



Ocean One

Milton, DE

Broadkill Road & Coastal Highway

Property Overview

Delivery
2027



500,000+ SF
Retail

276
proposed
residential units



116-acre retail and residential development at major new DE 1 Interchange. Big box, grocery and restaurant pads to be developed for delivery in 2027. Full access as well as a direct right in-right out access to and from southbound DE 1. Ocean One is the last major access point for shopping and dining north of the Delaware Beaches. Fantastic visibility and signage, Ocean One will be the premier retail destination in Sussex County.

Ocean One

segall
GROUP



Regional Proximity

Two of the most historic Delaware towns and multiple renowned beach locales surround Ocean One and are a short drive away



Milford → 11.6 Miles

Historic southern Delaware agricultural community with a famed downtown district

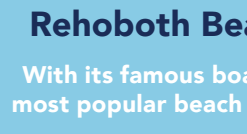
Georgetown → 9.9 Miles

County seat of Sussex county and one of the first established towns in southern Delaware



Lewes → 7.2 Miles

Historic "First Town in The First State" and home of the famous Lewes - Cape May ferry



Rehoboth Beach → 11.8 Miles

With its famous boardwalk & shops, it is the most popular beach town in the Cape Region



Dewey Beach → 12.7 Miles

Just below Rehoboth Beach, this more young and lively town is known for its great nightlife

Long Neck → 14.2 Miles

This town across the bay caters mostly to families, with great restaurants and activities





Access to Site



ROUTE 1 INTERCHANGE
TO BE COMPLETED IN
FALL 2025
(MORE ON PAGE 7)

Full
access
from
Route
16

Right in,
right out
access from
Route 1

PROPOSED RIGHT IN, RIGHT
OUT ACCESS FROM COASTAL
HIGHWAY (ROUTE 1)

COASTAL HIGHWAY (RTE 1)

TWO-LANE ROUNDABOUT
WITH FULL ACCESS FROM
BROADKILL ROAD (ROUTE 16)

