



UP TO 5,042 +/- SF END CAP
RETAIL SPACE AVAILABLE

1,200 +/- SF IN-LINE
OFFICE/RETAIL
SPACE AVAILABLE



Mill Creek Shopping Center

4555 Kirkwood Highway, Wilmington, DE

KIRKWOOD HIGHWAY AADT: 45,818 +/- VPD

Leasing Inquiries Call:

Jim Tancredi
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Tyler Foresta
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Broker Representative:

LMT Commercial Real Estate Services
1117 N Franklin Street, Suite A
Wilmington, DE 19806
LMTCRE.com

Mill Creek Shopping Center Retail Space Available

4555 KIRKWOOD HIGHWAY,
WILMINGTON, DE

Two Retail Spaces Available in Mill Creek Shopping Center

Mill Creek Shopping Center is a high-visibility retail destination along Kirkwood Highway, benefiting from an exceptional 45,818 +/- vehicles per day. Ideally positioned at the corner of Limestone Road and Kirkwood Highway, the center offers outstanding exposure and regional accessibility, providing an ideal setting for your next business to thrive.



Available Spaces:

End-Cap: Up To 5,042 +/- SF
Asking Rate: \$28.00/SF (NNN)

In-line Retail Space: 1,200 +/- SF
Asking Rate: \$32.50/SF (NNN)

- Operating Expenses/CAM/ Management: \$4.46/SF
- Insurance: \$0.33
- Taxes: \$0.85 (2025)
- Total NNN: \$5.64

Features:

- Modern retail build-outs ready for customization
- High traffic location with strong regional draw
- Flexible lease terms

Spaces Ideal For:

Retail Shop, Service-Oriented Business, Specialty Store, Hair Salon, Medical Use

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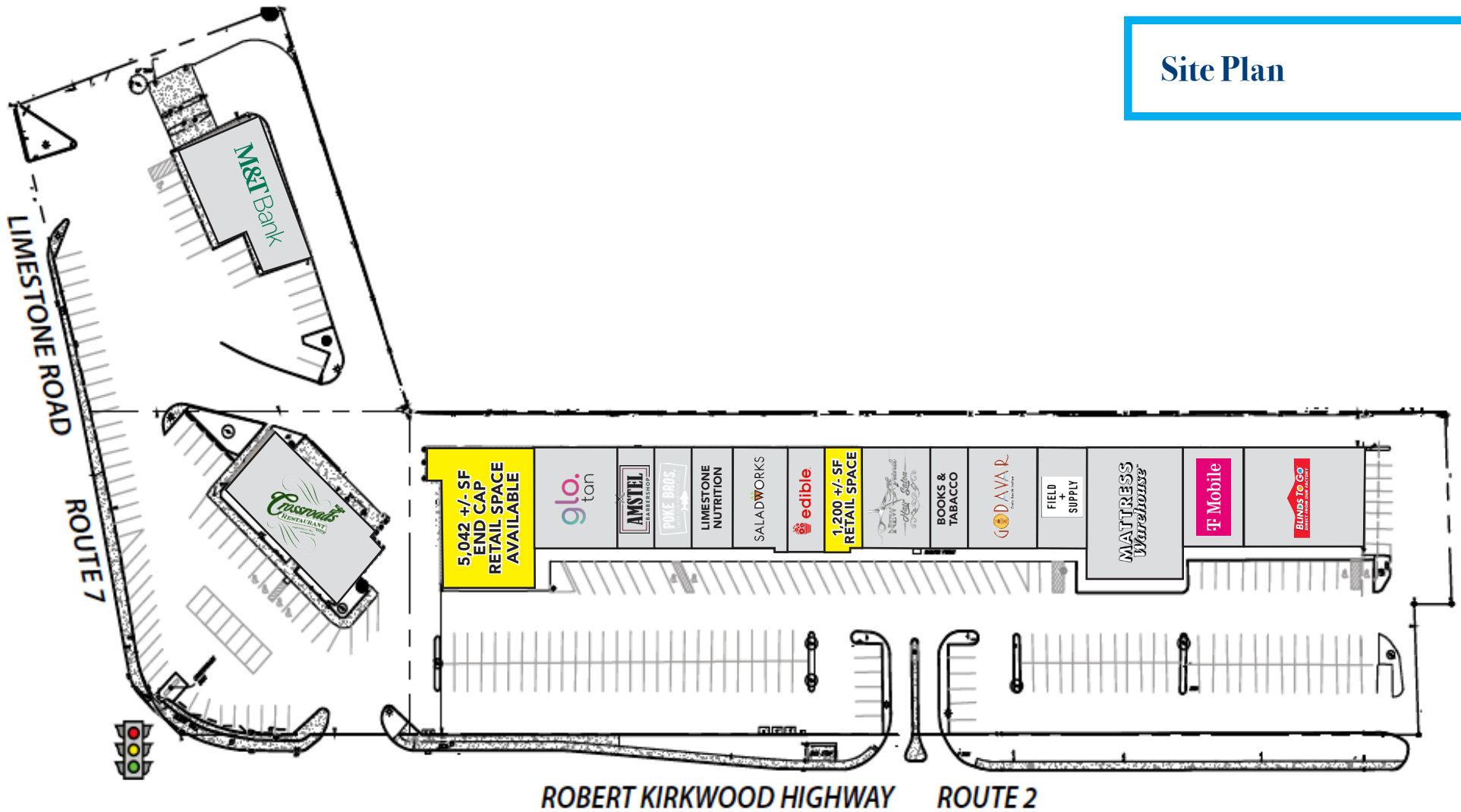
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Site Plan



