

MILLVILLE SQUARE

35246 Atlantic Avenue | Millville, DE

FOR LEASE



BRAND NEW RETAIL/OFFICE SPACE ON ROUTE 26

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



HIGHLIGHTS

- Millville Square is a newly constructed retail and office center positioned along Route 26 (Atlantic Avenue) in one of Sussex County’s fastest-growing coastal corridors. Construction is complete, with a strong tenant mix already in place including a full-service gym, Pilates studio, nail salon, law office, medical office, and a virtual reality entertainment group—creating consistent daily traffic and built-in synergy for incoming users.
- Units 3, 4, and 5 are currently available, offering flexible layouts from ±1,965 SF to ±5,895 SF, with Unit 5 representing the only remaining endcap opportunity. The property provides excellent visibility, convenient access, and the ability to establish a presence in a rapidly expanding coastal market.
- Frontage along Route 26 (Atlantic Avenue)
- Ample on-site parking
- Limited new construction inventory in immediate trade area
- High-growth coastal trade area with year-round population expansion



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,756	20,204	31,057

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$110,868	\$119,291	\$120,061

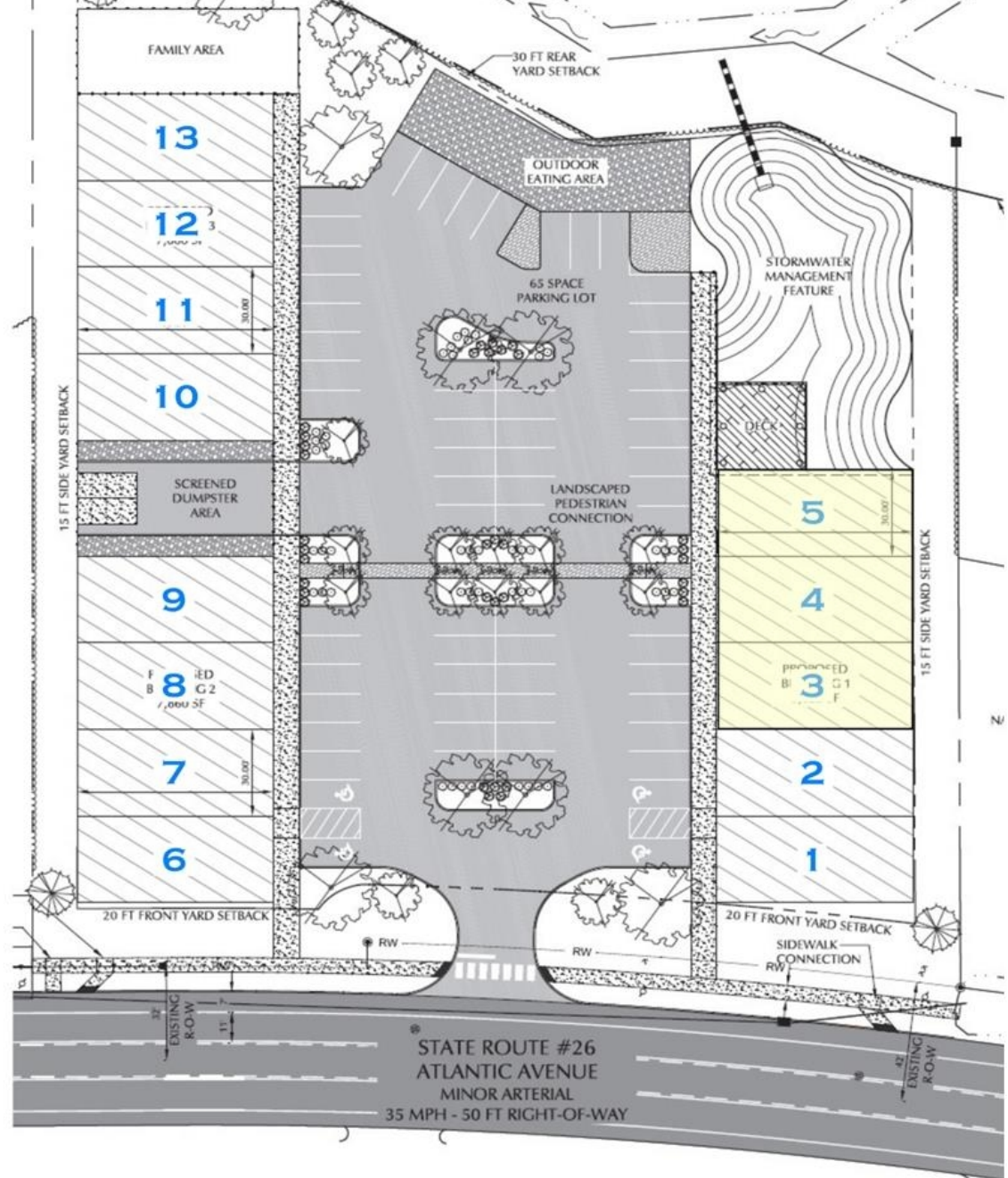
NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,861	9,974	15,174

