

Brittany Danahy, CCIM

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MILLVILLE SQUARE

536 ATLANTIC AVENUE, MILLVILLE, DE 19970

BRAND NEW RETAIL/OFFICE FOR LEASE



DSM
COMMERCIAL

18949 COASTAL HWY SUITE 304 \ REHOBOTH BEACH, DE 19971 \ \ DSMRE.COM

PROPERTY DESCRIPTION

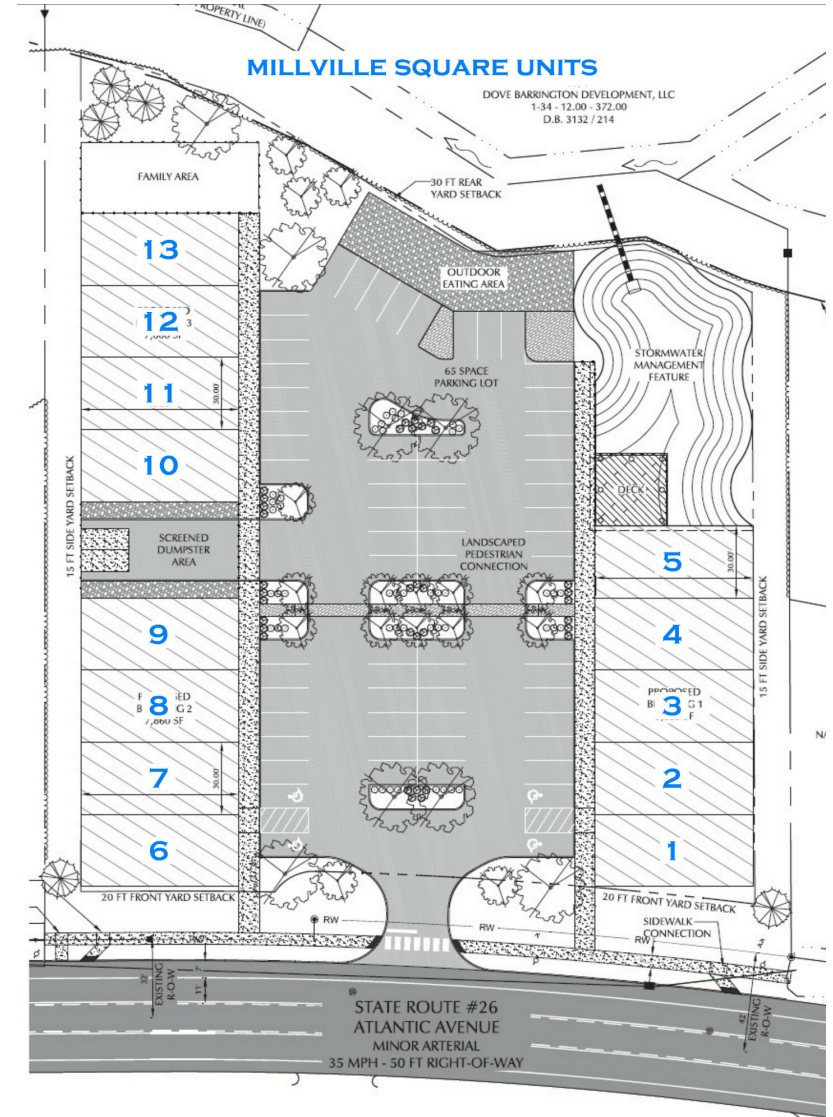
CONSTRUCTION HAS COMMENCED! Millville Square is a new neighborhood retail shopping center consisting of +/-25,545 SF located on eastbound Atlantic Avenue (Route 26) in Millville, DE. The project consists of 3 buildings, two being 7,860 SF and one 9,825 SF with 68 total parking spaces and landscaped area. Each 7,860 SF building will house four +/-1,956 SF retail units and the 9,825 SF building will house five +/-1,956 units for a total of 13 rentable units. Millville Square sits on 2.43 acres and is zoned C-1, Town Center Commercial with the Town of Millville.

The project is serviced by Tidewater (water), Delmarva Power (electric), Town of Millville (sewer) and DelDOT entrances are in place.