Excellent
visibility from
Route 1

29,577
AADT along
DE Route 1

Site Plan

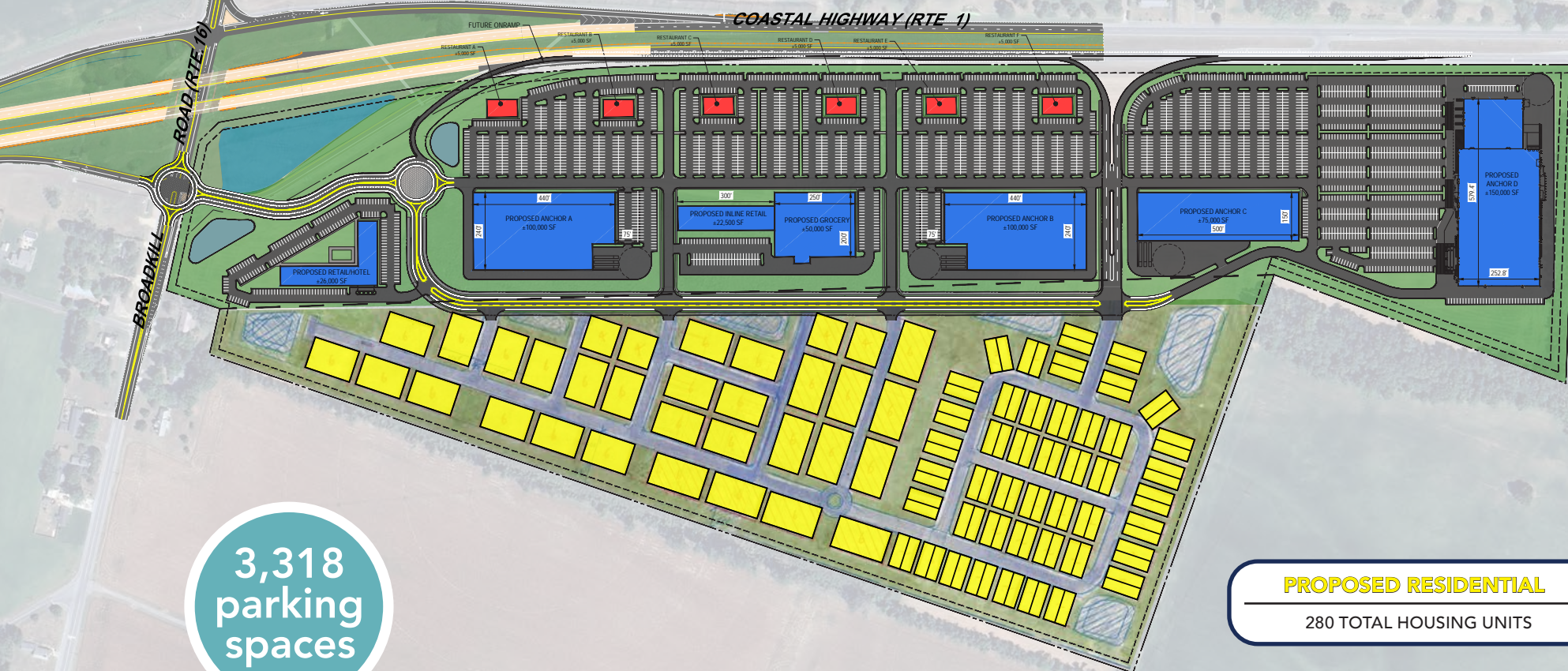


RESTAURANT/RETAIL OUTPARCELS

RESTAURANT A	±5,000 SF
RESTAURANT B	±5,000 SF
RESTAURANT C	±5,000 SF
RESTAURANT D	±5,000 SF
RESTAURANT E	±5,000 SF
RESTAURANT F	±5,000 SF

ANCHOR/RETAIL SPACES

PROPOSED RETAIL/HOTEL	±26,000 SF
PROPOSED ANCHOR A	±100,000 SF
PROPOSED INLINE RETAIL	±22,500 SF
PROPOSED GROCERY	±50,000 SF
PROPOSED ANCHOR B	±100,000 SF
PROPOSED ANCHOR C	±75,000 SF
PROPOSED ANCHOR D	±135,000 SF



3,318
parking
spaces

PROPOSED RESIDENTIAL

280 TOTAL HOUSING UNITS

SOUTHBOUND ROUTE 1 BRIDGE SET TO OPEN AT ROUTE 16

April 15, 2025 - Cape Gazette

After years of work, the southbound Route 1 bridge over Route 16 will open to traffic Monday, April 21. This switch signifies the start of Phase 4 of construction, which is anticipated to last until fall 2025.

After the switch, southbound Route 1 motorists will drive on the recently completed bridge. Northbound Route 1 traffic will continue with the same pattern.

The ramps on the west side of Route 1 will open to facilitate movements from southbound Route 1 to Route 16, and for Route 16 drivers to access southbound Route 1.

Southbound Route 1 traffic will no longer have a traffic signal, but the traffic signal will remain for northbound Route 1 motorists and at the Route 16 intersection.

To learn more about the project, go to <https://tinyurl.com/4p9k3syy>.



Source:
https://www.capegazette.com/article/southbound-route-1-bridge-set-open-route-16/289579#google_vignette

GRANARY PHASE 2 SITE PLANS PRESENTED TO MILTON PLANNERS

August 30, 2024 - Cape Gazette

Just as work is beginning on Phase 1 of the Granary at Draper Farm development, the project's developers began setting the wheels in motion for Phase 2 at the Milton Planning and Zoning Commission's Aug. 20 meeting.

The commission unanimously granted preliminary approval to the plans, but not without additional homework to do before final approval. Among that work is updating the engineering plans, getting Delaware Department of Transportation approval for one of the streets being a dead-end street, detailing parking signs on the plans, complying with a traffic-impact study and clarifying the curbing as depicted to see whether it conforms to town code or a waiver is needed.

Phase 2 of the Granary would be adjacent to the ongoing Phase 1 at the northwest portion of the property. This phase would include more than 110 home sites, with a mix of townhouses and single-family detached homes, as well as four stormwater retention ponds and land for future commercial space. Phase 1 of the parcel contains 180 homes. All told, the Granary is planned to be built in 10 phases with a 20-year buildout, for a total of 1,350 homes on a 450-acre site off Sand Hill Road.

The Granary property was annexed into town in 2022 and is zoned R-2 with a large-parcel development overlay, which allows for some small commercial usage. Developer Convergence Communities is also planning to dedicate 55 acres of open space to the town, and the development will have an amphitheater, and a walking and biking trail.

At the commission's Aug. 20 meeting, engineer Jamie Sechler said Phase 2 is in line with the Granary's previously approved master plan. He said the main change between the preliminary plans and the master plan was the curbing, with the main streets having continuous curbing, while the interior streets serving the houses would have mountable curbs that residents can drive over.

That left the issue with the commission to determine whether it could move forward, since the different curbs would require an amendment to the master plan. Chair Richard Trask also questioned how using mountable curbs would affect drainage within the parcel.

