



Ocean One

Milton, DE

Broadkill Road & Coastal Highway



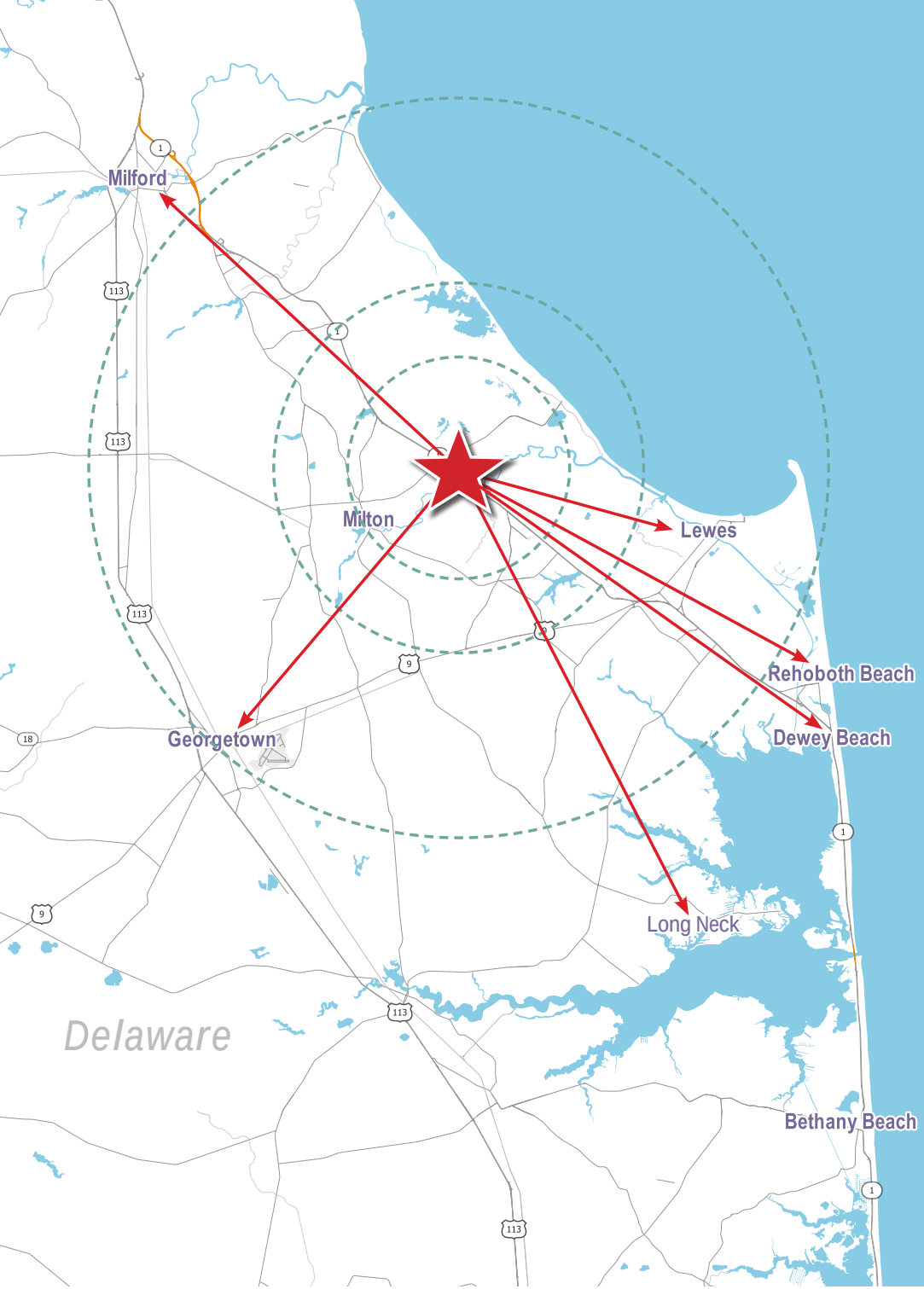


SEGALL GROUP

Property Overview



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.





