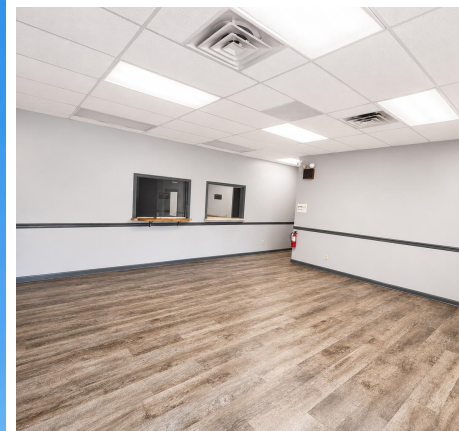


16529 Coastal Hwy, Lewes, DE 19958



FOR LEASE | TURN-KEY MEDICAL / PROFESSIONAL OFFICE SUITES ALONG ROUTE 1

Lewes, DE 19958

**Brittany Danahy**  
DSM Commercial  
(302) 227-0768  
bddanahy@dsmre.com

**DSM**  
COMMERCIAL

# THE SPACE

Location	Lewes, DE 19958
Size	5,940 SF (1,500-5,940)
Lease Rate	From \$20.00 PSF (Yearly) - Full Space
Lease Type	NNN

**Notes** Partial space from \$23/SF NNN (size dependent)

# HIGHLIGHTS

- Positioned along Coastal Highway in Lewes, Red Mill Center offers a turn-key office environment suited for medical, wellness, and professional users.
- The offering includes flexible demising options, with suites available from approximately 1,500 SF up to ±5,940 SF. Built-out layout including 18 offices, reception, waiting area, kitchenette, two restrooms, and shared use of 65+ parking spaces
- With direct frontage along one of the area’s primary retail and commuter corridors, the property benefits from consistent traffic flow, strong visibility, and convenient access for both clients and employees. Shared on-site parking and immediate availability further enhance the usability of the space.
- Shared use of 65+ parking spaces
- Ideal for medical/wellness users, therapy/counseling practices, shared office/co-working concepts, and/or professional office users



## POPULATION

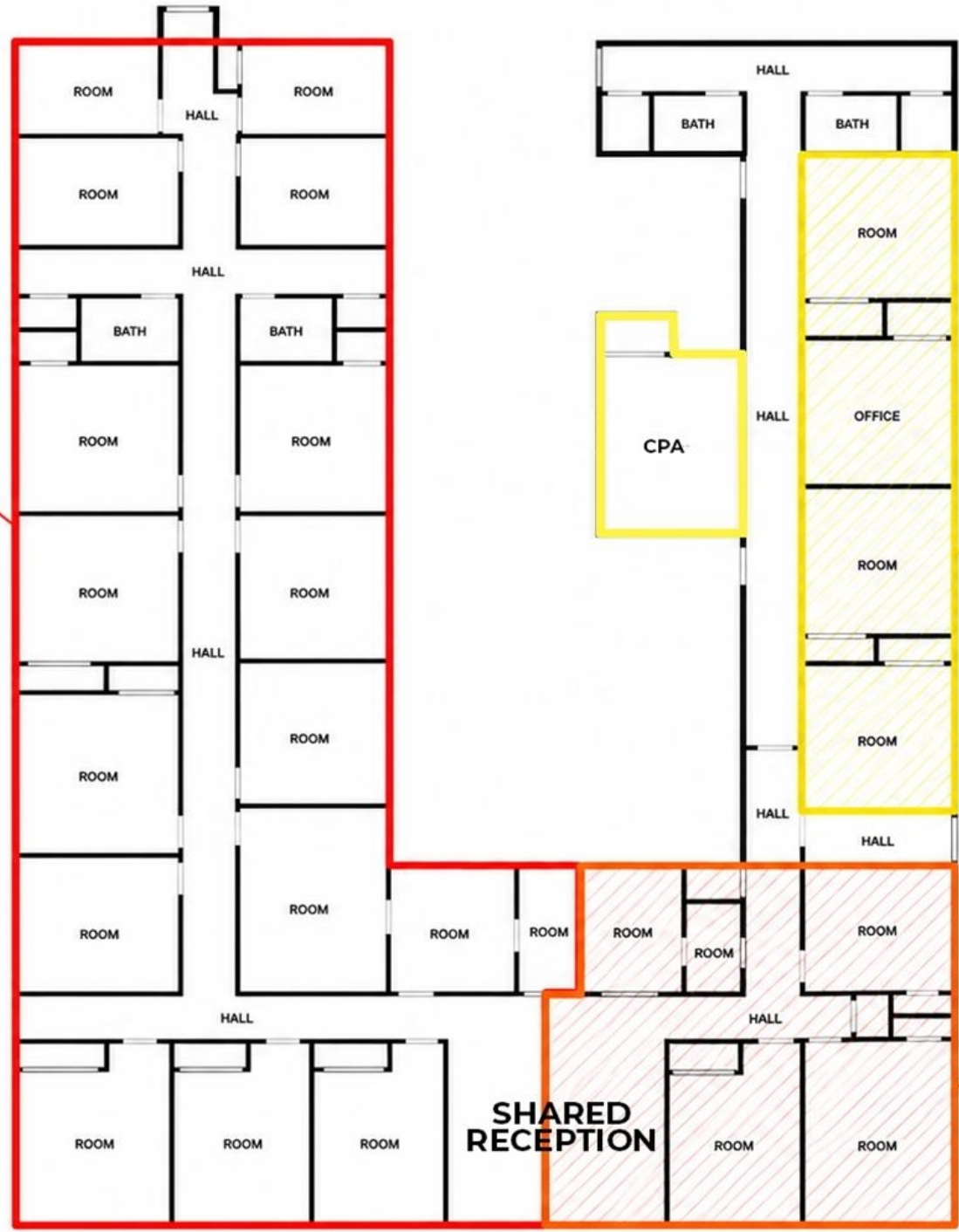
	1.00 MILE	3.00 MILE	5.00 MILE
	2,843	20,740	41,634

