



## Excellent Location

35786 Atlantic Ave, Millville, DE, Delaware 19967

### Property Features

- Great Visibility on Route 26
- Close Proximity to Route 1
- Perfect fit out for Medical Office use
- Ample Parking
- Elevator Access
- Cam: \$1.50/psf
- Real Estate Taxes: .53/psf
- Rent: \$18/psf

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,083	20,603	60,735
Total Households:	496	9,326	27,474



For more information:

**Ann Bailey, CCIM**

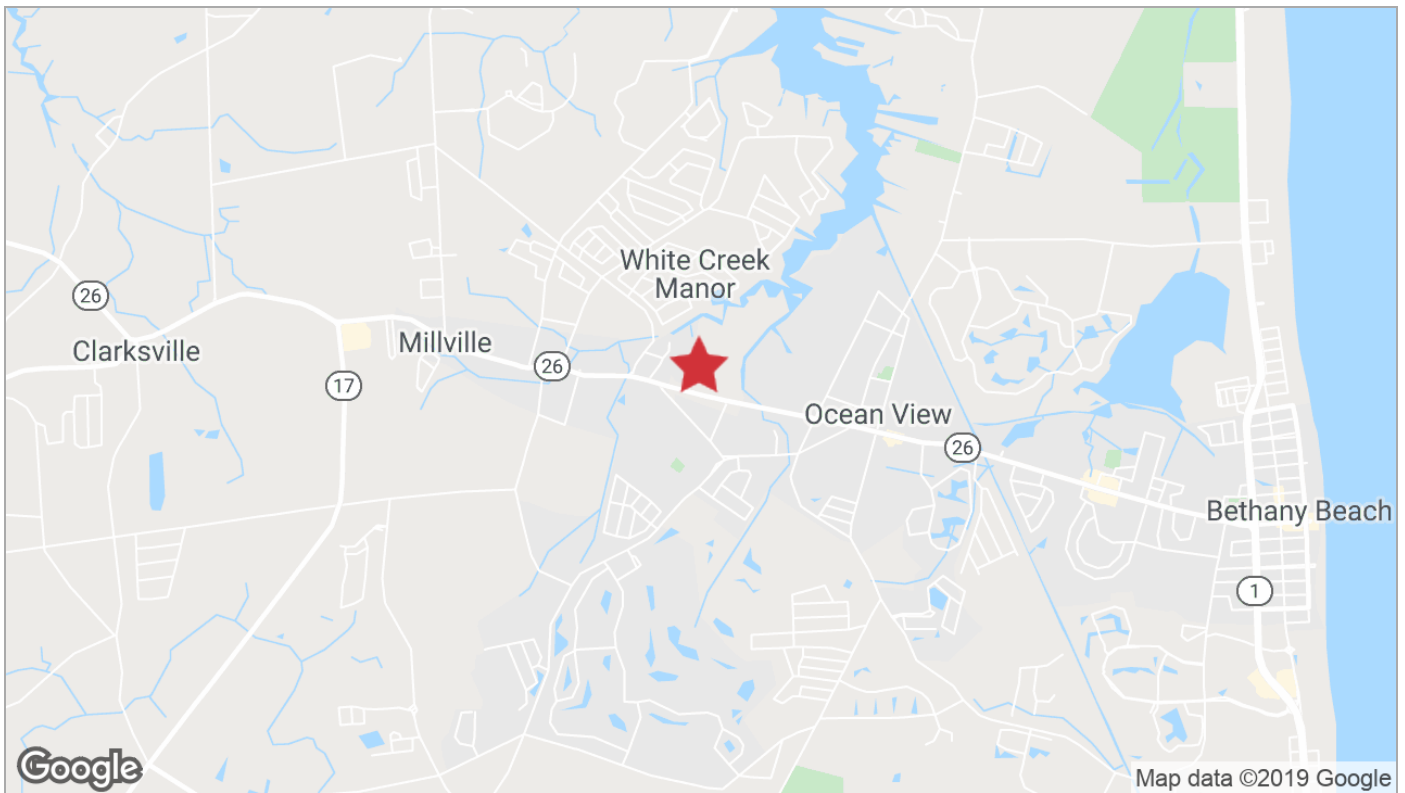
