



# Milford Corporate Center

**Milford, Delaware**

Located at the Northwest corner of  
Route 14 and Route 15



**Neil Kilian, CCIM, SIOR**

302 221 7256 Direct  
302 322 9500 Main  
[neilkilian@emoryhill.com](mailto:neilkilian@emoryhill.com)

**Ann Bailey, CCIM**

302 827 4940 Direct  
215 292 6100 Cell  
[annbailey@emoryhill.com](mailto:annbailey@emoryhill.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

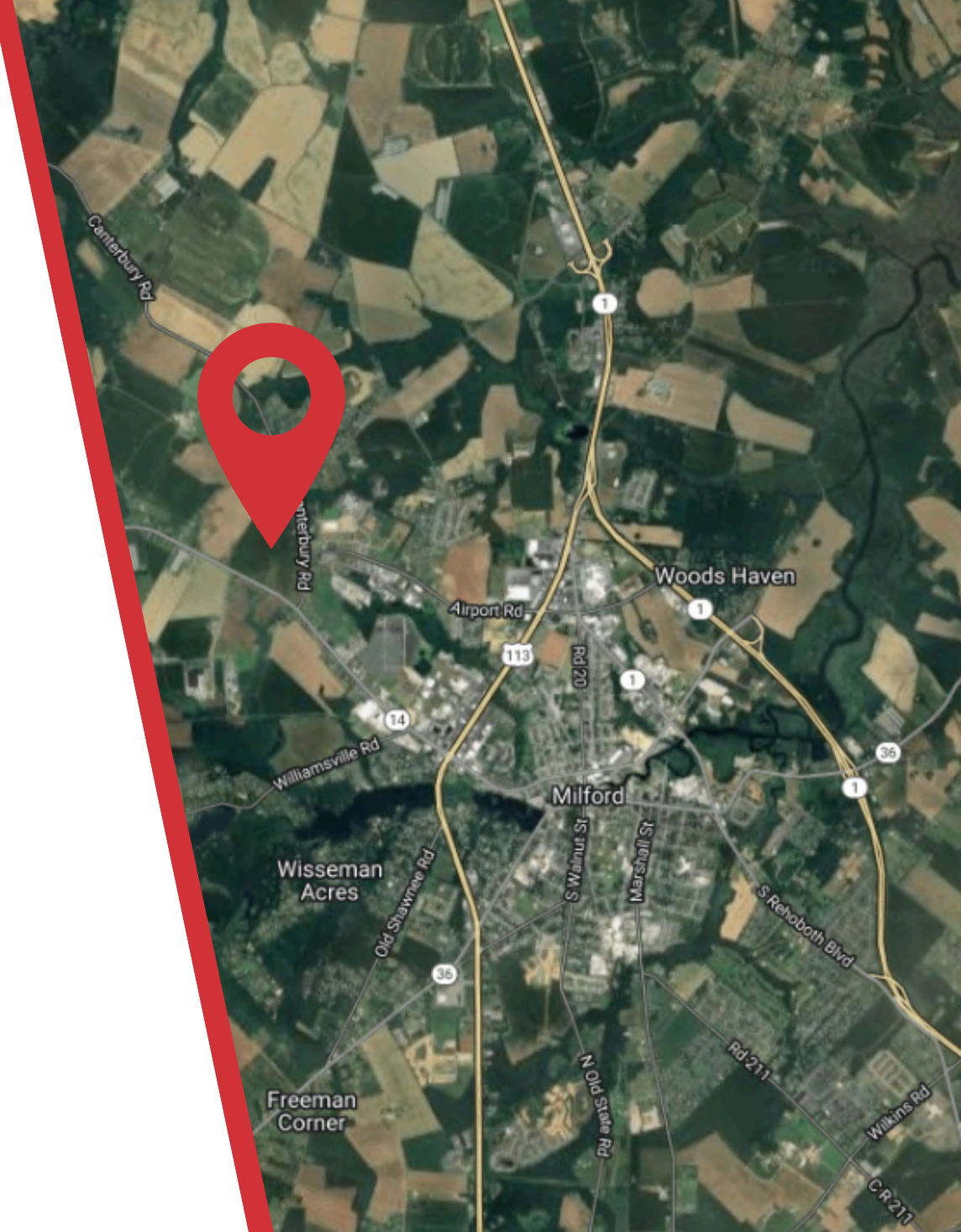
## An Excellent Business Location

Tucked away in the heart of the First State, Milford is a hidden gem just waiting to be discovered by businesses and corporations looking for the perfect place to take root.