Suite	Floor	Size	Lease Rate	Lease Type	Notes
Unit 3	1	1,965 SF	\$29.00 PSF (Yearly)	NNN	
Unit 4	1	1,965 SF	\$29.00 PSF (Yearly)	NNN	
Unit 5	1	1,965 SF	\$32.00 PSF (Yearly)	NNN	Endcap

MILLVILLE SQUARE UNITS

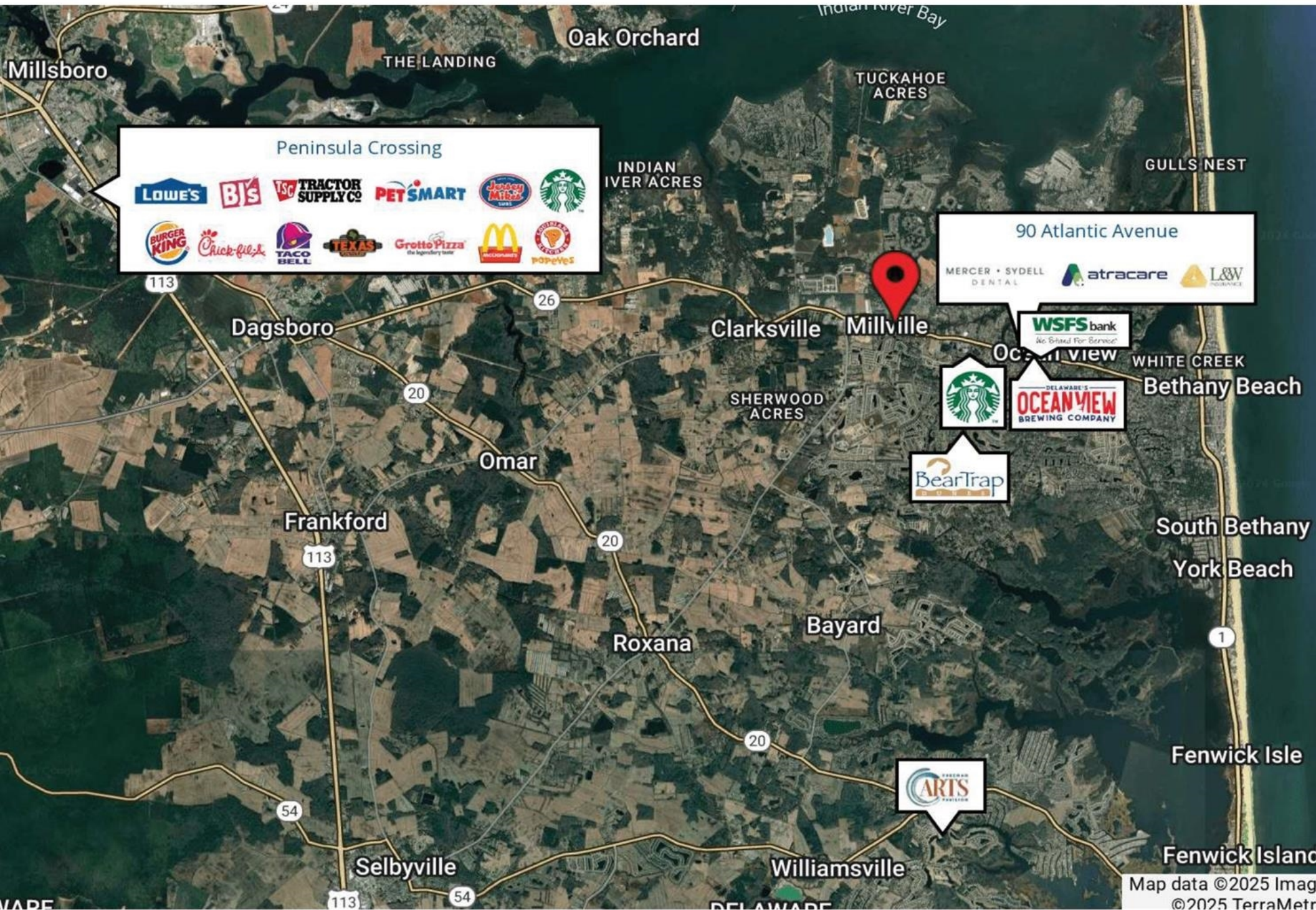
DOVE BARRINGTON DEVELOPMENT, LLC
1-34 - 12.00 - 372.00
D.B. 3132 / 214