PROPERTY DETAILS

- **Available:** 1,956 SF units (can be combined)
 - > **Units 1-5 Delivery Date:** Early October 2024 (as v-box)
 - > **Units 6-13 Delivery Date:** Early November 2024 (as v-box)
- **Lease Rate:** From \$28/SF, NNN
- CAM estimated to be \$4.00/SF Year 1
- Space will be delivered as a Vanilla Shell per Landlord Workletter

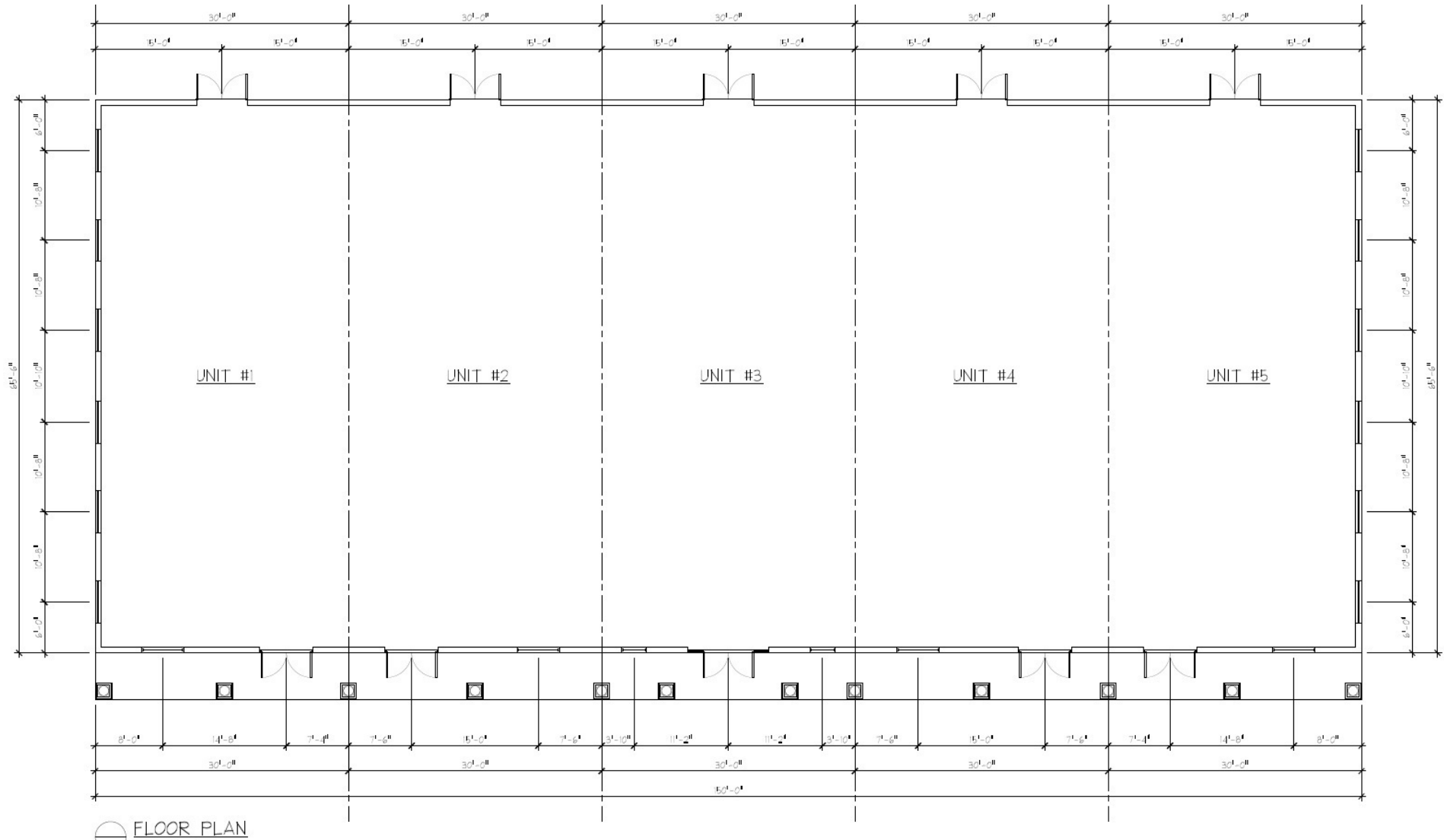
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,401	13,475	25,974
Total Households	1,757	12,876	28,979
Average HH Income	\$52,690	\$47,310	\$43,824
Median Age	59.3	60.1	60.8



For More Information, Contact:

