



### PROPERTY DESCRIPTION

Join Royal Farms - Grow with us at Cedar Creek! New warehouse/office development in Milton, DE! Cedar Creek Business Park consists of 46 units, each with a first floor warehouse space with a roll-up door and second floor, walk-up office space. With each building housing six or more units, the ability exists to combine and form up to 10,000 SF for your business needs.

### LOCATION DESCRIPTION

Cedar Creek Business Park is located on the main east/west corridor of Route 16 which connects the Delaware Beach area to all points west. The Route 16/5 intersection is just three miles west of Coastal Highway (Route 1). The Milton Park Center (Food Lion, Walgreen's, Family Dollar) is located directly across Union Street from the property and is a popular stop for beach vacationers and residents alike.

### PROPERTY DETAILS

- **Available:** 1,600-10,000 SF
- **Lease Rate:** TBD
- **Sale Price:** TBD
- **Zoning:** Commercial per Milton Town Code
- **Parking:** Shared parking (+/-65 spaces)
- **Delivery Date:** 4th quarter 2023
- Located in commercial growth area in Milton, DE



For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
18949 Coastal Hwy Suite 304  
Rehoboth Beach, DE 19971  
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**CEDAR CREEK BUSINESS PARK**

Route 16 @ Cedar Creek Road  
Milton, DE 19966

**WAREHOUSE/OFFICE BUILDING  
FOR LEASE/SALE**



Proposed Building

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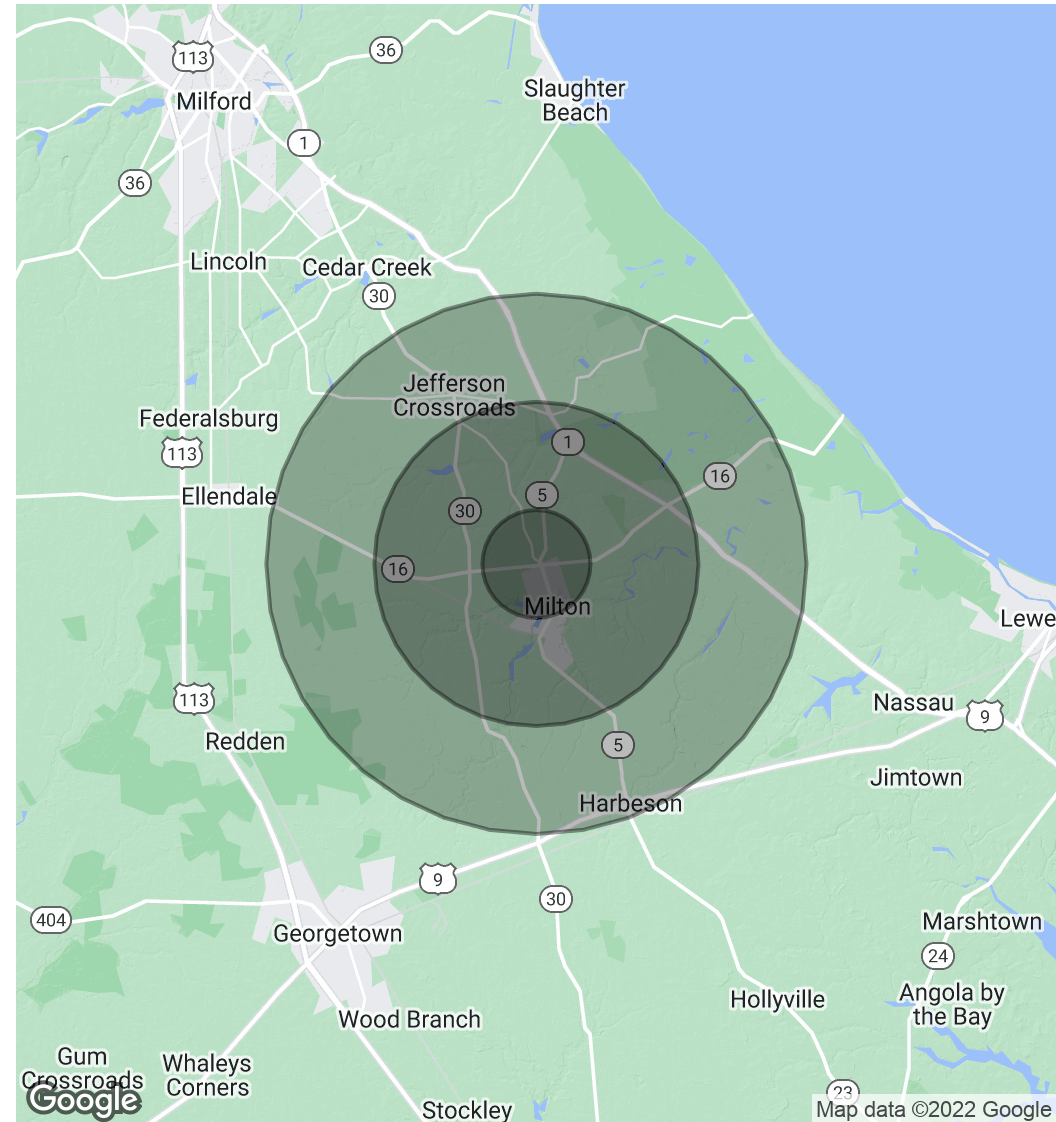
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,154	6,437	13,881
Average Age	40.3	42.8	42.8
Average Age (Male)	37.9	39.5	39.8
Average Age (Female)	42.4	47.2	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	2,883	6,641
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$107,416	\$84,802	\$72,399

