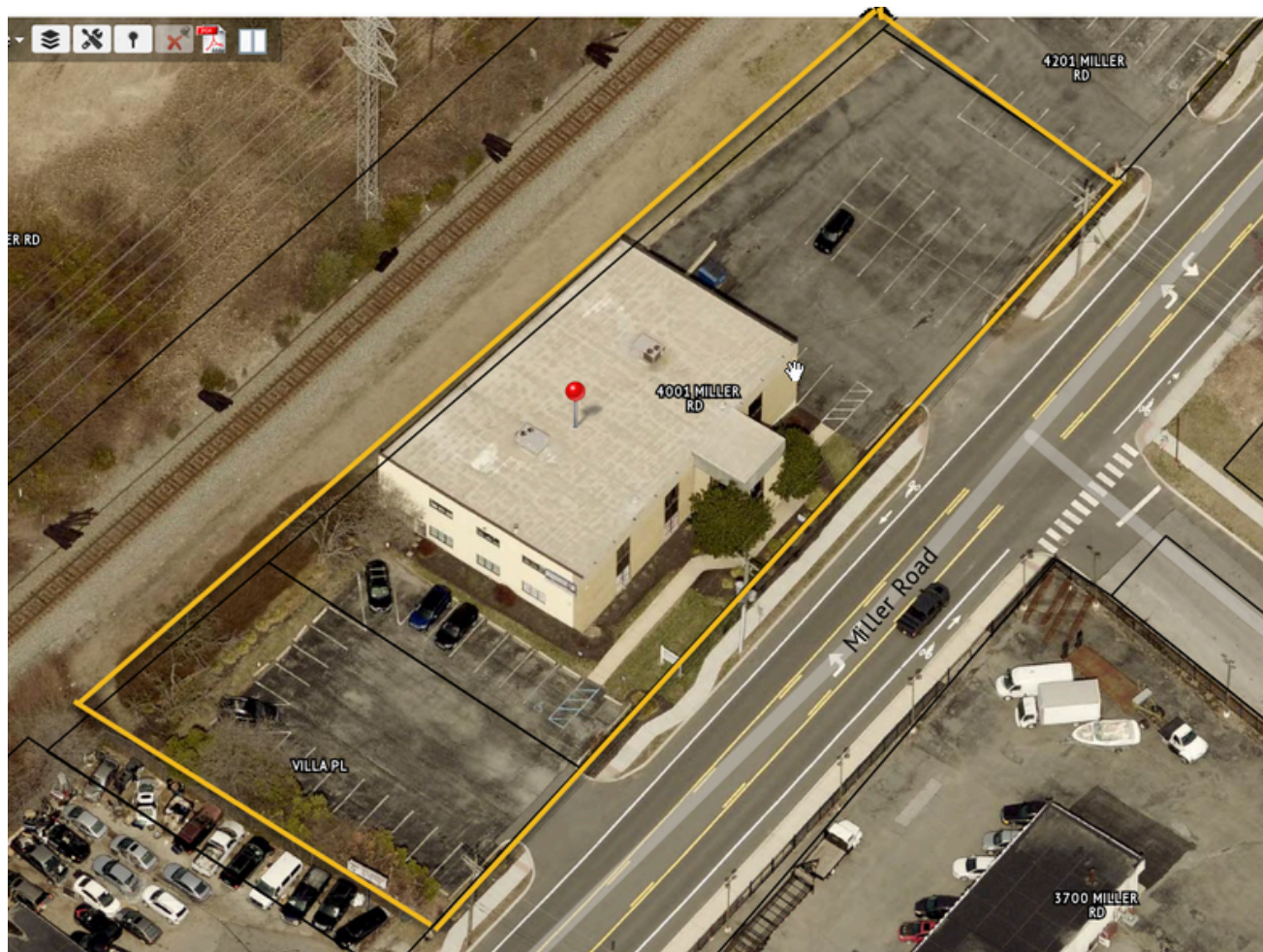


Property Overview

Highly visible commercial property now available for lease along Miller Road. The property sits amid strong residential density, established businesses, and major traffic routes, offering exceptional exposure and convenience. This professionally managed, two-story office building features elevator access and is owned by a landlord who takes great pride in maintaining the property to a high standard. Positioned just minutes from I-95, the site provides outstanding regional connectivity—approximately 18 miles to Philadelphia International Airport, 25 miles to Center City Philadelphia, and only about 10 minutes to Center City Wilmington.