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$108,169	\$116,076	\$123,037

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,273	9,796	19,822



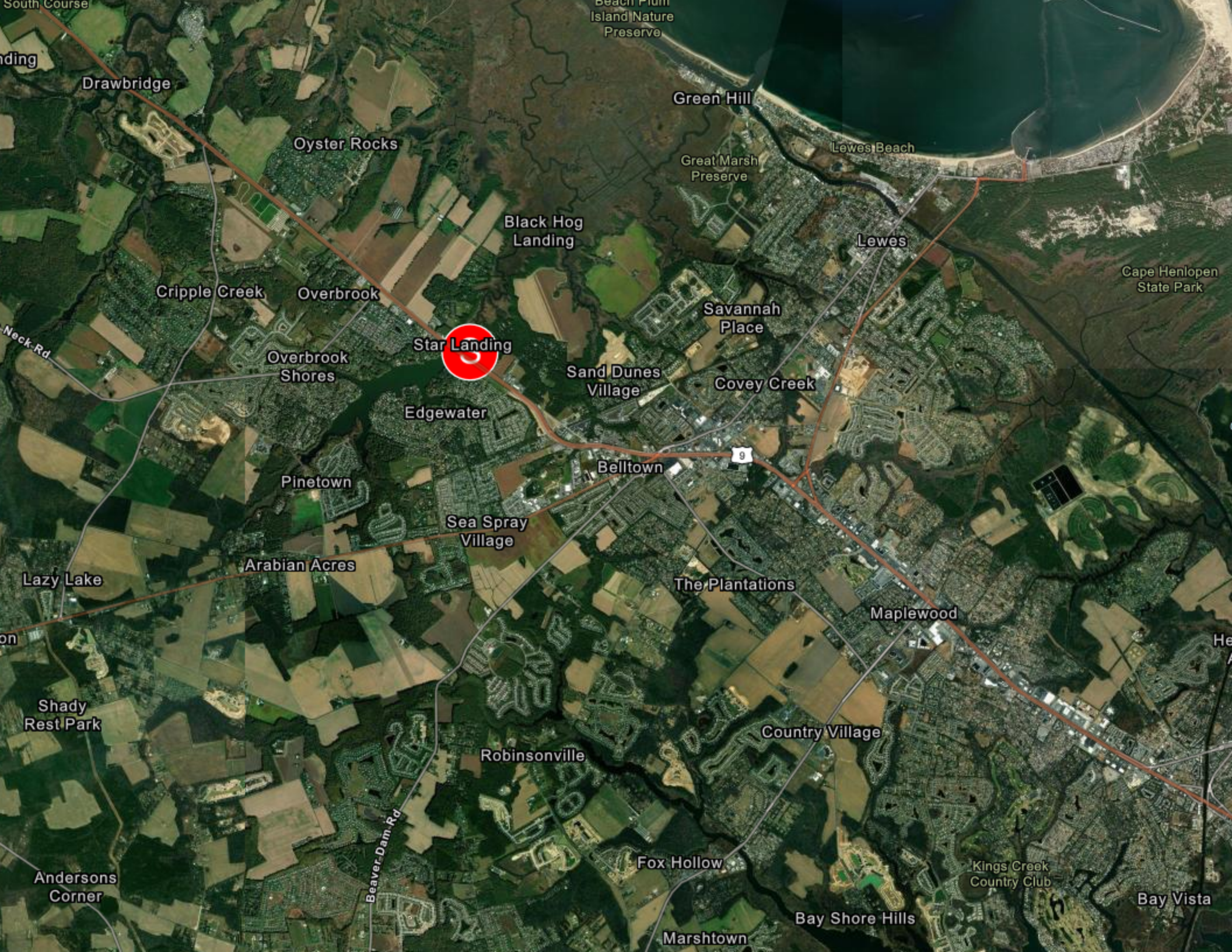
**AVAILABLE**

\*From \$20/SF

**SLEEP LAB**

**LEASED**

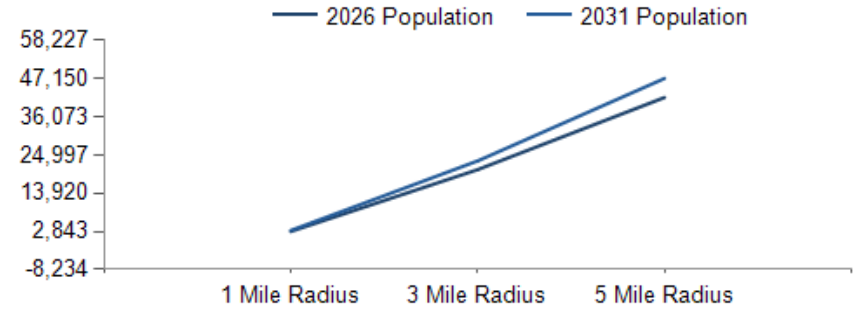
**SHARED RECEPTION**



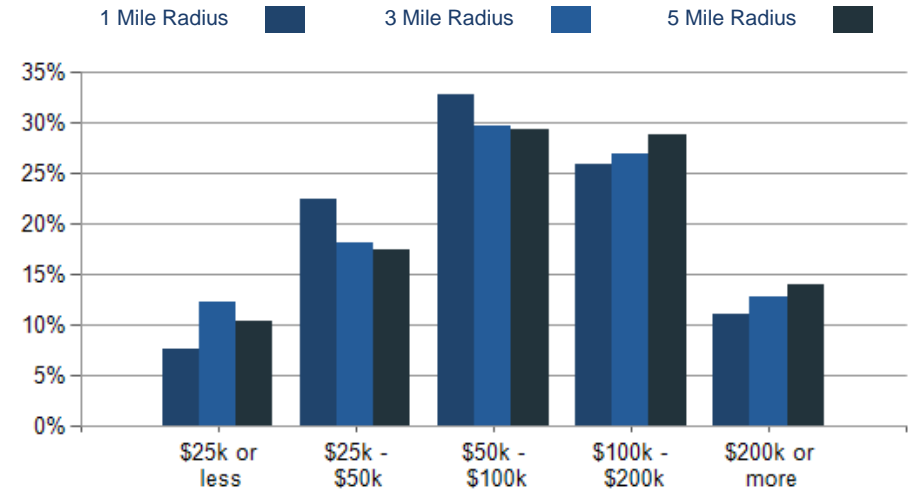
nding  
Drawbridge  
Oyster Rocks  
Green Hill  
Great Marsh Preserve  
Lewes Beach  
Lewes  
Cape Henlopen State Park  
Black Hog Landing  
Savannah Place  
Covey Creek  
Star Landing  
Sand Dunes Village  
Edgewater  
Belltown  
9  
Sea Spray Village  
The Plantations  
Maplewood  
Pinetown  
Arabian Acres  
Lazy Lake  
Shady Rest Park  
Robinsonville  
Country Village  
Fox Hollow  
Marstown  
Bay Shore Hills  
Kings Creek Country Club  
Bay Vista  
Andersons Corner  
Beaver Dam Rd  
Cripple Creek  
Overbrook  
Overbrook Shores  
Covey Creek  
Pinetown  
Sea Spray Village  
The Plantations  
Maplewood  
Country Village  
Fox Hollow  
Marstown  
Bay Shore Hills  
Kings Creek Country Club  
Bay Vista  
Andersons Corner  
Beaver Dam Rd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,154	8,070	16,562
2010 Population	1,746	11,544	23,512
2026 Population	2,843	20,740	41,634
2031 Population	3,118	23,258	47,150
2026 African American	78	890	1,725
2026 American Indian	12	77	175
2026 Asian	62	502	819
2026 Hispanic	221	1,536	2,754
2026 Other Race	109	703	1,205
2026 White	2,413	17,218	35,080
2026 Multiracial	167	1,345	2,620
2026-2031: Population: Growth Rate	9.30%	11.60%	12.60%