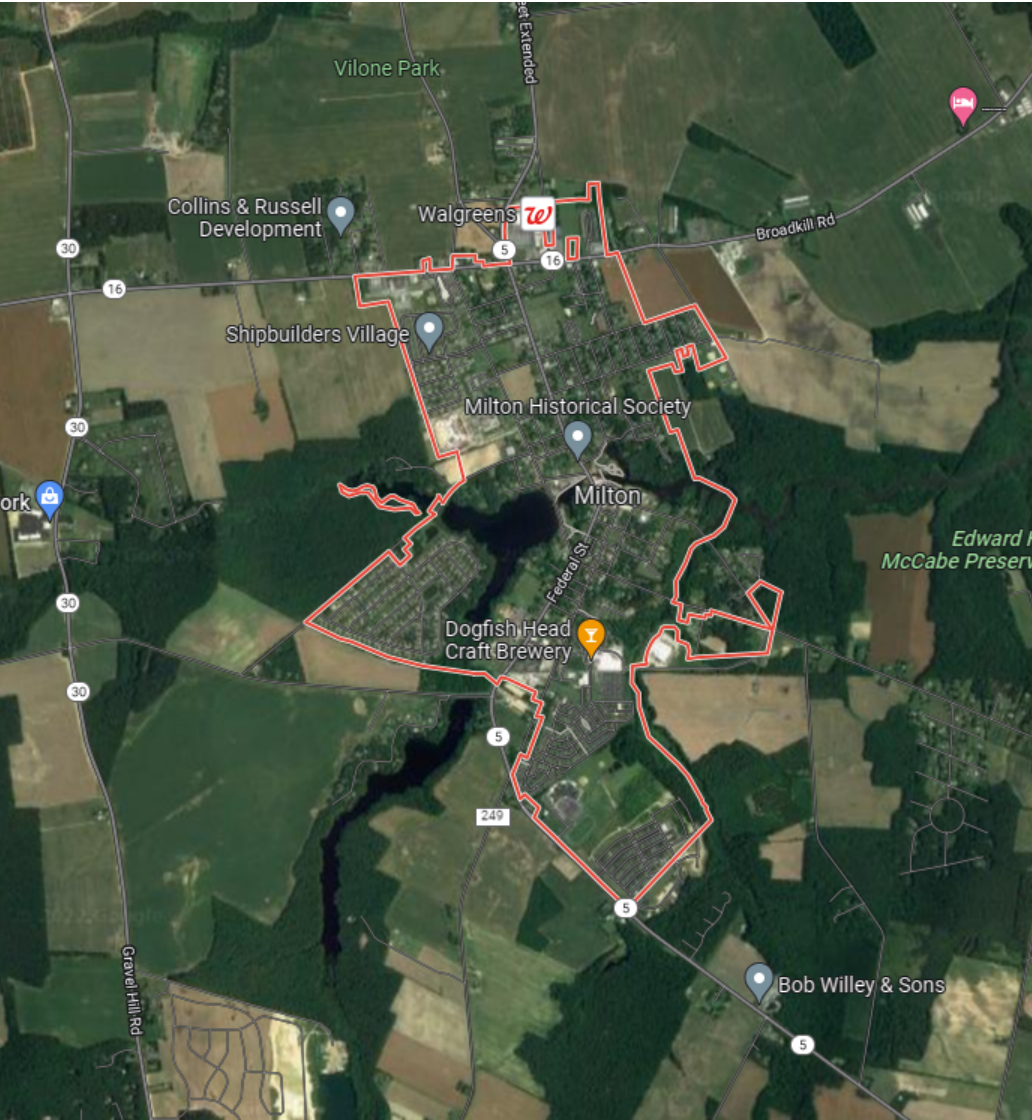
\* Demographic data derived from 2020 ACS - US Census



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### SUSSEX COUNTY GROWTH

The Sussex County population rate increased by approximately 3.6% (about 8,600 new residents) between 2020 and 2021, the fastest growth rate in Delaware! Looking back to 2010, Sussex County had seen a 25% growth rate. Experts have reason to believe that Milton will continue to grow for years to come.