Milford's strategic location is one of its biggest advantages for businesses. Situated in just a short drive from major cities like Philadelphia, Baltimore, and Washington, D.C., Milford offers easy access to key markets and transportation hubs. This makes it a prime location for businesses looking to reach a wide customer base and streamline their supply chain operations.

Milford boasts a business-friendly environment that is conducive to growth and success. The city offers a range of resources and support services for businesses, including access to financing, networking opportunities, and assistance with permits and regulations. In addition, Milford's low taxes and operating costs make it an attractive option for businesses looking to maximize their profits.

Milford is a city on the rise, with a growing economy and a thriving business community. The City is home to a diverse range of industries, including manufacturing, healthcare, and technology. This diversity created opportunities for collaboration and innovation, making Milford Corporate Center an exciting place for businesses looking to grow and expand.





# Property Summary



Sale and/or Built-to-Suit Availability

2,000,000 Square Feet

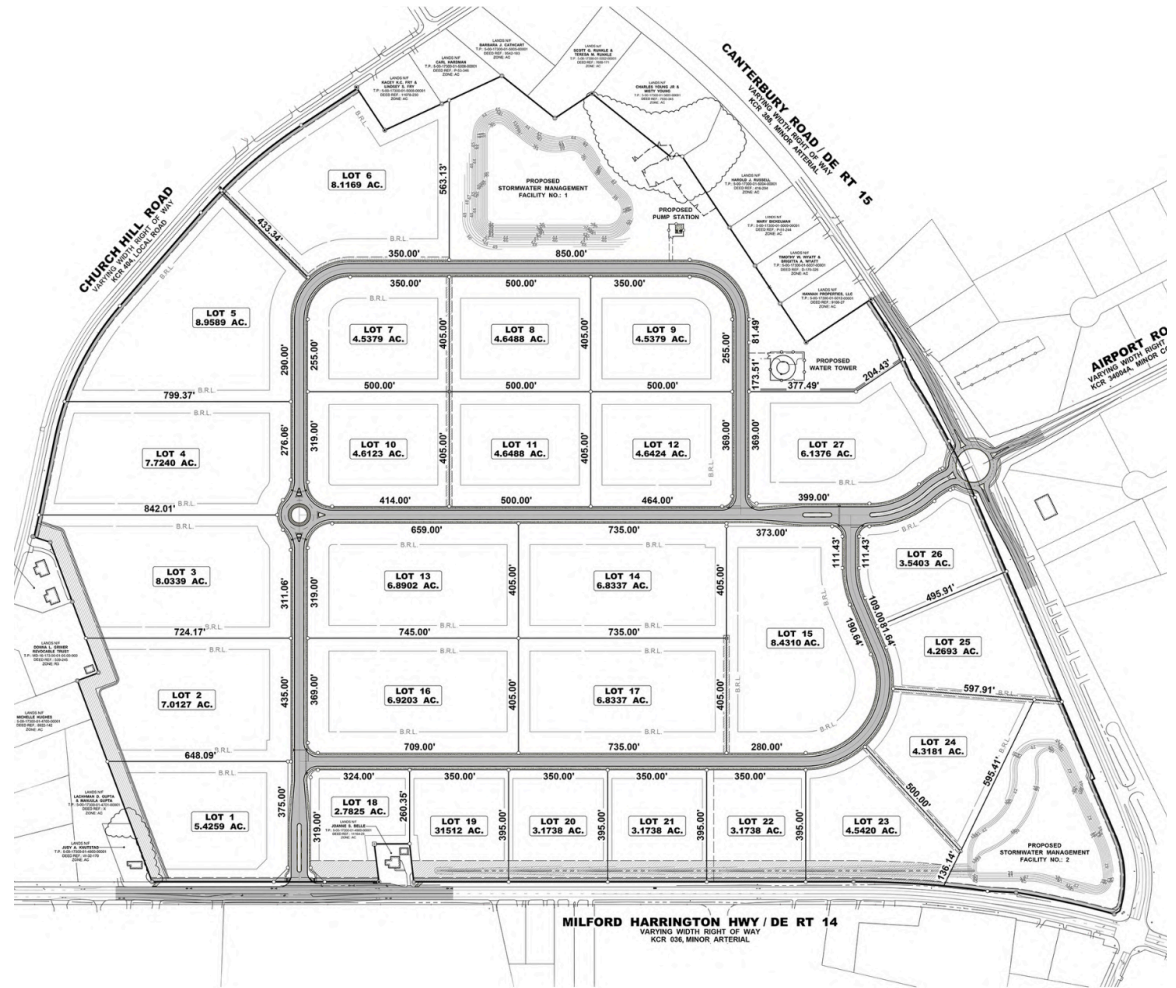
147 Acres

27 Lots

LI (Limited Industrial)  
BP (Business Park)  
Zoning

# Lot Information

LOTS	+/- ACRES	+/- BUILDING SF (@13K/ACRE)
Lot 1 (Phase 1)	5.4259	70,537
Lot 2	7.0127	91,165
Lot 3	8.0339	104,441
Lot 4	7.724	100,412
Lot 5	8.9589	116,466
Lot 6	8.1169	105,520
Lot 7	4.5379	58,993
Lot 8	4.6488	60,434
Lot 9	4.5379	58,992
Lot 10	4.6123	59,960
Lot 11	4.6488	60,434
Lot 12	4.6424	60,351
Lot 13	6.8902	89,573
Lot 14	6.8337	88,838
Lot 15 (Phase 1)	8.431	109,603
Lot 16 (Phase 1)	6.9203	89,964
Lot 17 (Phase 1)	6.8337	88,838
Lot 18 (Phase 1)	2.7825	36,173
Lot 19 (Phase 1)	3.1512	40,966
Lot 20 (Phase 1)	3.1738	41,259
Lot 21 (Phase 1)	3.1738	41,259
Lot 22 (Phase 1)	3.1738	41,259
Lot 23 (Phase 1)	4.542	59,046
Lot 24 (Phase 1)	4.3181	56,135
Lot 25 (Phase 1)	4.2693	55,501
Lot 26 (Phase 1)	3.5403	46,024
Lot 27	6.1376	79,788
<b>Total Lots (Acres)</b>	<b>147.0717</b>	<b>1,911,932</b>





# Site Utilities

Gas	Chesapeake Utilities
Electric	City of Milford
Water & Sewer	City of Milford
Internet	High-Speed Fiber - Comcast & Verizon

