

MILFORD

(Sussex/Kent counties)

Property address: 22 South Walnut Street (the main thoroughfare of downtown Milford)

Downtown location: Historic Downtown Milford boasts a thriving arts community, including visual, performing, and culinary arts; recreational amenities such as a lovely riverwalk and Mispillion River boating; and a broad and diverse range of restaurants, retailers and commercial entities, including several destination restaurants (The Georgia House and Abbott's Grill) retailers in the business district. The Farmers Market is held along the riverwalk every Saturday from May through October. Downtown Milford Inc. is an active Main Street program of downtown revitalization that works closely with the City and business owners to actively coordinate downtown activities and business opportunities.

Learn more about downtown Milford: <http://downtownmilford.org/>

Approximate interior square footage of space: 1,200 SF

- Located in downtown Milford on historic Walnut Street; good weekday and Saturday foot traffic.
- Traditional historic brick/stucco storefront with two full height windowed display areas.
- Free on-street parking and accessible entrance from street.
- Most recently used as a bakery, thus large sink and electrical exist; no commercial kitchen.
- One restroom and store room/open office with visual separation in rear of space.

NOTE: Images of this property show a fully open space, nevertheless, there currently exists a non-bearing demising wall approximately 1/3 into the space from the front to separate a "front of house" area from rear area. This wall could be removed or opened up further at tenant cost.

Cost estimate for utilities (These are monthly estimates that will become the Pop-Up tenant's responsibility during the three months of free rent.)

- Electric - \$150-600 TBD depending on use and season
- Gas- N/A
- Phone - \$20-40/month
- WiFi or Internet connection – available – tenant responsibility
- Water - \$20/month
- Other – N/A

Value of space based on normal rental rate: \$900 a month

We believe prospects especially suitable for this space include:

- Destination retailer with established Internet presence and clientele.
- Deli/Bakery potential
- Artist or arts-related
- Professional services, office, non-profit.