STATE ROUTE #26
ATLANTIC AVENUE
MINOR ARTERIAL
35 MPH - 50 FT RIGHT-OF-WAY



Newly delivered retail/office space with on-site parking



Peninsula Crossing



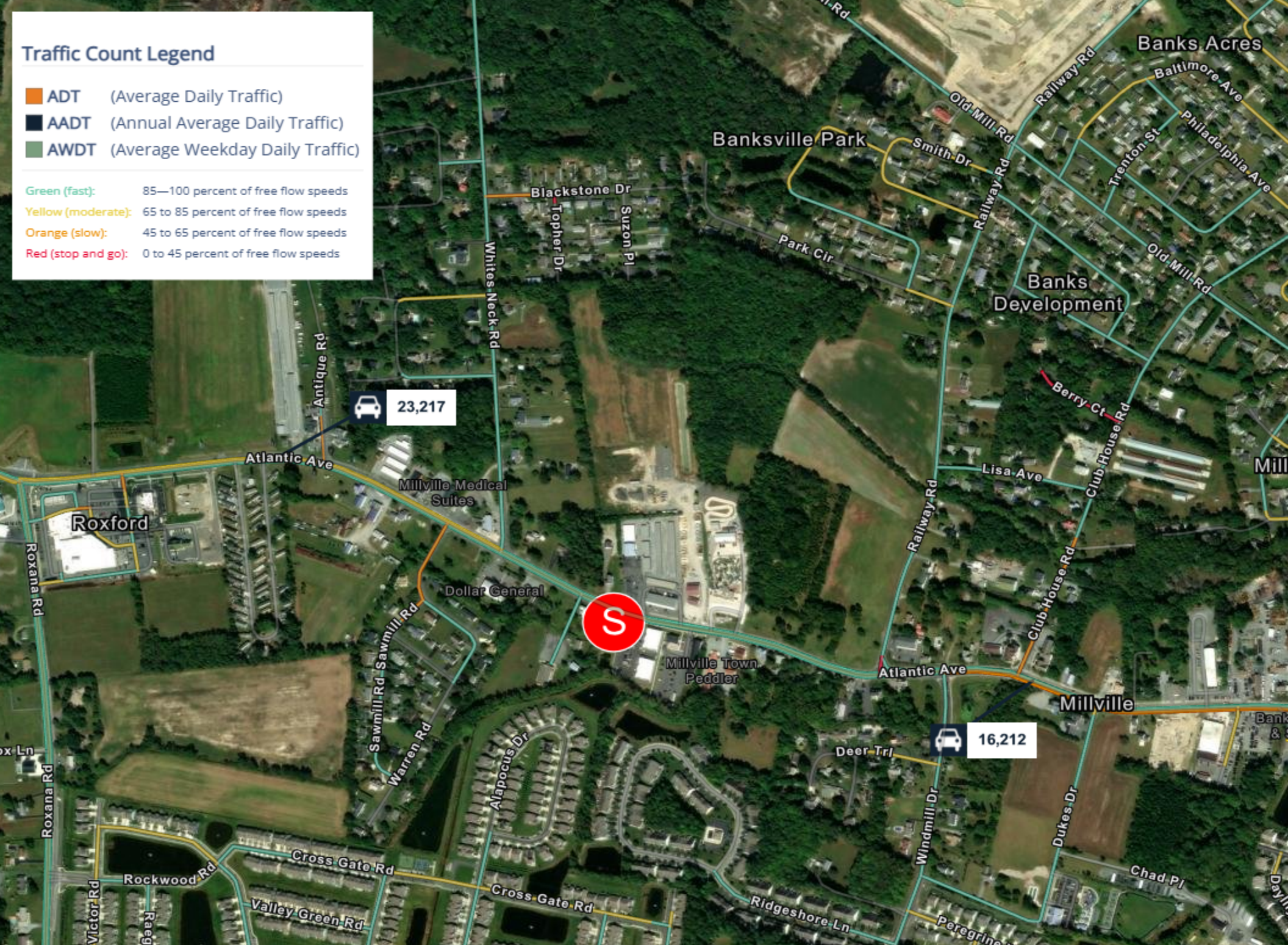
90 Atlantic Avenue



Traffic Count Legend

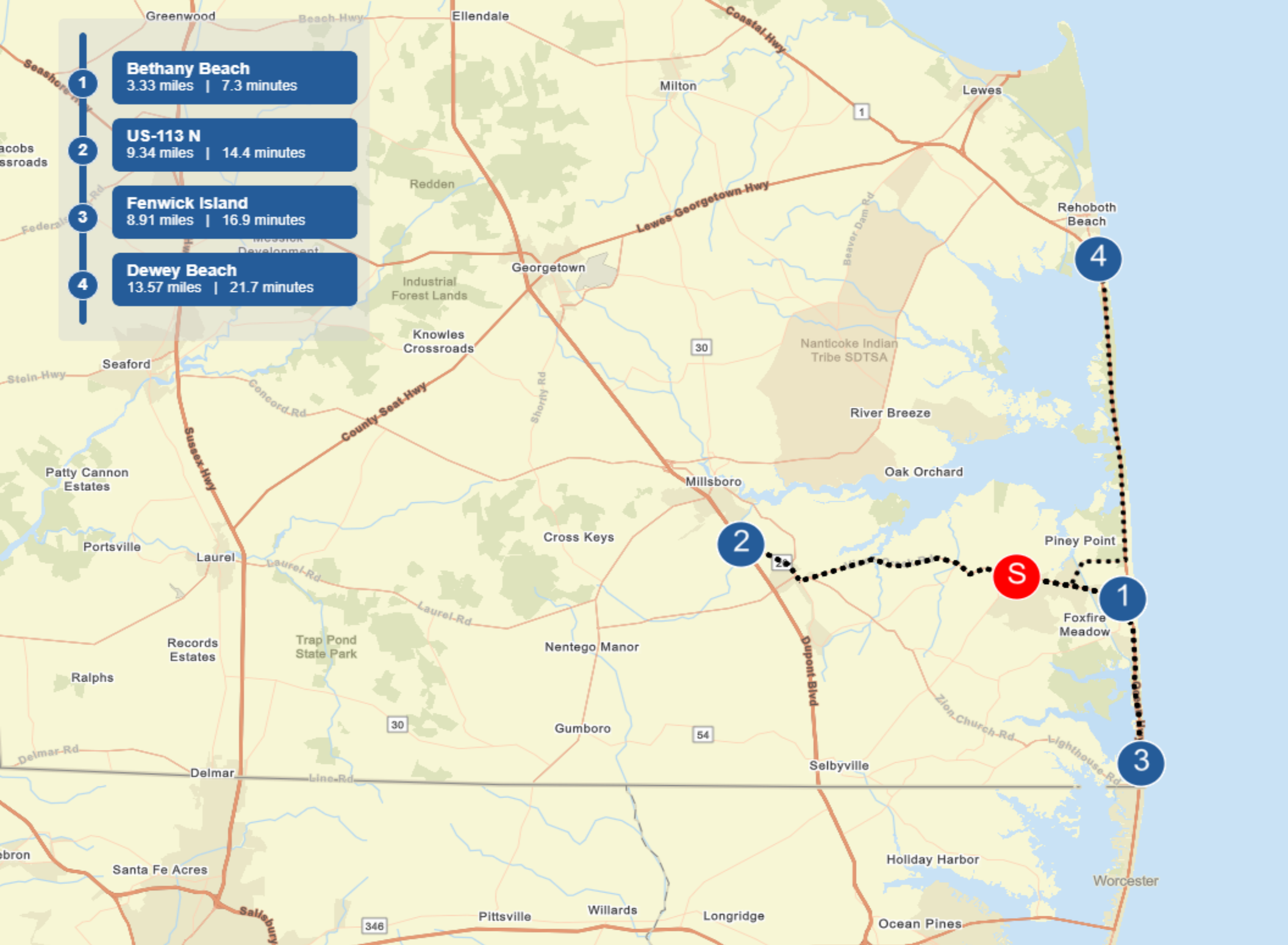
- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