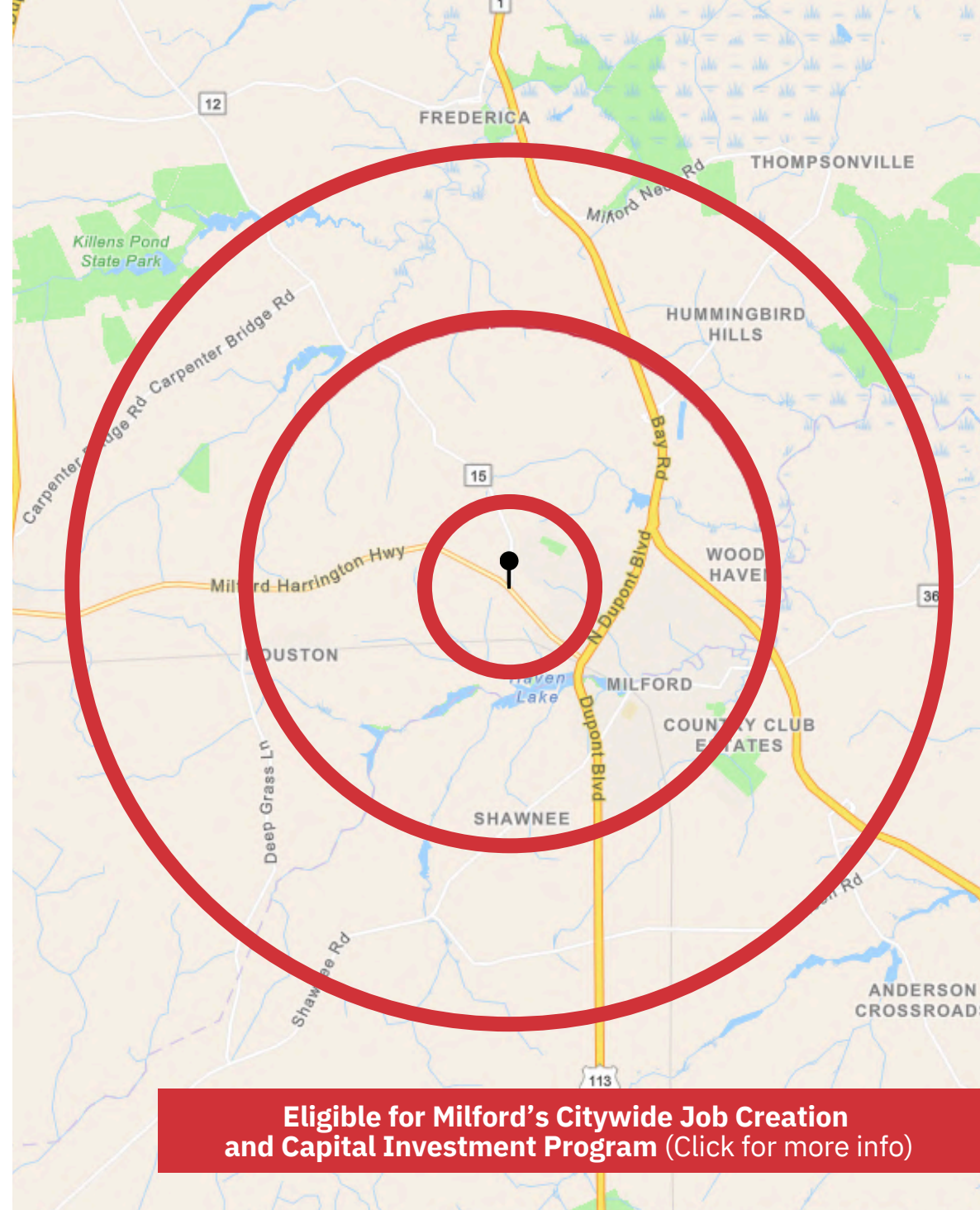


# Demographic Summary

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	895	16,063	27,525
Median Age	47.9	41.4	43.2
Families	264	4,139	7,466
% White	77.8%	70.6%	77.7%
% Black	21.9%	25.7%	18.4%
% Hispanic	6.7%	12.8%	11.6%
%Asian	0.2%	1.0%	0.9%
% Hawaiian	0.4%	0.1%	0.1%
%Indian	0.0%	0.1%	0.3%
%Other	0.0%	2.6%	2.6%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	389	6,305	7,067
Median Household Income	\$61,525	\$63,936	\$71,221
Average Household Income	\$80,725	\$92,936	\$98,758

EMPLOYMENT	1-MILE	3-MILE	5-MILE
Total Employed	551	7,348	12,727
Healthcare	20.3%	13.8%	15.4%
Manufacturing	12.3%	14.9%	12%
Educational Services	12%	7.4%	8.1%
Retail Trade	11.3%	11.2%	13.0%
Construction	9.8%	11.0%	10.2%
Food Service	7.3%	8.9%	7.4%
Public Administration	5.3%	6.0%	6.1%
Transportation/Warehouse	3.8%	4.6%	4.9%
Admin/Support/Waste Mgmt	3.4%	2.3%	2.5%
Finance/Insurance	3.4%	5.0%	4.9%
Wholesale Trade	2.5%	1.8%	2.1%