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

LEASE

**4001 Miller Road
Wilmington, DE 19802**

Available

Furnished

+/- 3,402 square feet

+/- 3,000 square feet



- Ideal for office, service, or professional use.
- Ample parking for customers and staff.
- Strong visibility and easy access.
- Surrounded by thriving neighborhoods and established commercial activity.
- High end Finishes - glass walled conference room, great window lines, large open meeting space, call center space, dock access and more!
- Elevator served.
- Convenient location minutes from Concord Pike and I-95, in the heart of North Wilmington/Brandywine Hundred.
- Flexible layouts to accommodate various business types.

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

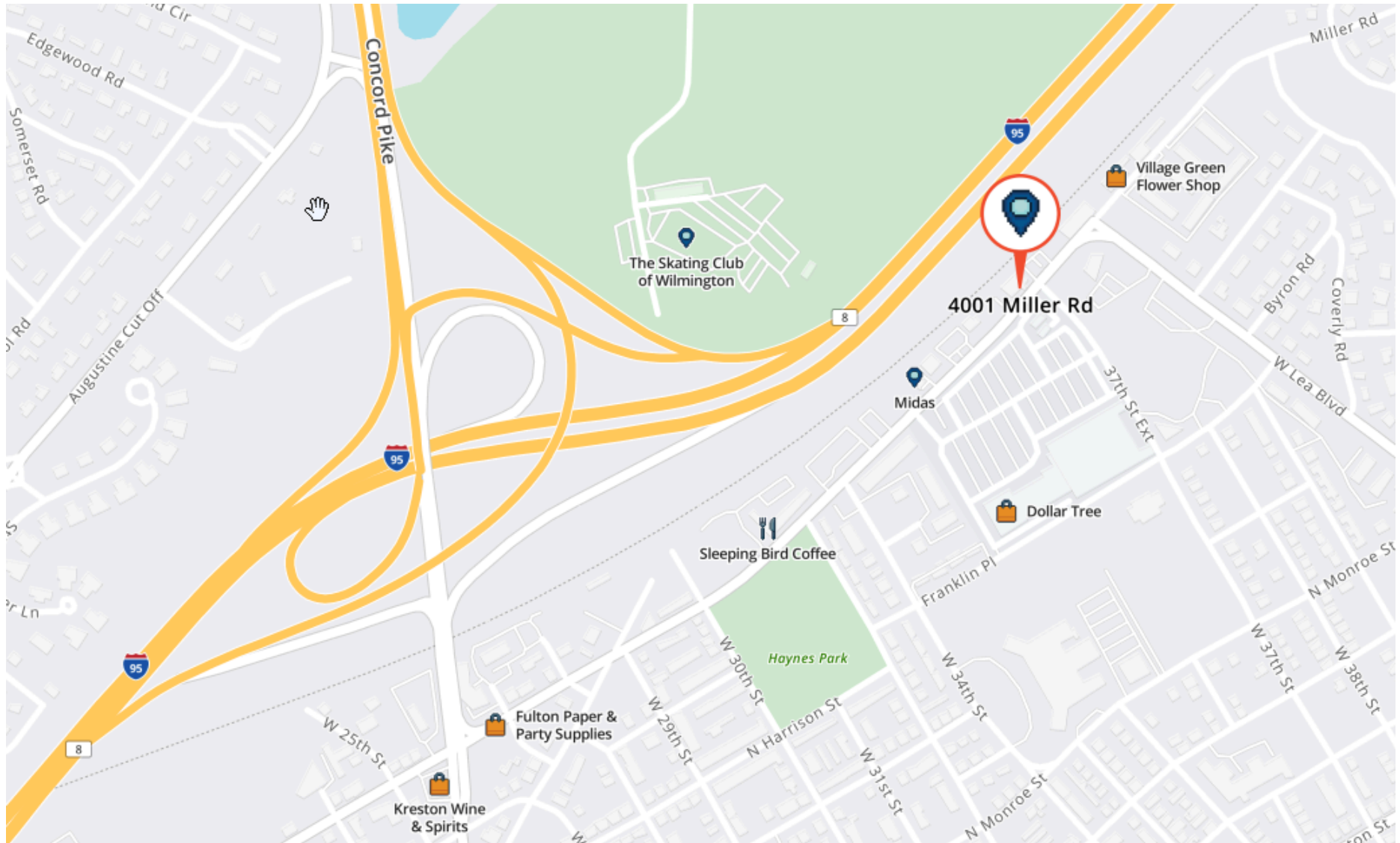


Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



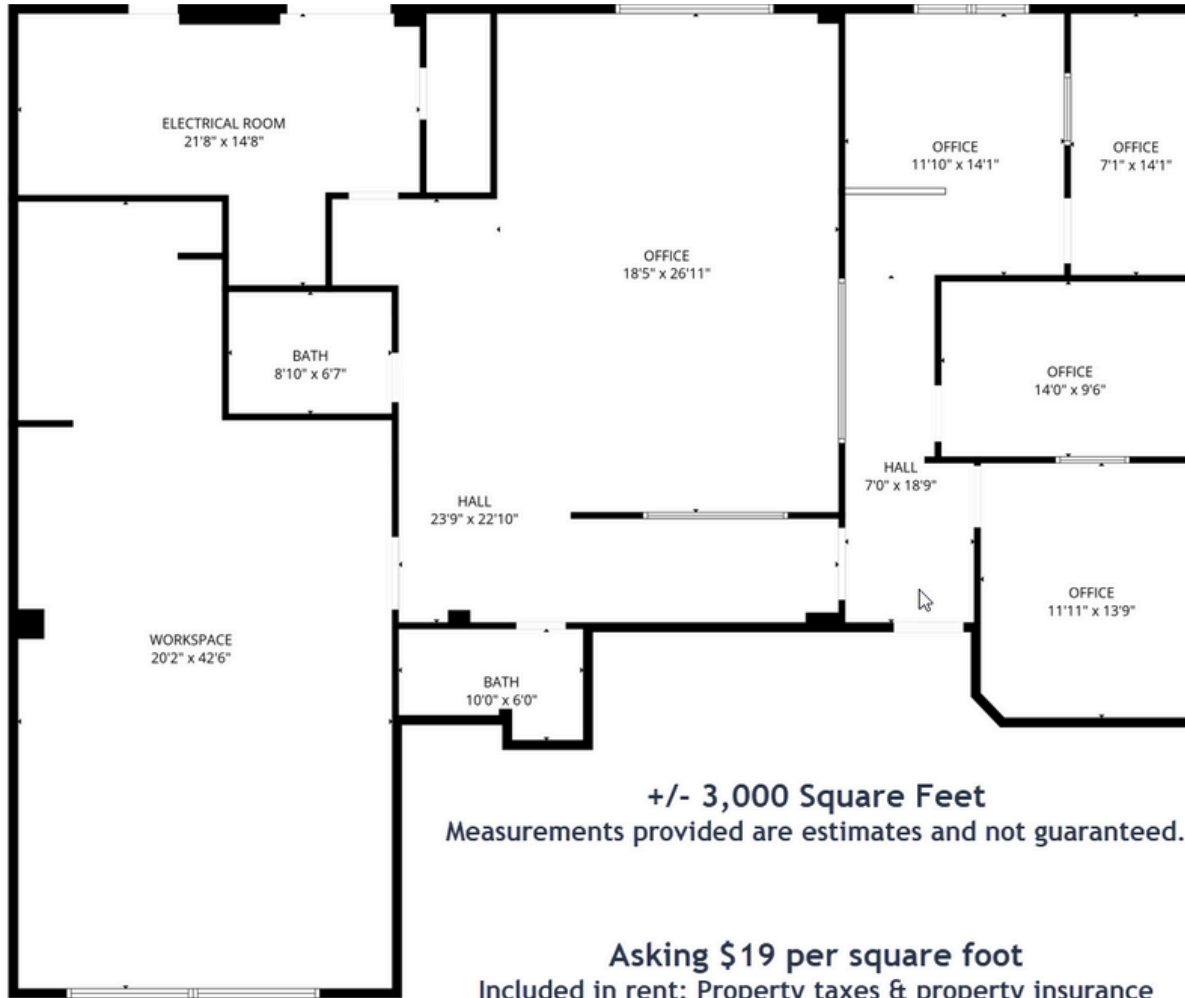
Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