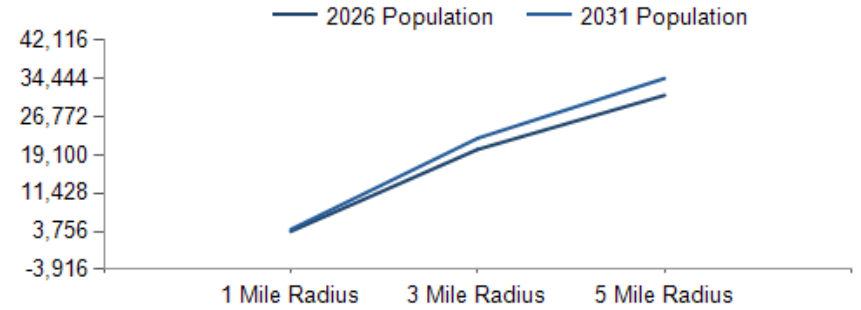
23,217

16,212

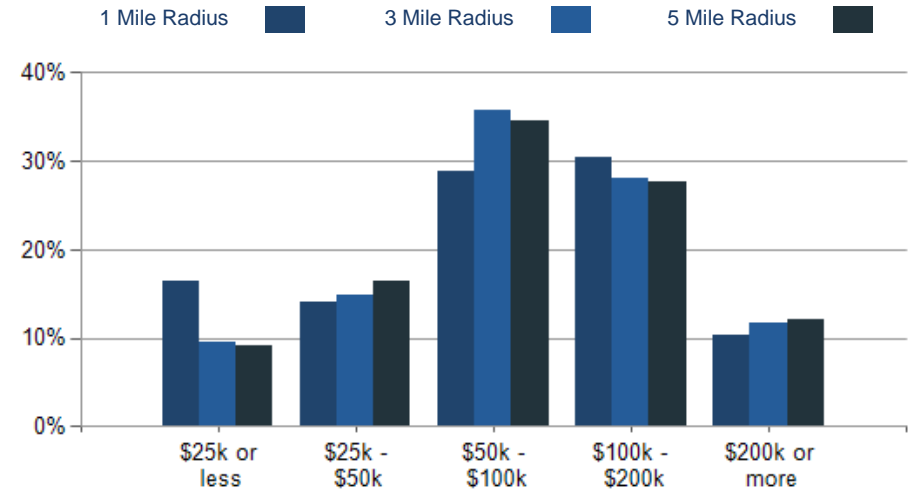


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,291	9,128	15,304
2010 Population	1,579	12,001	19,699
2026 Population	3,756	20,204	31,057
2031 Population	4,142	22,442	34,444
2026 African American	47	313	664
2026 American Indian	3	36	93
2026 Asian	54	236	366
2026 Hispanic	188	818	1,489
2026 Other Race	63	263	507
2026 White	3,369	18,306	27,682
2026 Multiracial	213	1,038	1,732
2026-2031: Population: Growth Rate	9.90%	10.60%	10.45%

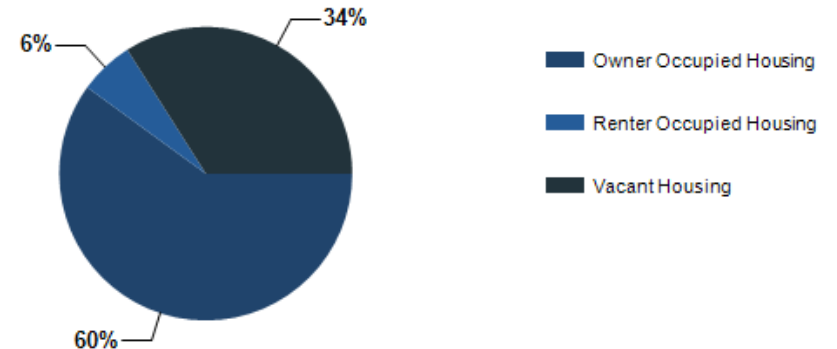
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	224	578	846
\$15,000-\$24,999	81	381	555
\$25,000-\$34,999	80	592	965
\$35,000-\$49,999	182	892	1,528
\$50,000-\$74,999	277	1,790	2,675
\$75,000-\$99,999	259	1,775	2,575
\$100,000-\$149,999	396	1,781	2,685
\$150,000-\$199,999	169	1,024	1,507
\$200,000 or greater	193	1,160	1,839
Median HH Income	\$81,774	\$83,667	\$83,047
Average HH Income	\$110,868	\$119,291	\$120,061