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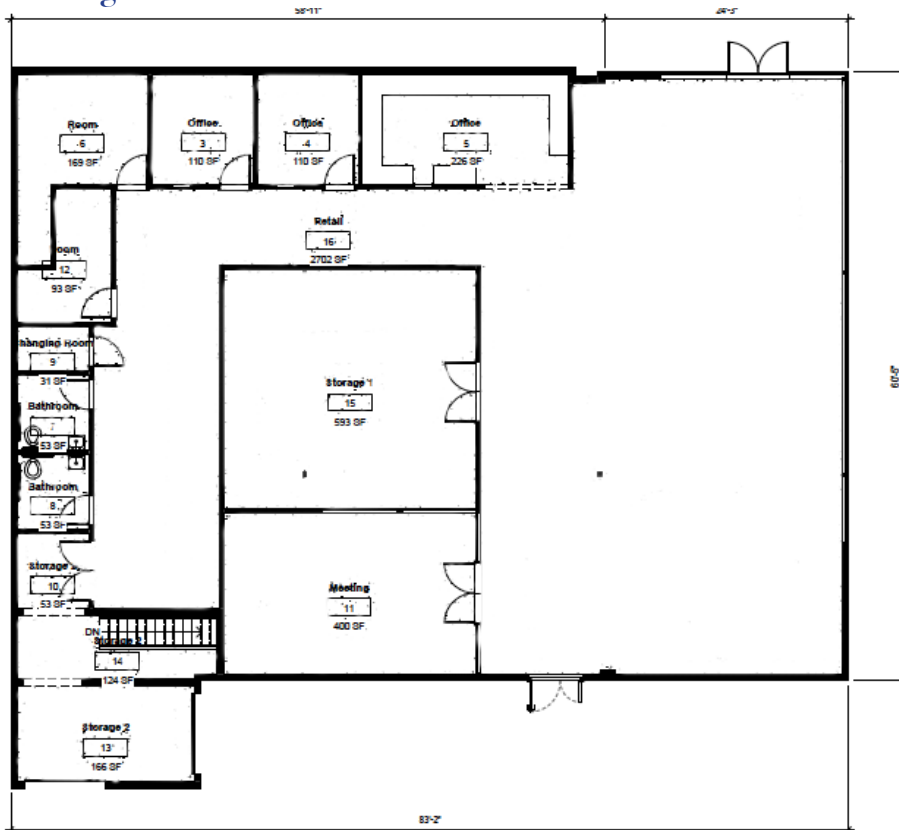