FIRST FLOOR AVAILABILITY & PRICING



+/- 3,000 Square Feet
Measurements provided are estimates and not guaranteed.

Asking \$19 per square foot
Included in rent: Property taxes & property insurance



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



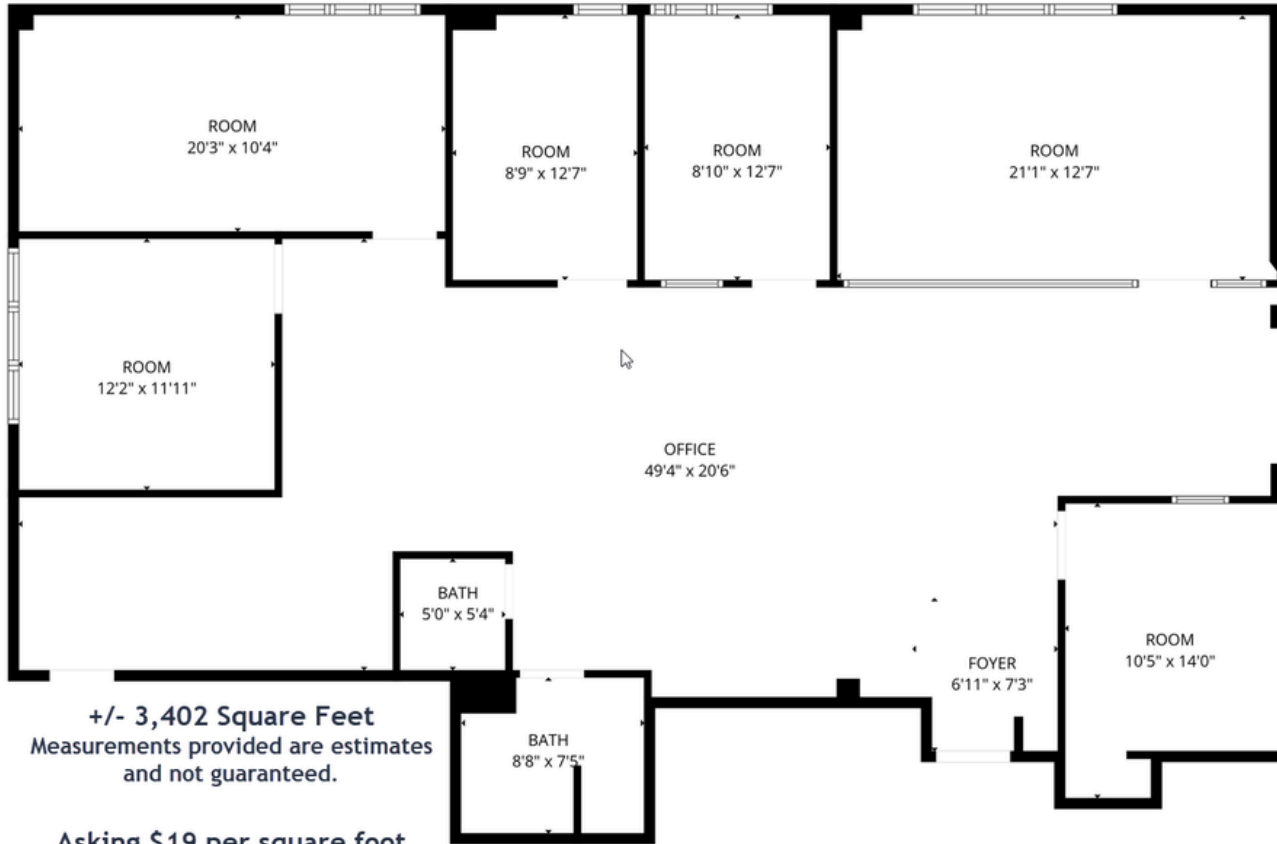
Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

SECOND FLOOR AVAILABILITY & PRICING



+/- 3,402 Square Feet
Measurements provided are estimates and not guaranteed.