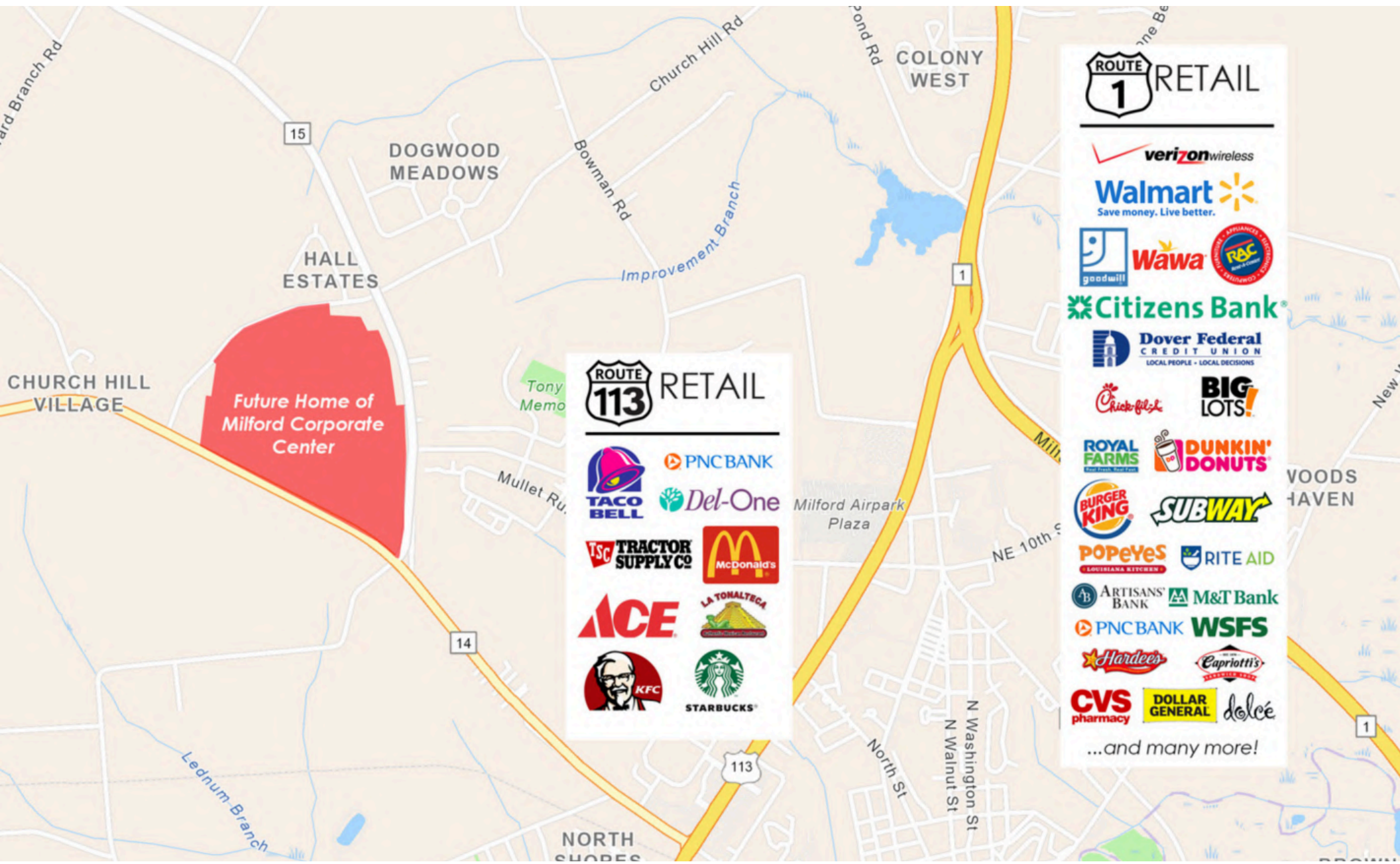
**Eligible for Milford's Citywide Job Creation and Capital Investment Program** (Click for more info)



Distances to:			
	1.8 Miles		2.6 Miles
	41 Miles		59 Miles
<hr/>			
City of Milford	2.9 Miles		
Delaware Beaches	14 Miles		
Baltimore, MD	68 Miles		
Pocomoke City, MD	74 Miles		
Wilmington, DE	91 Miles		
Washington DC	93 Miles		
Philadelphia, PA	100 Miles		
Norfolk, VA	179 Miles		
New York, NY	186 Miles		

Milford Corporate Center

# Area Retail





## Examples of Similar Corporate Centers









# Contact Information



Neil Kilian, CCIM, SIOR

302 322 9500 Office

302 521 7291 Cell

[neilkilian@emoryhill.com](mailto:neilkilian@emoryhill.com)

Ann Bailey, CCIM

302 827 4940 Direct

215 292 6100 Cell

[annbailey@emoryhill.com](mailto:annbailey@emoryhill.com)

