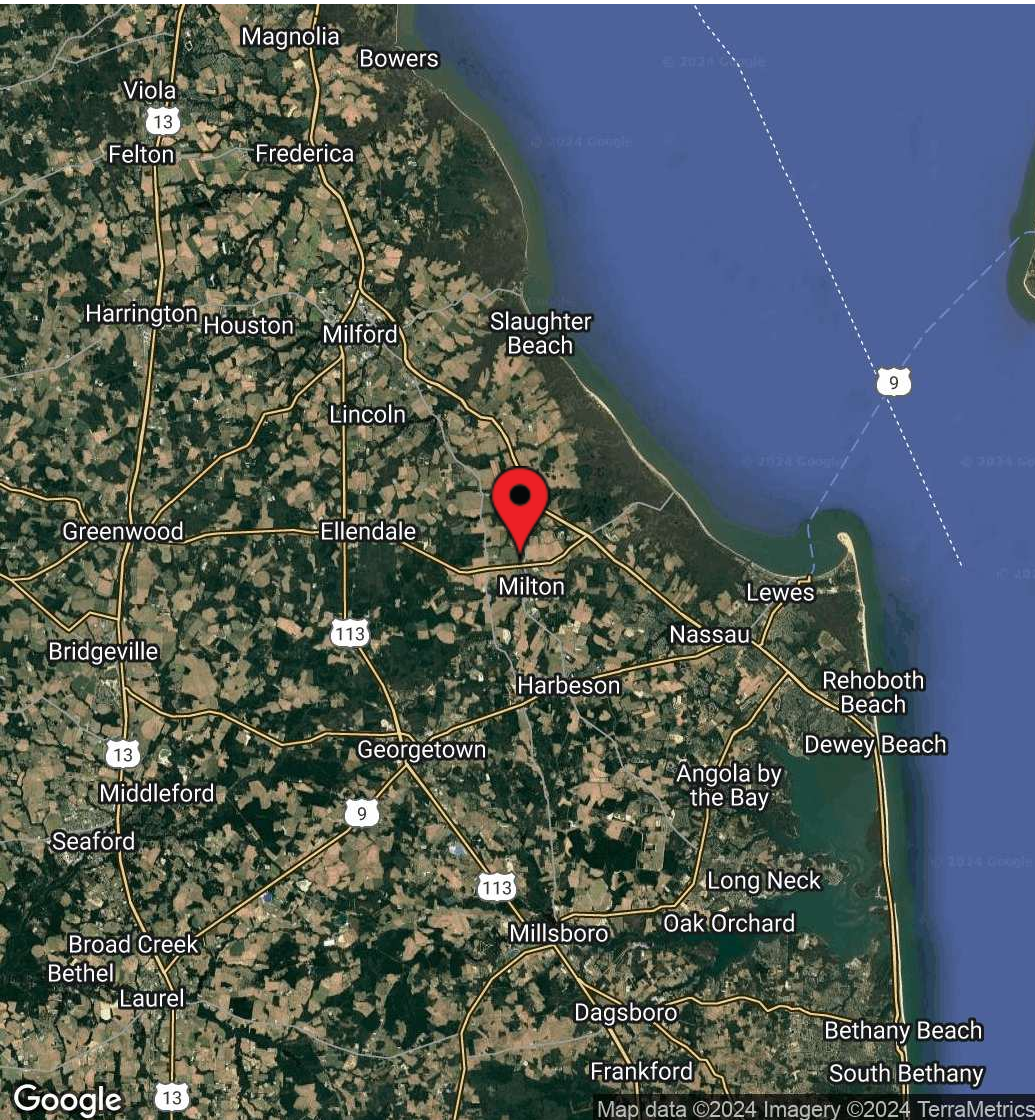




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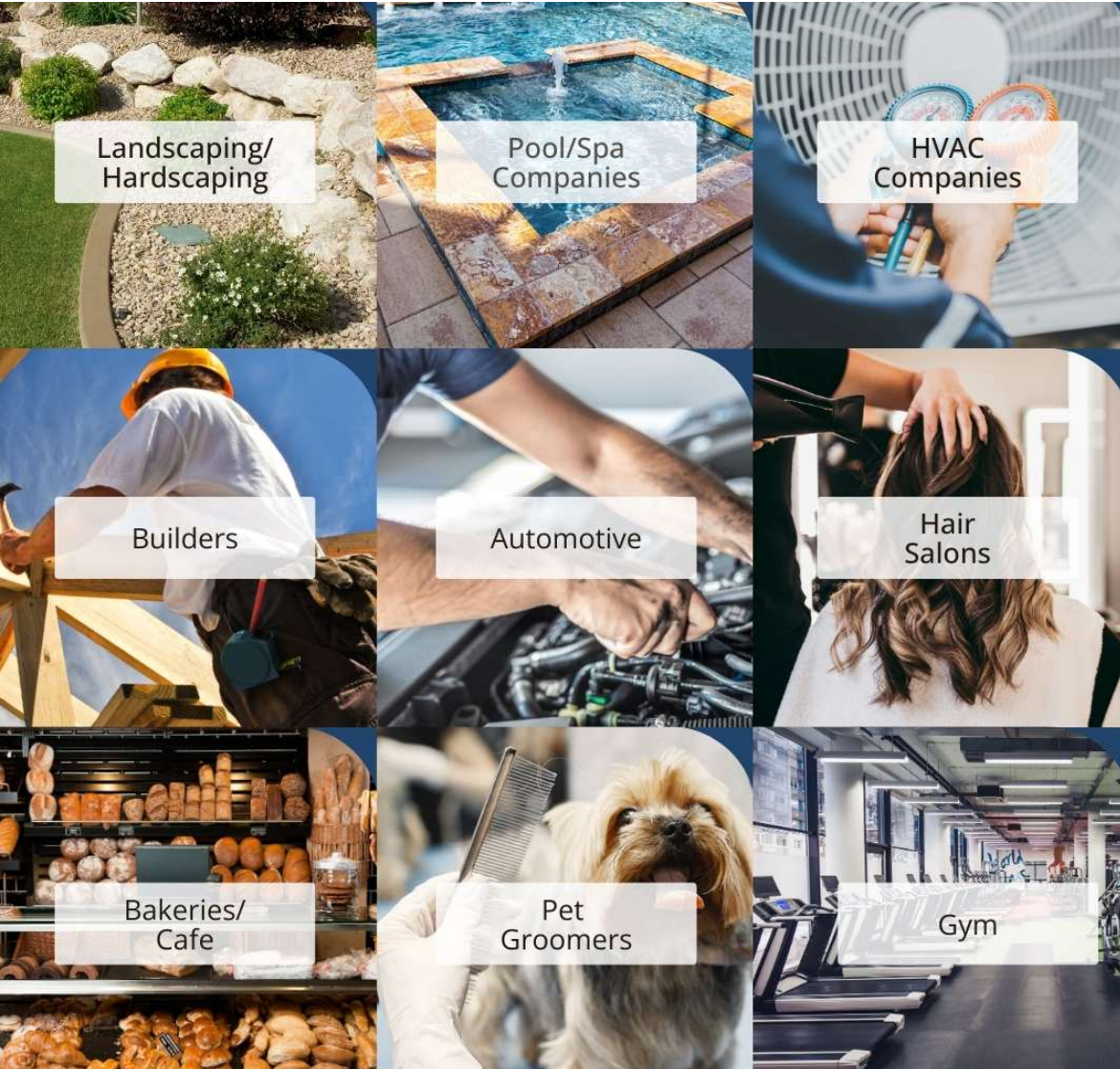


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Landscaping/  
Hardscaping

Pool/Spa  
Companies

HVAC  
Companies

Builders

Automotive

Hair  
Salons

Bakeries/  
Cafe

Pet  
Groomers

Gym

## Versatile Space for Every Business Need!

This business park offers versatile spaces ideal for a wide range of industries. Whether you're a landscaping or hardscaping professional, a pool or spa company, or in the HVAC, automotive, or construction fields, these units are designed to meet your needs. They also provide the perfect setup for hair salons, bakeries, cafes, pet groomers, gyms and general office space, offering flexibility and accessibility for businesses catering to local communities.

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