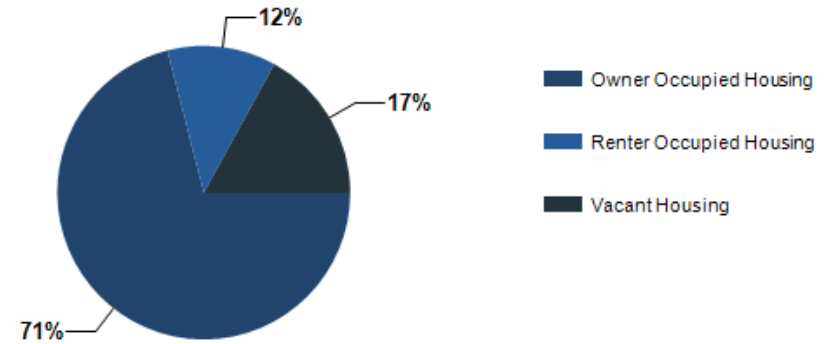
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	626	1,065
\$15,000-\$24,999	44	573	996
\$25,000-\$34,999	92	513	1,109
\$35,000-\$49,999	194	1,269	2,362
\$50,000-\$74,999	248	1,509	3,085
\$75,000-\$99,999	169	1,403	2,736
\$100,000-\$149,999	144	1,516	3,379
\$150,000-\$199,999	186	1,127	2,325
\$200,000 or greater	141	1,259	2,766
Median HH Income	\$75,331	\$80,814	\$85,085
Average HH Income	\$108,169	\$116,076	\$123,037



2026 Household Income



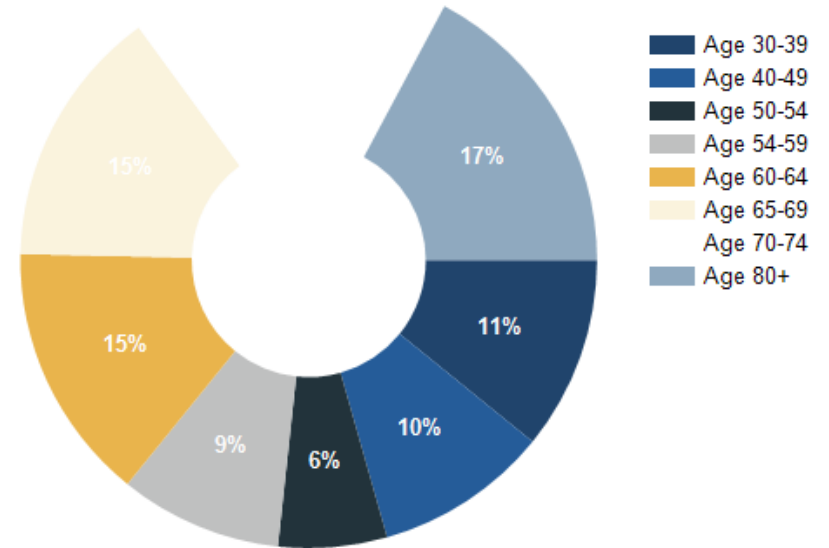
2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	103	766	1,525
2026 Population Age 35-39	116	922	1,792
2026 Population Age 40-44	98	950	1,977
2026 Population Age 45-49	99	891	1,814
2026 Population Age 50-54	123	1,045	2,068
2026 Population Age 55-59	184	1,358	2,743
2026 Population Age 60-64	293	2,004	4,042
2026 Population Age 65-69	295	2,246	4,704
2026 Population Age 70-74	360	2,359	4,801
2026 Population Age 75-79	347	2,052	3,963
2026 Population Age 80-84	196	1,101	2,211
2026 Population Age 85+	105	688	1,465
2026 Population Age 18+	2,586	18,196	36,444
2026 Median Age	63	60	61
2031 Median Age	64	61	61

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,199	\$80,265	\$87,857
Average Household Income 25-34	\$102,943	\$111,219	\$122,997
Median Household Income 35-44	\$110,143	\$108,688	\$115,412
Average Household Income 35-44	\$132,942	\$146,998	\$154,120
Median Household Income 45-54	\$102,397	\$106,215	\$113,303
Average Household Income 45-54	\$135,829	\$144,358	\$153,172
Median Household Income 55-64	\$92,270	\$97,557	\$104,317
Average Household Income 55-64	\$124,193	\$134,977	\$141,924
Median Household Income 65-74	\$77,092	\$83,546	\$87,632
Average Household Income 65-74	\$112,434	\$116,906	\$122,729
Average Household Income 75+	\$79,333	\$80,071	\$85,236

