

# Mill Creek Shopping Center | Wilmington, DE

FOR LEASE



47,549 SF Shopping Center Anchored by Mattress Warehouse  
Located at Busy Intersection - Kirkwood Hwy. & Route 7

  
**TSIONAS**  
Tsionasinc.com

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## LOCATION

2367-4579 Kirkwood Highway  
Wilmington, DE 19808  
New Castle County

## GLA

47,549 SF

## TRAFFIC COUNT

45,818 VPD - Kirkwood Hwy.  
38,292 VPD - Limestone Rd.

## PROPERTY HIGHLIGHTS

- Located along the most highly concentrated retail corridor in New Castle County
- Situated at the busiest retail intersection on Kirkwood Highway (Route 2)
- Route 2 connects commuters from Wilmington to Newark
- Long-term stability
- Excellent visibility with over 84,110 VPD combined traffic count

Join...

**MATTRESS  
Warehouse**

**edible**  
arrangements

**BLINDS TO GO**

**POKE BROS.**  
FRESH FISH HAWAIIAN STYLE

**SALADWORKS**

**M&T Bank**

**T-Mobile**

**CUZINO'S**  
FAMILY KITCHEN



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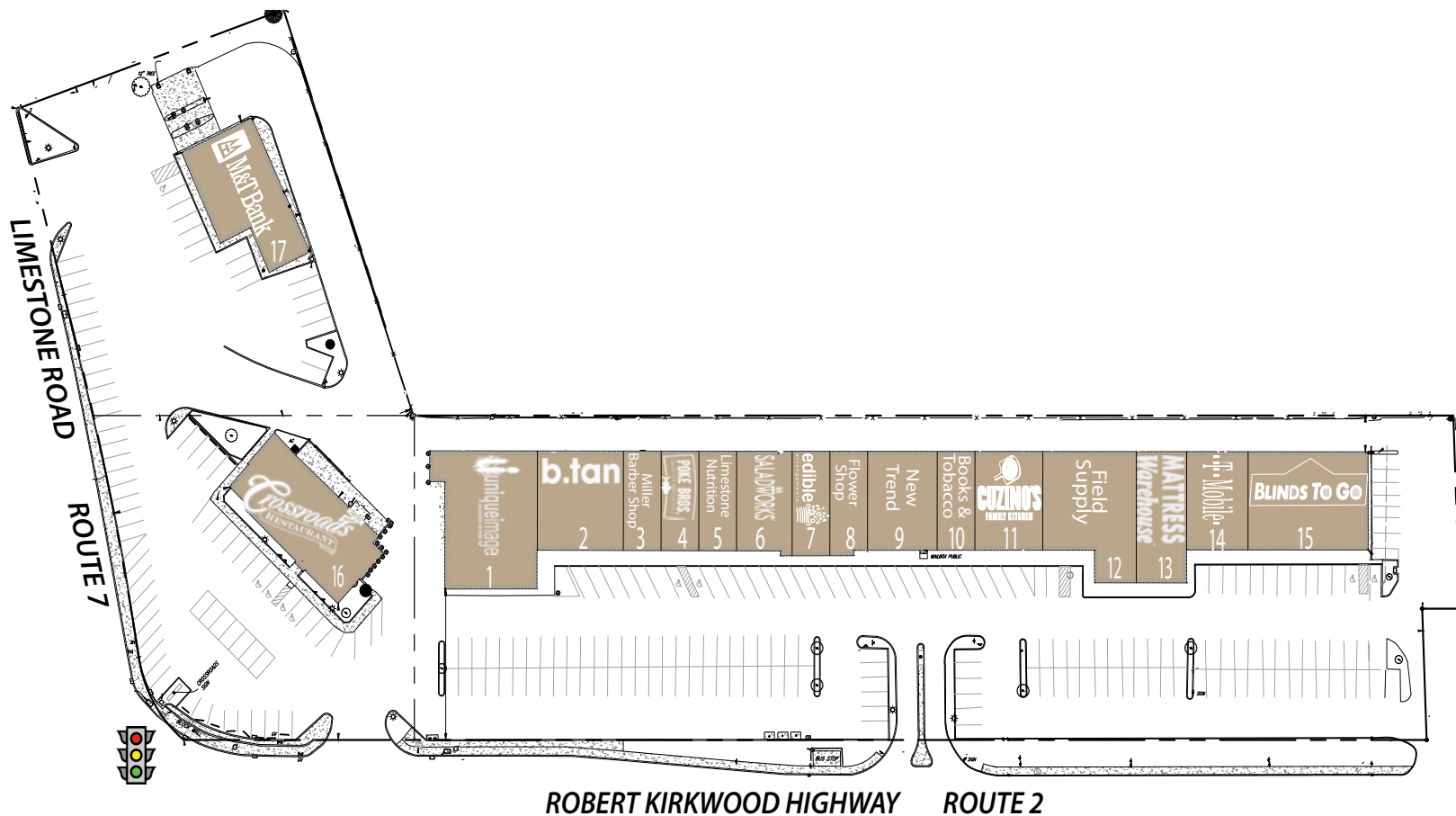
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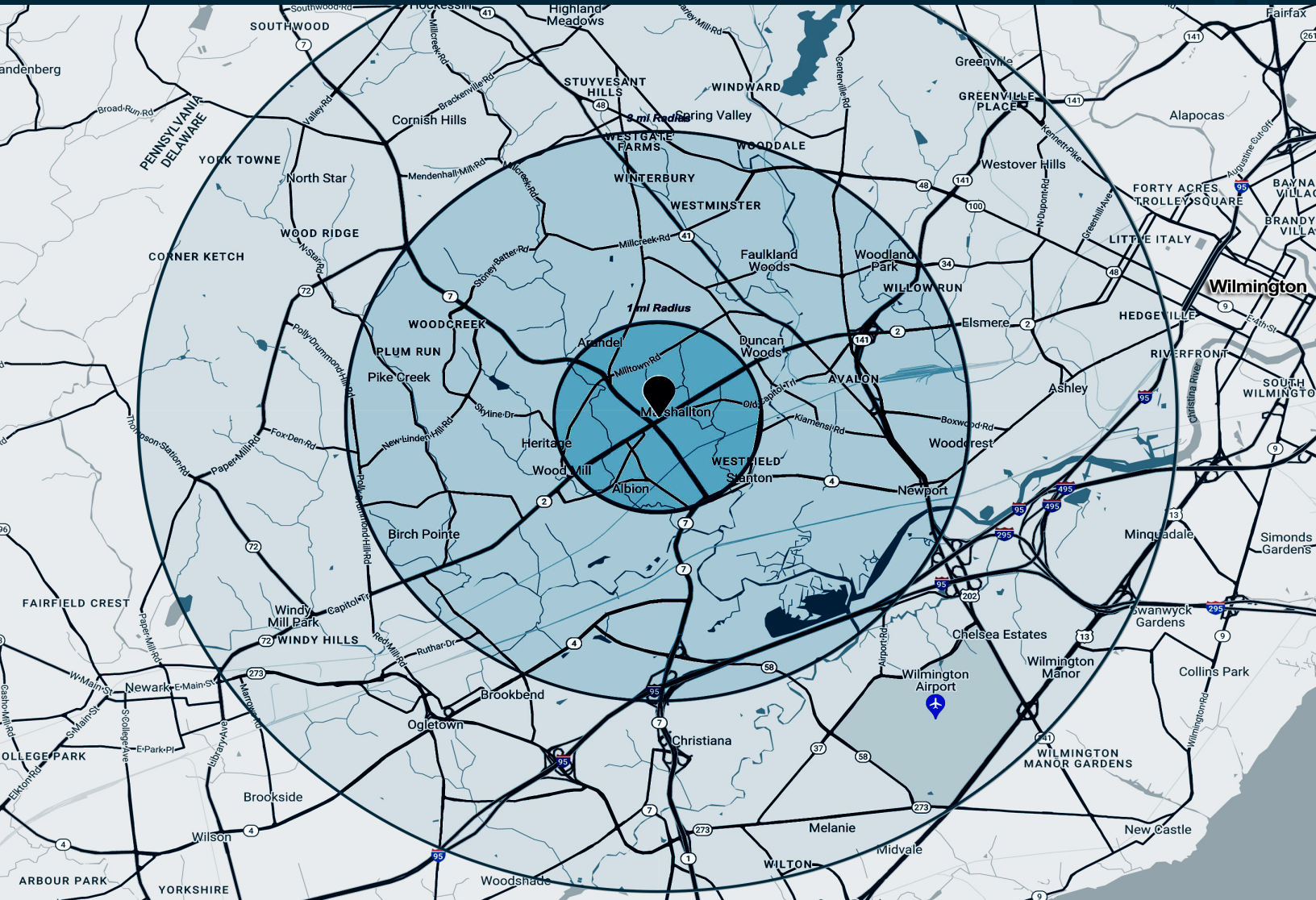