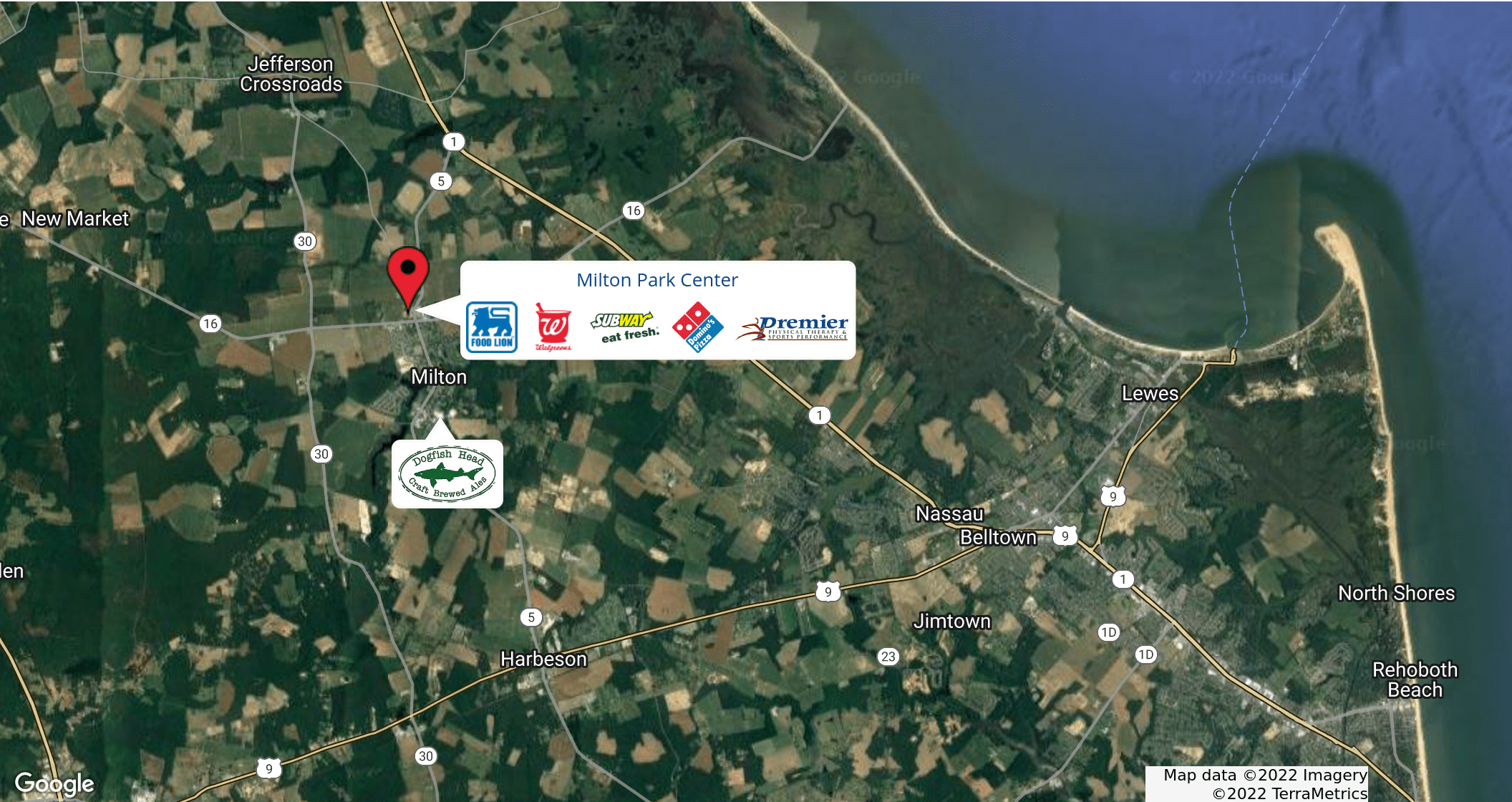
### MILTON IS GROWING!