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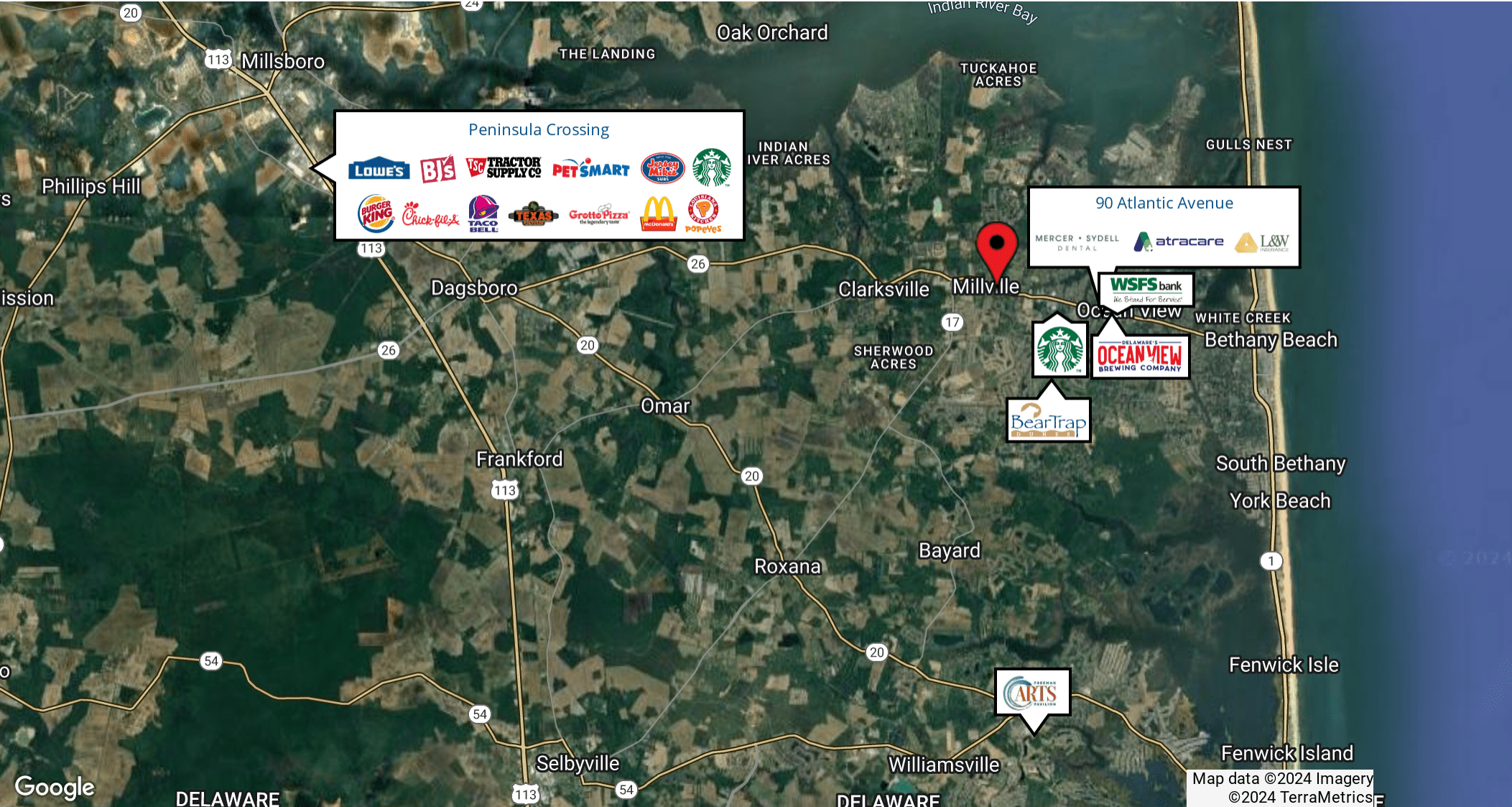
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MILLVILLE SQUARE

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BRAND NEW RETAIL/OFFICE SPACE