Commissioner Don Mazzeo also questioned the layout of the streets, which he thought was confusing, particularly with the interior streets. Commissioner George Cardwell asked for the plan indexes to be cleaned up so information is easier to find.

Despite those issues, the commission deemed the plans sufficiently complete to move forward, pending resolution of the curbing issue. Convergence Communities will now move ahead with seeking approvals from state and local agencies related to the environmental and traffic management aspects of the plans before the application comes back to town council for final approval.



Source:

<https://www.capegazette.com/article/granary-phase-2-site-plans-presented-milton-planners/279984>

PROPOSED RESIDENTIAL		UNITS
1	WATERS VINE	47
2	HARPERS GLEN	33
3	MILTON VILLAGE APARTMENTS	696
4	PONDERS POINT	235
5	CANNERY VILLAGE PHASE III	96
6	SCARLET OAKS	163
7	COULTER PLACE	128
8	PARADISE MEADOWS	191
9	RIVERS EDGE	187
10	LOCKHAVEN	18
11	THE ESTUARY AT OYSTER ROCKS	21
12	SEASIDE	369
13	CHAPPELL FARMS	128
TOTAL		2,312
UNDER CONSTRUCTION RESIDENTIAL		UNITS
14	ESTATES AT MILTON CROSSING	87
15	CYPRESS GROVE	246
16	CANNERY VILLAGE PHASE IV	116
17	HERITAGE CREEK	425
18	HERITAGE CREEK 55+	58
19	THE GRANARY	1,350
20	FOUR WINDS FARM	336
21	COMPASS POINT	277
22	WINSMORE LANDING	61
23	TWIN MASTS	249
24	GRAYWOOD SPRINGS	39
TOTAL		3,244

Residential Growth

3 MILE
EXISTING POPULATION: 5,238
HOUSEHOLDS: 2,285

OCEAN ONE
PROPOSED MIXED-USE
DEVELOPMENT - 65 ACRES

SITE

TOWN OF
MILTON

5 MILE RADIUS
EXISTING POPULATION: 17,760
PROJECT POP. GROWTH: ±2.0%
HOUSEHOLDS: 7,734
MEDIAN HOME VALUE: \$525,521

Site Aerial



DELMARVA CHRISTIAN
SCHOOLS

ZION CHURCH

THE ROOKERY
GOLF CLUB

OCEAN ONE
PROPOSED MIXED-USE
DEVELOPMENT - 65 ACRES

29,577 AADT



Demographics

3 MILES 5 MILES 7 MILES 10 MILES

POPULATION

POPULATION	5,238	17,760	36,758	81,871
DAYTIME POPULATION	5,340	15,282	35,969	70,524
AVERAGE AGE	48.1	50.7	50.3	49.1

HOUSEHOLDS

HOUSEHOLDS	2,285	7,734	16,097	35,106
OWNER OCCUPIED	65.7%	66.7%	66.1%	65.2%
RENTER OCCUPIED	19.1%	12.6%	13.4%	14.2%

INCOME

PER CAPITA INCOME	\$42,747	\$45,159	\$49,495	\$49,461
AVERAGE HH INCOME	\$98,337	\$103,694	\$113,025	\$115,346
MEDIAN HH INCOME	\$80,090	\$82,490	\$89,755	\$91,951

BUSINESS

BUSINESSES	185	477	1,151	2,706
EMPLOYEES	997	2,569	6,681	17,117

EDUCATION

HIGH SCHOOL GRAD+	94.5%	94.1%	93.1%	90.6%
BACHELOR'S OR HIGHER	33.4%	40.1%	40.9%	38.9%

POPULATION BY RACE / ETHNICITY

WHITE	81.2%	82.8%	80.1%	74.5%
BLACK	7.1%	5.9%	6.9%	7.9%
ASIAN	0.8%	2.0%	1.7%	1.6%
OTHER	3.5%	3.4%	3.8%	3.9%
HISPANIC ORIGIN	7.3%	5.8%	7.5%	12.1%

TRAFFIC COUNTS

29,577 AADT

Coastal Highway

5,914 AADT

Broadkill Road (DE 16)



50.5

AVERAGE AGE
15 MIN DRIVE TIME



\$71,703

HOUSEHOLD AVERAGE
DISCRETIONARY INCOME
15 MIN DRIVE TIME



2.1%

PROJECTED 5-YEAR
POPULATION GROWTH
15 MIN DRIVE TIME



\$548K

MEDIAN HOME VALUE
15 MIN DRIVE TIME





**Interested?
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