2026 Household Income



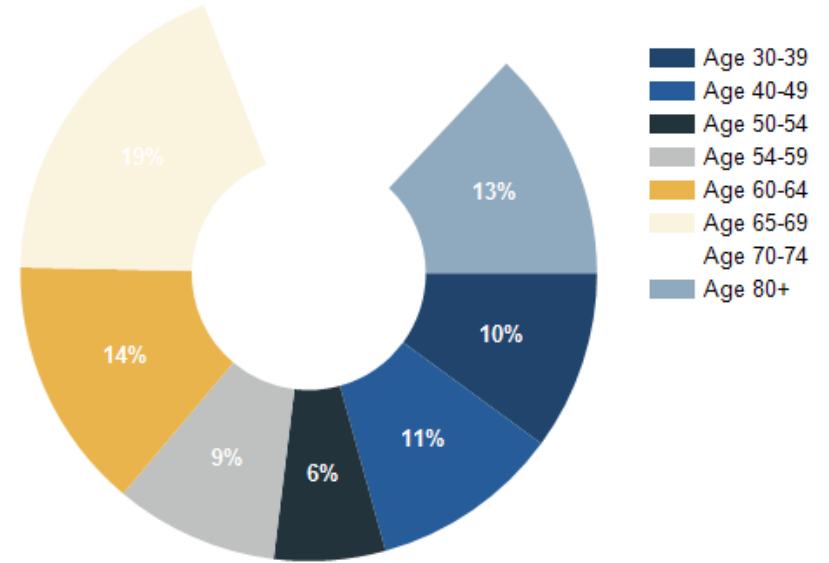
2026 Own vs. Rent - 1 Mile Radius



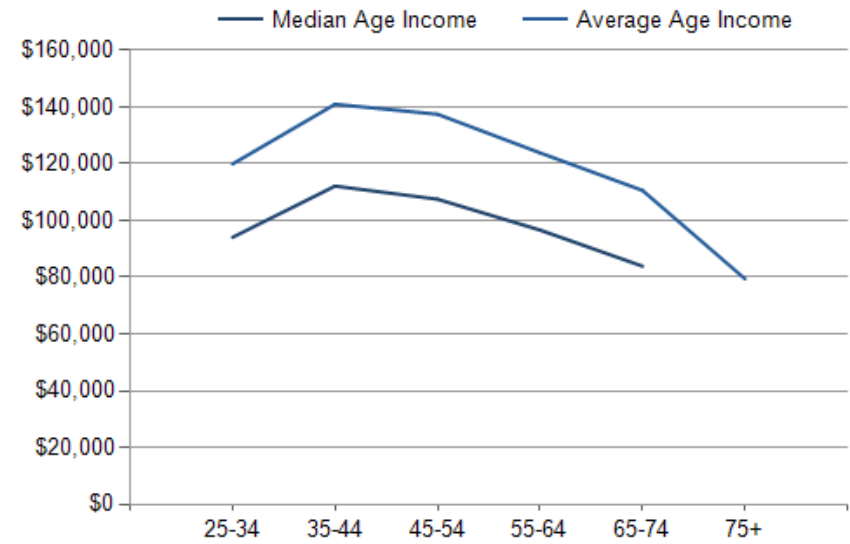
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	133	705	1,113
2026 Population Age 35-39	151	703	1,118
2026 Population Age 40-44	149	698	1,107
2026 Population Age 45-49	151	782	1,231
2026 Population Age 50-54	176	947	1,457
2026 Population Age 55-59	259	1,345	2,047
2026 Population Age 60-64	400	2,123	3,248
2026 Population Age 65-69	529	2,877	4,257
2026 Population Age 70-74	506	2,668	4,022
2026 Population Age 75-79	366	2,073	3,176
2026 Population Age 80-84	168	1,137	1,742
2026 Population Age 85+	103	692	1,077
2026 Population Age 18+	3,321	18,092	27,752
2026 Median Age	62	64	63
2031 Median Age	63	64	64

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,036	\$92,431	\$92,182
Average Household Income 25-34	\$119,902	\$128,114	\$129,209
Median Household Income 35-44	\$112,096	\$111,848	\$110,893
Average Household Income 35-44	\$140,962	\$151,990	\$153,353
Median Household Income 45-54	\$107,465	\$106,639	\$105,498
Average Household Income 45-54	\$137,416	\$148,078	\$146,630
Median Household Income 55-64	\$96,596	\$99,359	\$98,852
Average Household Income 55-64	\$123,815	\$138,413	\$139,521
Median Household Income 65-74	\$83,869	\$87,100	\$85,616
Average Household Income 65-74	\$110,563	\$120,753	\$121,174
Average Household Income 75+	\$79,392	\$84,356	\$85,698



Millville Square

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DSM Commercial and it should not be made available to any other person or entity without the written consent of DSM Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DSM Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DSM Commercial has not verified, and will not verify, any of the information contained herein, nor has DSM Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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



Brokerage License No.: 2012602342
www.dsmre.com

powered by CREOP