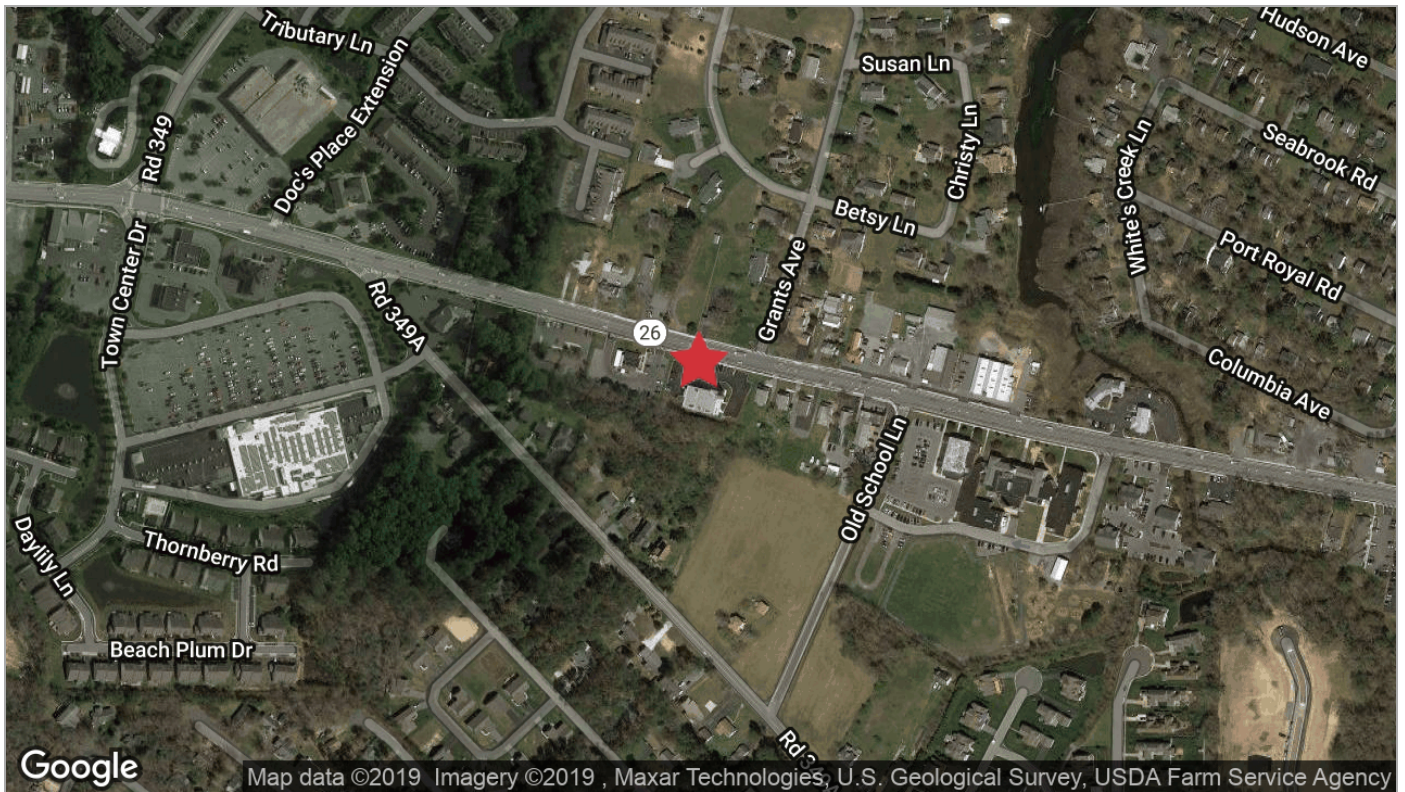
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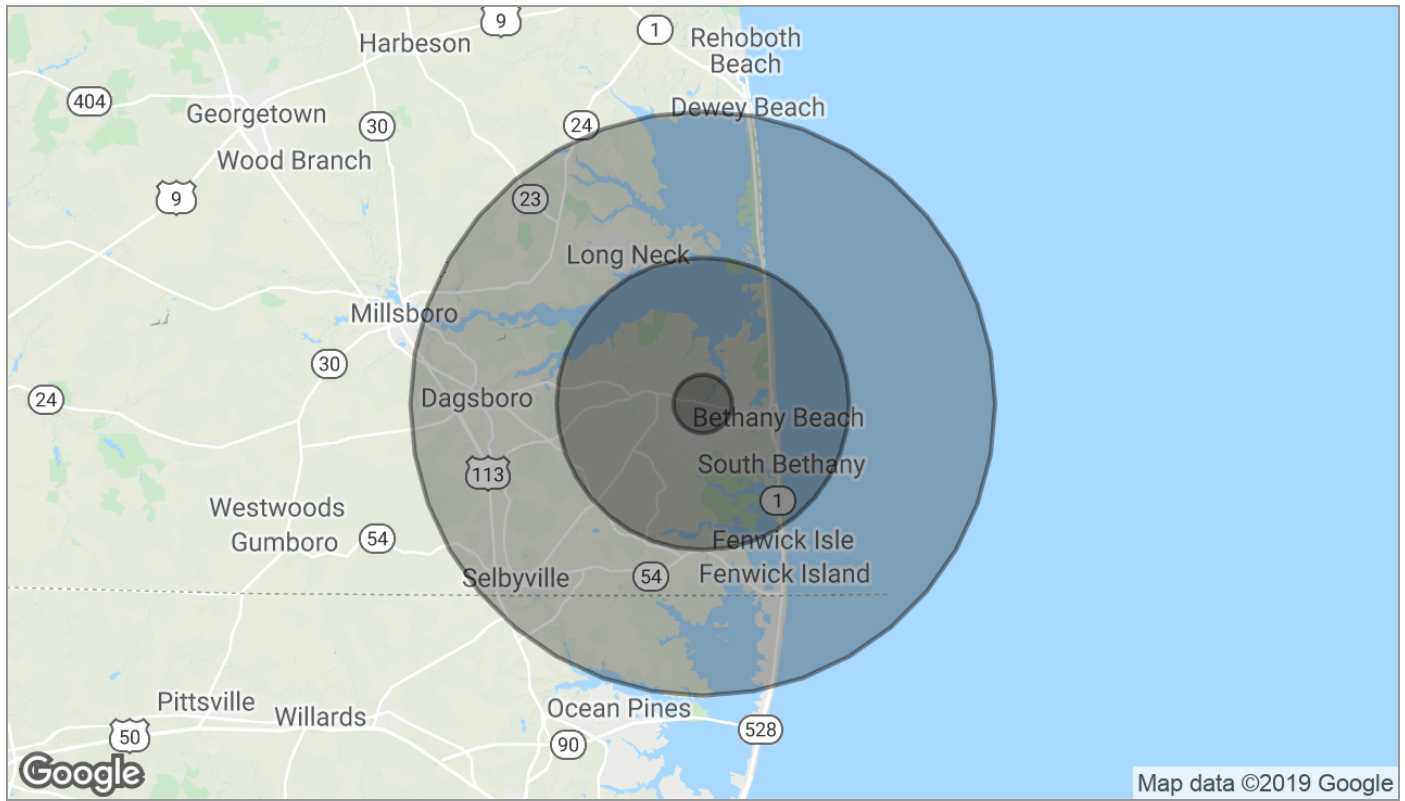
Emory Hill Real Estate Services Inc  
20245 Bay Vista Road, Rehoboth Beach, DE 19971  
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[naiemoryhill.com](http://naiemoryhill.com)

# For Lease Office Space



# For Lease Office Space



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	1,083	20,603	60,735
MEDIAN AGE	56.3	55.4	53.5
MEDIAN AGE (MALE)	55.2	54.7	51.6
MEDIAN AGE (FEMALE)	57.0	55.9	54.9
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	496	9,326	27,474
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$75,139	\$73,299	\$68,011
AVERAGE HOUSE VALUE	\$436,253	\$394,733	\$324,897
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% WHITE	95.3%	95.3%	90.8%
% BLACK	0.8%	1.1%	4.0%
% ASIAN	0.9%	0.7%	0.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	1.5%	1.0%	2.2%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	2.0%	2.0%	4.6%

\* Demographic data derived from 2010 US Census