Unit	Tenant
1	Unique Image
2	B.tan
3	Miller Barber Shop
4	Poke Bros.
5	Limestone Nutrition
6	Saladworks
7	Edible Arrangements
8	Flower Shop
9	New Trend

Unit	Tenant
10	Books & Tobacco
11	Cuzinos Italian Kitchen
12	Field Supply
13	Mattress Warehouse
14	T-Mobile
15	Blinds To Go
16	Crossroads Restaurant
17	M&T Bank

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Population	1 mi	3 mi	5 mi
2024 Estimated Population	13,157	68,801	179,258
2029 Projected Population	13,341	69,498	180,531
2020 Census Population	13,366	69,218	180,926
2010 Census Population	13,492	68,272	176,383
Projected Annual Growth 2024 to 2029	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.1%
2024 Median Age	39.9	40.6	39.5
Households			
2024 Estimated Households	5,420	28,928	73,021
2029 Projected Households	5,545	29,440	74,085
2020 Census Households	5,407	28,646	72,001
2010 Census Households	5,360	27,674	68,362
Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	-	0.3%	0.5%
Race and Ethnicity			
2024 Estimated White	51.1%	53.0%	54.1%
2024 Estimated Black or African American	34.9%	33.9%	31.4%
2024 Estimated Asian or Pacific Islander	4.2%	4.4%	5.3%
2024 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2024 Estimated Other Races	9.5%	8.4%	9.0%
2024 Estimated Hispanic	12.2%	10.3%	10.3%
Income			
2024 Estimated Average Household Income	\$107,814	\$114,072	\$119,685
2024 Estimated Median Household Income	\$80,200	\$87,210	\$90,157
2024 Estimated Per Capita Income	\$44,423	\$48,029	\$48,837
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	2.3%	3.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.9%	5.0%
2024 Estimated High School Graduate	37.0%	29.5%	29.3%
2024 Estimated Some College	16.2%	17.1%	16.6%
2024 Estimated Associates Degree Only	7.5%	7.7%	7.2%
2024 Estimated Bachelors Degree Only	19.2%	23.7%	22.8%
2024 Estimated Graduate Degree	10.6%	14.8%	15.5%
Business			
2024 Estimated Total Businesses	684	3,836	8,716
2024 Estimated Total Employees	6,250	50,541	110,349
2024 Estimated Employee Population per Business	9.1	13.2	12.7
2024 Estimated Residential Population per Business	19.2	17.9	20.6

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