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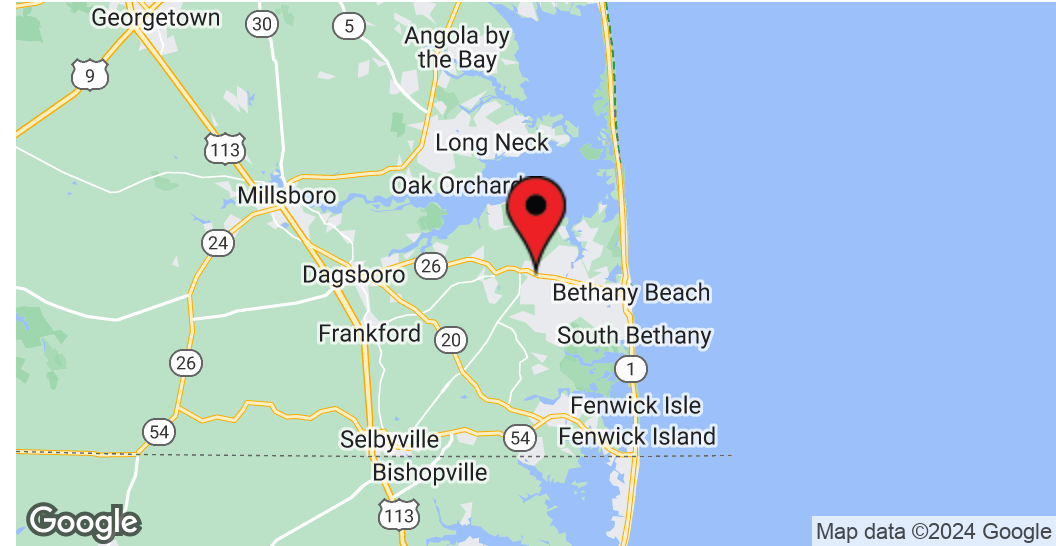
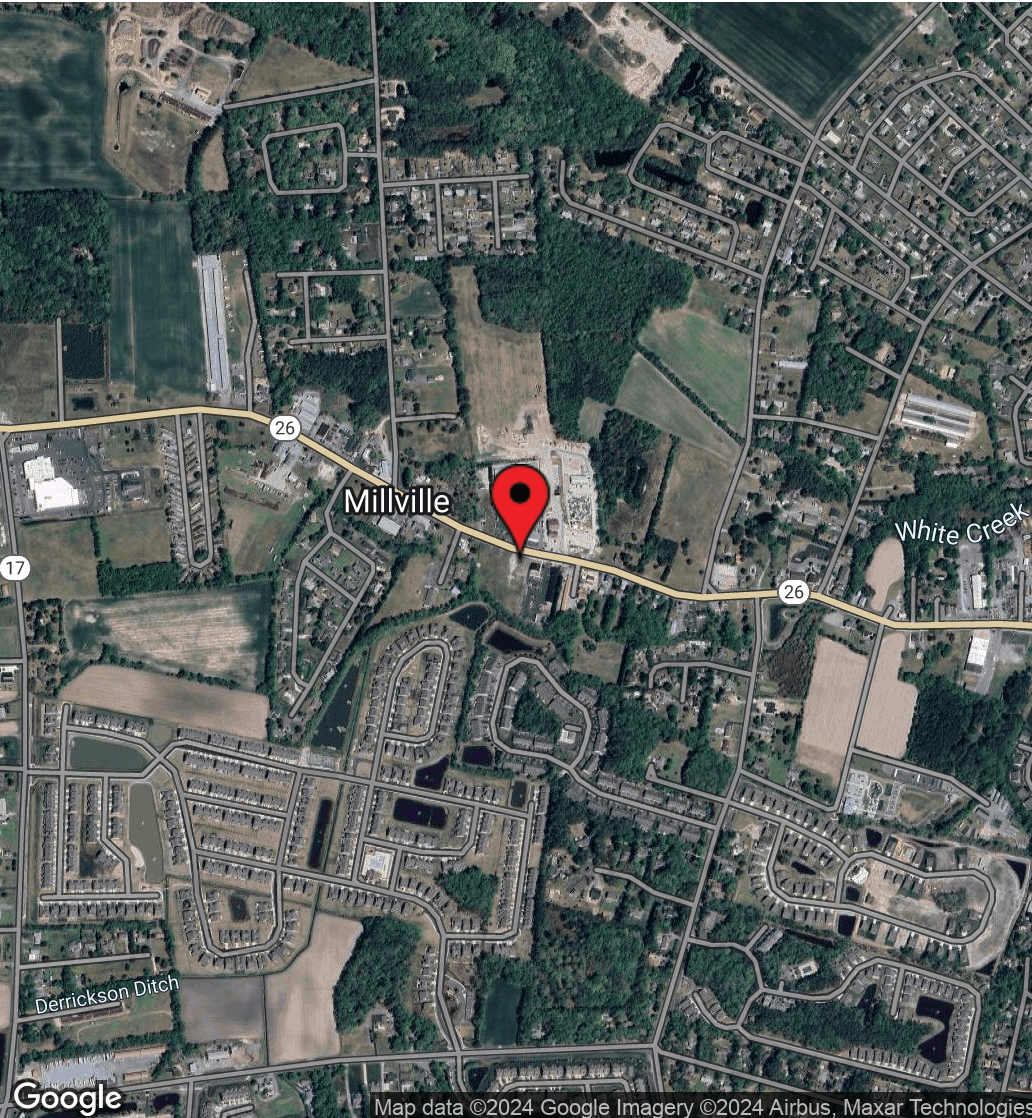
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MILLVILLE SQUARE

536 Atlantic Avenue
Millville, DE 19970

BRAND NEW RETAIL/OFFICE SPACE

FOR LEASE



TRAVEL TIMES

	MINUTES	MILES
To Bethany Beach	9	3.5
To Route 113, Millsboro	13	8
To Fenwick Island	15	9
To Dewey Beach	20	14

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