1. **The Granary at Draper Farm:** 1,350-unit master planned community
2. **Milton Village:** Large mixed-use project. The project has been approved for:
  - > 277 single family homes | 123 townhomes | 290 apartment units
  - > 35,000 SF assisted living building
  - > 80,000 SF of medical office space
  - > 210,000 SF of commercial/retail space
3. **Woodfield Preserve:** 253 units (single family homes)
4. **Cyprus Grove:** 240 units (apartments)
5. **Four Winds Farm:** 336 units (single family homes)
6. **Greywood Springs:** 36 units (single family homes)

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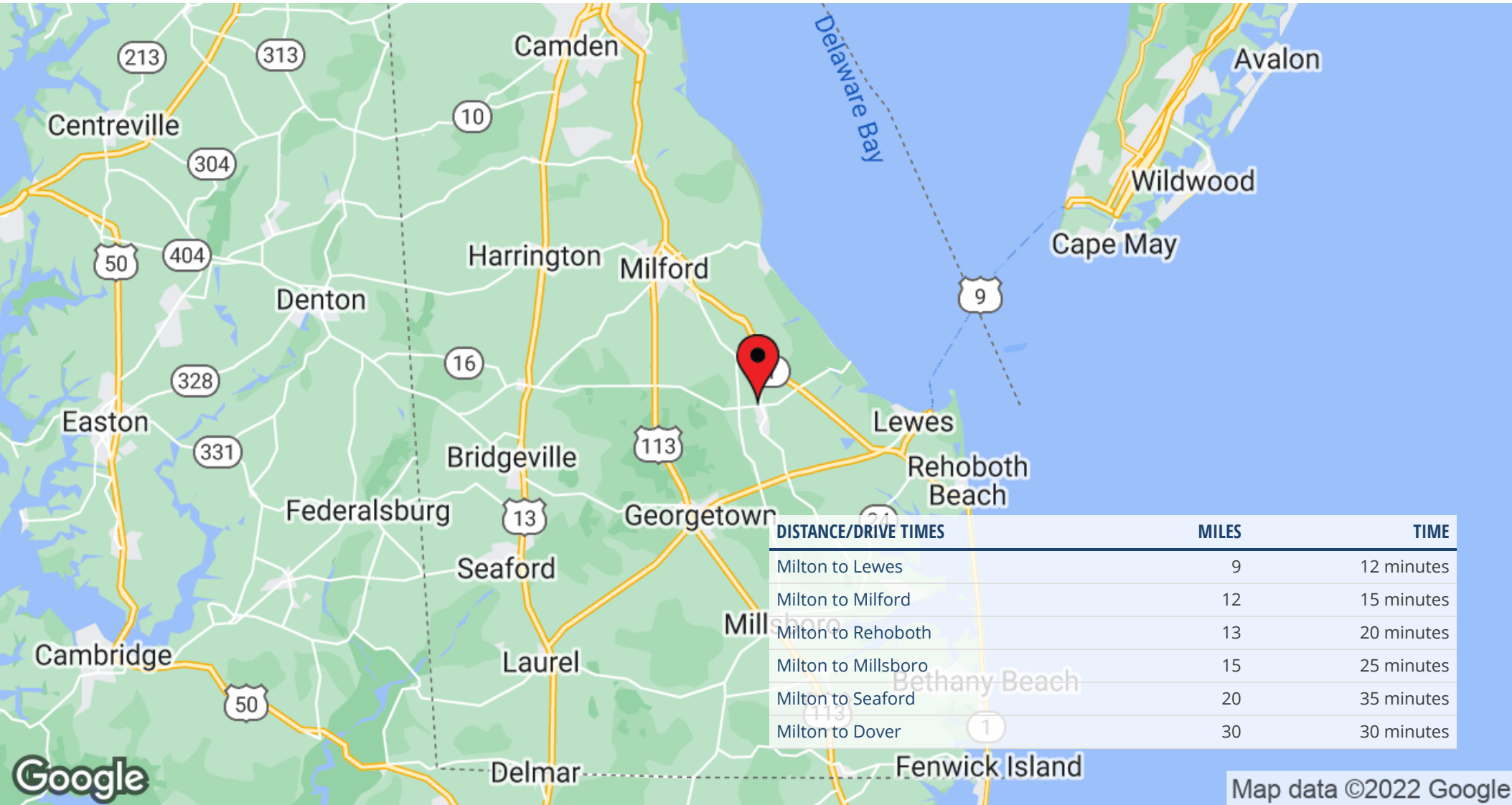
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Landscaping &  
Hardscaping



Pool & Spa  
Companies



HVAC  
Companies



Builders



Automotive

**BUSINESS PARK UNITS ARE IDEAL FOR**



Hair  
Salons



Bakeries



Pet  
Groomers



Gym



General  
Offices

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