



Ground Lease

.92 acres



ADJACENT TO DOLLAR GENERAL

ZONED: C-1, TOWN OF MILLVILLE
35202 ATLANTIC AVE, MILLVILLE DE 19967

THE SITE

Location

35202 Atlantic Ave
Millville, DE 19967

County

Sussex

HIGHLIGHTS

- ❖ 0.92 acres for Ground Lease - \$90,000 per year
- ❖ C-1 – Town of Millville jurisdiction
- ❖ Atlantic Ave sees 13,085+/- VPD
- ❖ Next door to Dollar General and future AutoZone



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,526	21,006	30,256

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$111,389	\$125,527	\$126,847

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,717	10,407	14,709



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R&R Commercial Realty
46 S. State Street, Dover, DE 19901

35202 Atlantic Ave
.92 acres

Millsboro

Liberty

Atlantic Ave (Rt 26)



Walgreens



U-HAUL

**Bethany Crest
Mobile Home Park**

**Auto
Zone**

**DOLLAR
GENERAL**



**The
Millville
Boardwalk**
est. 2019

**Millville
Square**

13,085 VPD

Bethany Beach

Bishop's Landing



Adjacent to Dollar General

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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

Exclusively Marketed by:

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