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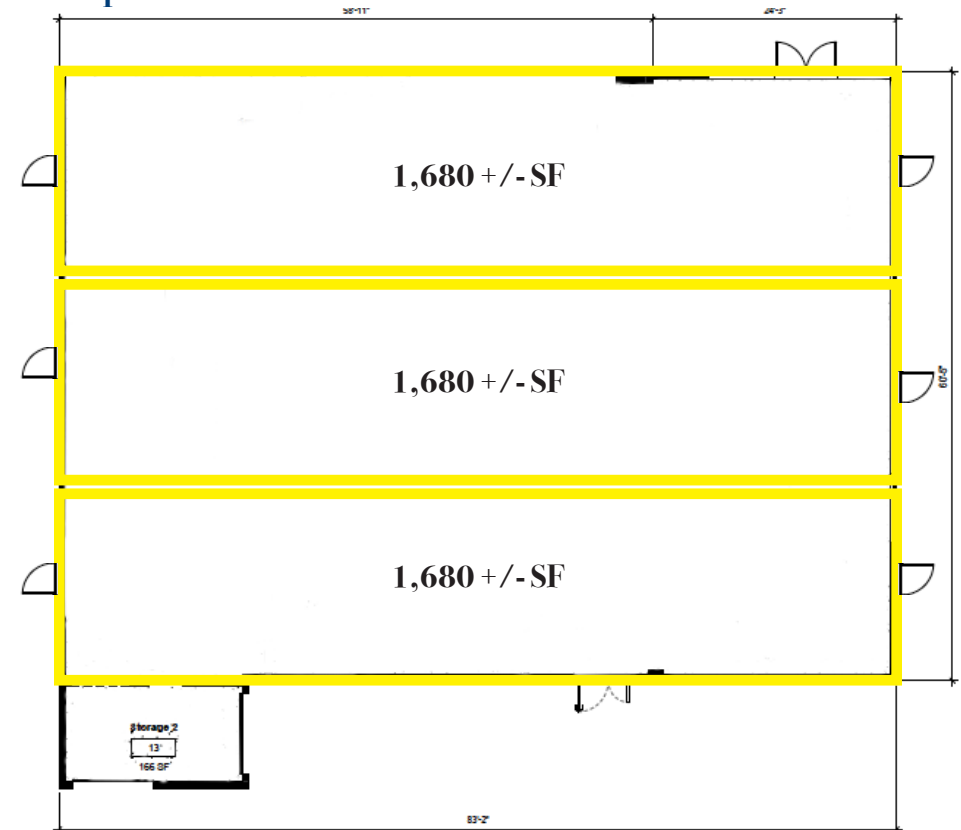
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Left End Cap: Up To 5,042+/-SF Floor Plan

Existing Floor Plan



Proposed Floor Plan



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Exterior Photos



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Local Trade Area



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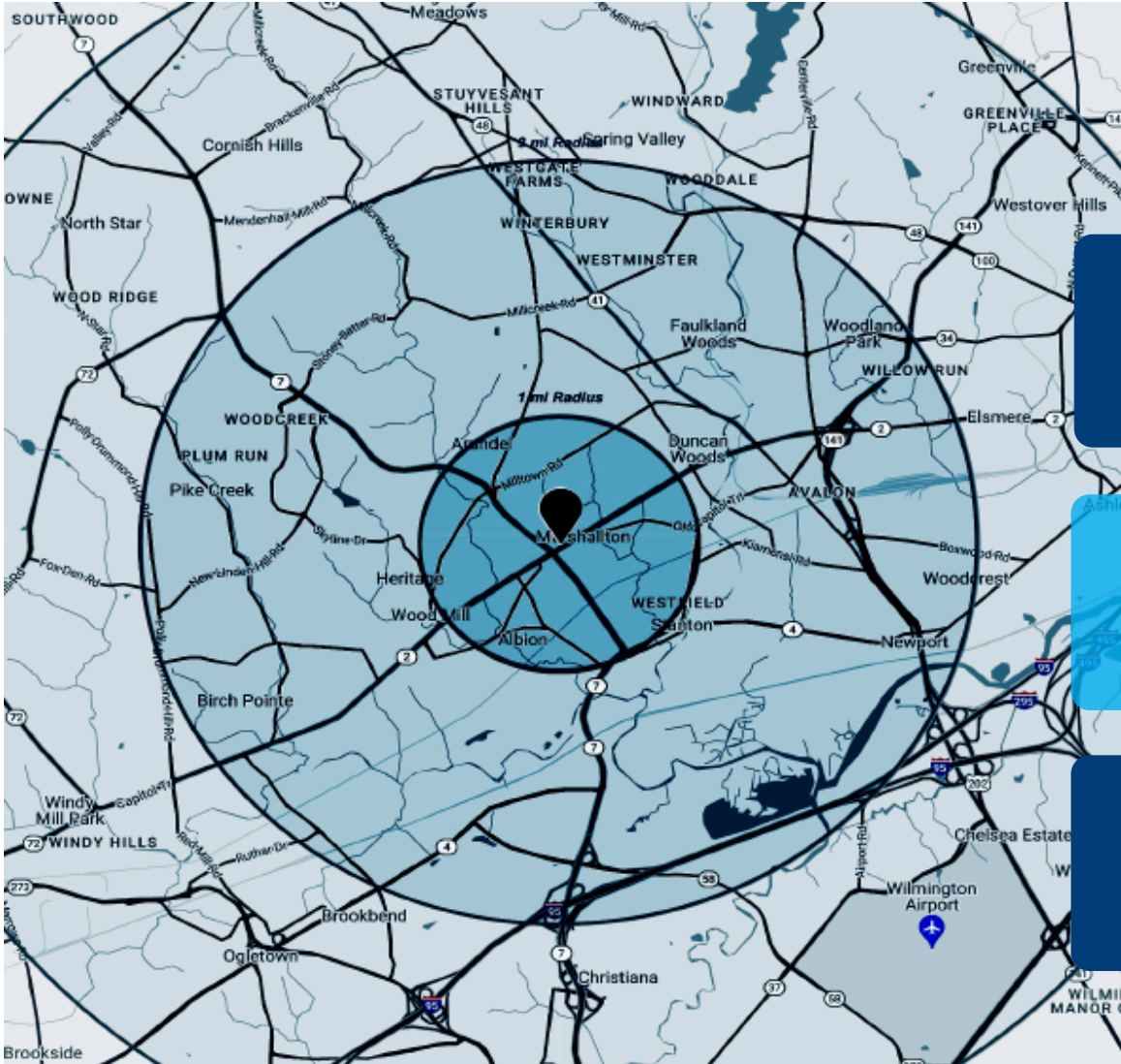