Asking \$19 per square foot
Included in rent: Property taxes & property insurance



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144



LEASE

**4001 Miller Road
Wilmington, DE 19802**

Available

Furnished

+/- 3,402 square feet

+/- 3,000 square feet

Population	1 mile	3 miles	5 miles
2010 Population	15,791	104,266	190,254
2020 Population	15,656	105,907	194,621
2025 Population	15,437	107,760	196,691
2030 Population	15,409	108,331	196,643
Households			
2010 Total Households	6,280	42,903	76,022
2020 Total Households	6,474	45,064	79,962
2025 Total Households	6,606	47,239	82,939
2030 Total Households	6,688	48,327	84,333
2010-2020 Annual Rate	0.30%	0.49%	0.51%
2020-2025 Annual Rate	0.39%	0.90%	0.70%
2025-2030 Annual Rate	0.25%	0.46%	0.33%
2025 Average Household Size	2.30	2.22	2.32
Per Capita Income			
2025 Per Capita Income	\$43,843	\$50,786	\$50,645
2030 Per Capita Income	\$49,362	\$56,940	\$57,048
2025-2030 Annual Rate	2.40%	2.31%	2.41%

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

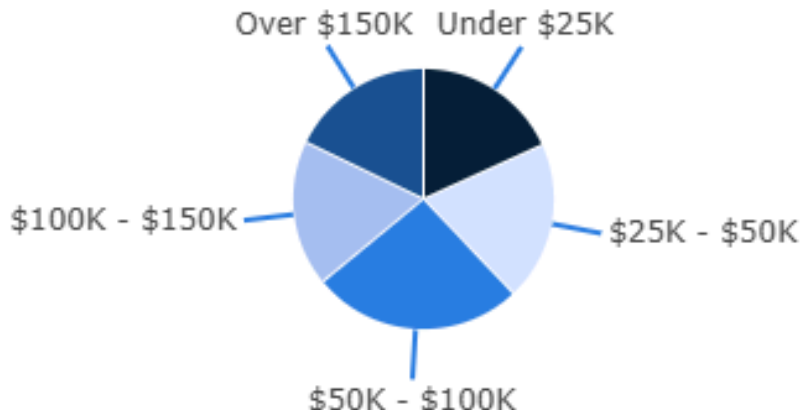
(302) 544-9144

Household Income

\$66.2k
Median Income

\$78.7k
2028 Estimate

↑ 19%
Growth Rate

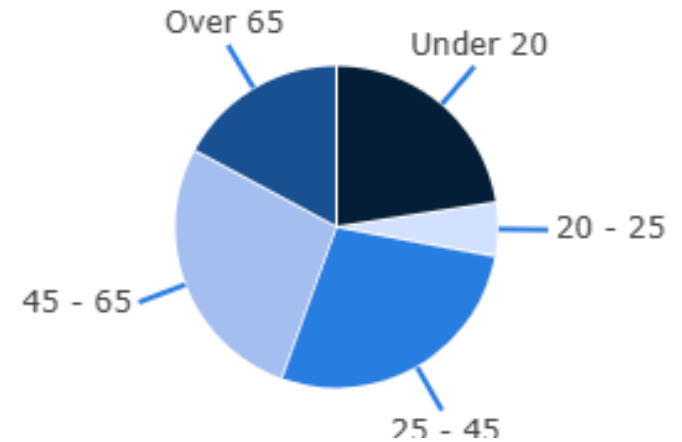


Age Demographics

42
Median Age

44
2028 Estimate

↑ 3%
Growth Rate



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

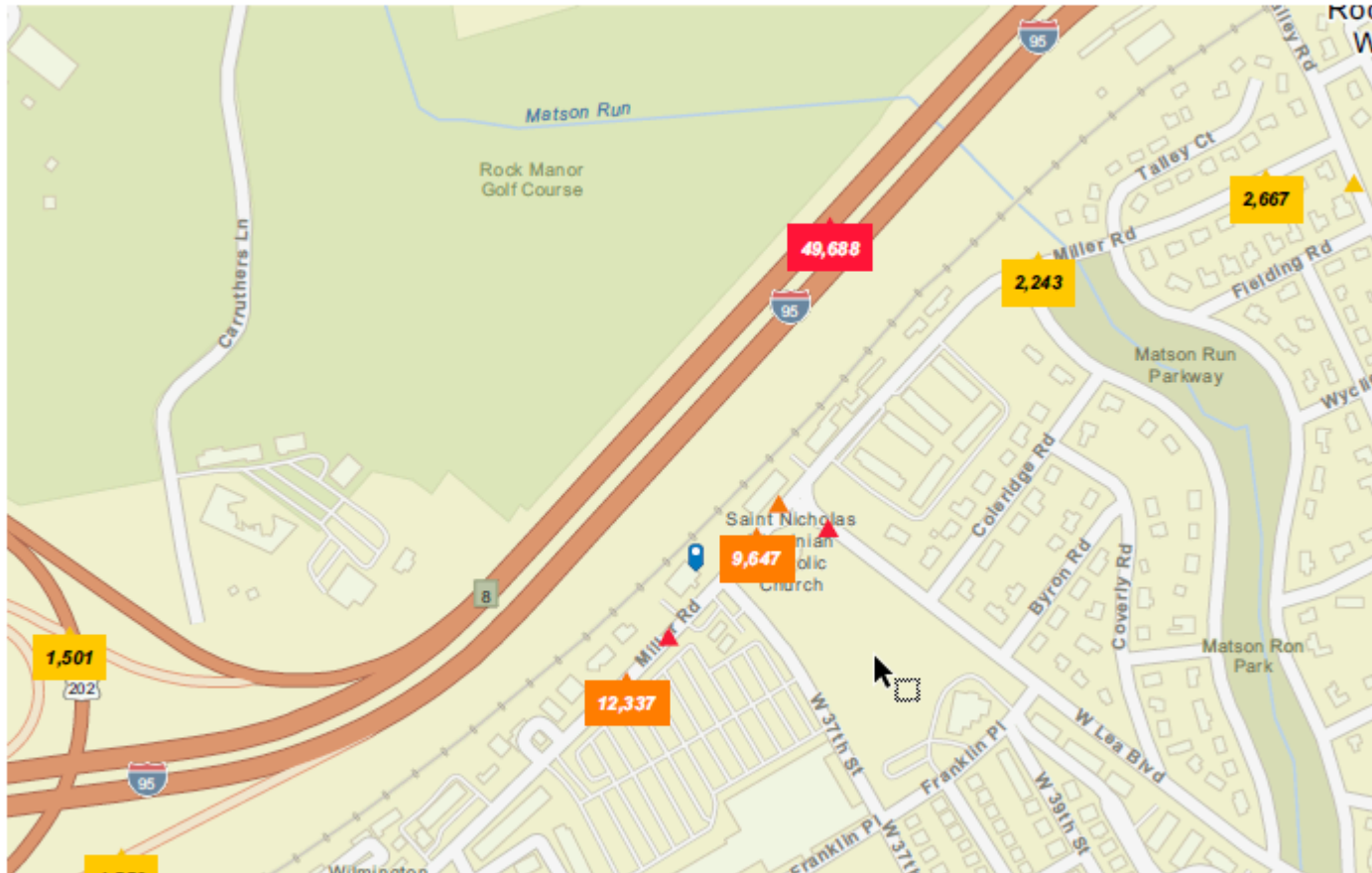
205 Philadelphia Pike
Wilmington, DE 19809

(302) 544-9144

Traffic Count Map - Close Up

4001 Miller Rd, Wilmington, Delaware, 19802

Rings: 1, 3, 5 mile radii



Average
Daily
Traffic
+/- 12,33

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144