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Regional Area

Wilmington, DE
9 miles / 18 min.

Newark, DE
6 miles / 16 min.

Pike Creek, DE
4 miles / 9 min.

Hockessin, DE
6 miles / 14 min.

Elkton, MD
15 miles / 24 min.

Philadelphia, PA
40 miles / 49 min.

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Population	1-Mile	3-Mile	5-Mile
2025 Population	12,629	66,583	179,065
2030 Population	12,373	65,258	177,291

Median Age	1-Mile	3-Mile	5-Mile
2025 Median	41.4	42.4	40.7
2030 Median	42.9	43.6	42.0

Households	1-Mile	3-Mile	5-Mile
2025 Households	5,040	27,874	72,903
2030 Households	5,018	27,743	73,358

Median Household Income	1-Mile	3-Mile	5-Mile
2025 Median Household Income	\$84,294	\$90,418	\$89,051
2030 Median Household Income	\$98,413	\$107,150	\$105,880

Per Capita Income	1-Mile	3-Mile	5-Mile
2025 Per Capita Income	\$44,266	\$51,119	\$50,423
2030 Per Capita Income	\$51,108	\$58,155	\$57,116

Radius Demographics

1
MILE

2025
Median Net Worth
\$220,000.00

3
MILE

2025
Median Net Worth
\$200,000.00

5
MILE

2025
Median Net Worth
\$175,000.00

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Drive-Time Demographics

5
MINS

**2025
Median Net Worth
\$190,000.00**

10
MINS

**2025
Median Net Worth
\$240,000.00**

15
MINS

**2025
Median Net Worth
\$290,000.00**

Population	5-Mins	10-Mins	15-Mins
2025 Population	18,918	83,587	253,081
2030 Population	18,534	82,023	251,346

Median Age	5-Mins	10-Mins	15-Mins
2025 Median	41.6	41.9	39.3
2030 Median	43.1	43.1	40.5

Households	5-Mins	10-Mins	15-Mins
2025 Households	7,638	34,697	101,550
2030 Households	7,601	34,576	102,531

Median Household Income	5-Mins	10-Mins	15-Mins
2025 Median Household Income	\$85,500	\$90,948	\$84,294
2030 Median Household Income	\$100,106	\$107,234	\$99,905

Per Capita Income	5-Mins	10-Mins	15-Mins
2025 Per Capita Income	\$46,181	\$51,648	\$47,407
2030 Per Capita Income	\$53,018	\$58,689	\$53,591

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