Regional Proximity

Two of the most historic Delaware towns and multiple reowned 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




SAMUEL PAYNTER BOULEVARD
STOP




GOVERNORS WALK
MEMORIAL PARK
RIVER-BOAT RAMP
CHILDREN'S TRAIN
GAZEBO


Welcome to
MILTON
ESTABLISHED
1807
DELAWARE
HISTORY LIVES HERE
HOME OF 5 GOVERNORS







Access to Site

Full access from Route 16

Right in, right out access from Route 1

NEWLY COMPLETED ROUTE 1 INTERCHANGE (MORE ON PAGE 7)

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

DELDOT PREPARING TO OPEN NORTHBOUND ROUTE 1 BRIDGE OVER ROUTE 16 NEAR BROADKILL

April 14, 2026 - WDEL

The final puzzle piece to create a non-stop trip from I-95 to Lewes in both directions is about to be completed.

DelDOT is expected to move Northbound Route 1 traffic onto a bridge over Route 16 (Milton/Broadkill Beach) Tuesday night, eliminating the need to go through the final traffic light that exists on the route between the Nassau Bridge and the Christiana Mall, a 79-mile stretch.

It's the last major move in a four-year process to replace the intersection, that at one point hosted a gas station.

DelDOT has steadily been turning intersections with traffic lights into interchanges over the past 15 years, including Little Heaven (Clapham Road and Bowers Beach Road), Milford (Thompsonville Road), and now Broadkill (Route 16).

Interchanges also replaced at-grade intersections at Route 14 (Milford) and Route 30 (Lincoln).

DelDOT is currently working to redesign intersections north of the Nassau Bridge with an interchange, and work is expected to begin next summer on the intersection with Cave Neck Road in south Milton.

The only traffic light that would be left between I-95 and Five Points is a part-time signal in front of St. Jude the Apostle Church that is run during ceremonies.

In all, 36 traffic lights will have been removed or bypassed since the initial Route 1 segment from I-95 to Route 13 at Tybouts Corner began construction in July 1987.

Despite the lack of traffic lights, Route 1 does typically see some backups during summer weekends south of Middletown, near Smyrna, and again in the Milford area.

The $40 million Route 1/16 project is expected to be completed this summer.

Source:
Sean Greene. "DelDOT preparing to open northbound Route 1 bridge over Route 16 near Broadkill."
WDEL, April 14, 2026.



Source: DELDOT



Source: DELDOT

IN MILTON, DELAWARE, A MAJOR DEVELOPMENT AIMS TO COMBAT SOCIAL ISOLATION

March 14, 2026 - Homes.com

A 451-acre residential development coming to the small town of Milton, Delaware, is designed to prioritize human connection — and it could double the town's population, according to the developer.

Years in the making, The Granary officially opens to the public on Saturday and is expected to be built in 10 phases over the next 15 years. The project's scope includes adding 1,350 new housing units to Milton, a historic enclave of 3,500 people known for being home to the popular Dogfish Head Brewery and for being 30 minutes from the Atlantic coastal town of Rehoboth Beach.

Colby Cox is the developer through his company, Wyoming-based Convergence Communities. He's also a former Milton resident. Convergence plans to construct a mix of production single-family homes, custom homes, townhouses, condos and affordable workforce housing.

Construction kicked off in June, with sales beginning in December for phase one, which will span 73.5 acres with 180 homes. The majority of phase one will be built by D.R. Horton and DRB Homes, and nine homes will be custom residences designed by Kimmel Studio. Convergence declined to share presale numbers.

"Milton is one of those places where it attracts its own audience in a lot of ways. You can't drive through this historic town and not see this rich culture and cool heritage," Cox said in an interview with Homes.com News. "You come to this cool little eclectic town with all of these artists and artisans and the theater — it's something out of a novel."

Cox said the most important part of The Granary is the design and site plans that are aimed to naturally push residents toward connecting with each other, the outdoors and personal purpose.

"I think there is an epidemic of isolation that exists, I would say, throughout the Western world, but it seems rapidly increasing. … Human connection is actually quite important," Cox said.

Source:
Caroline Broderick. "In Milton, Delaware, a major development aims to combat social isolation." *Homes.com*, March 14, 2026.

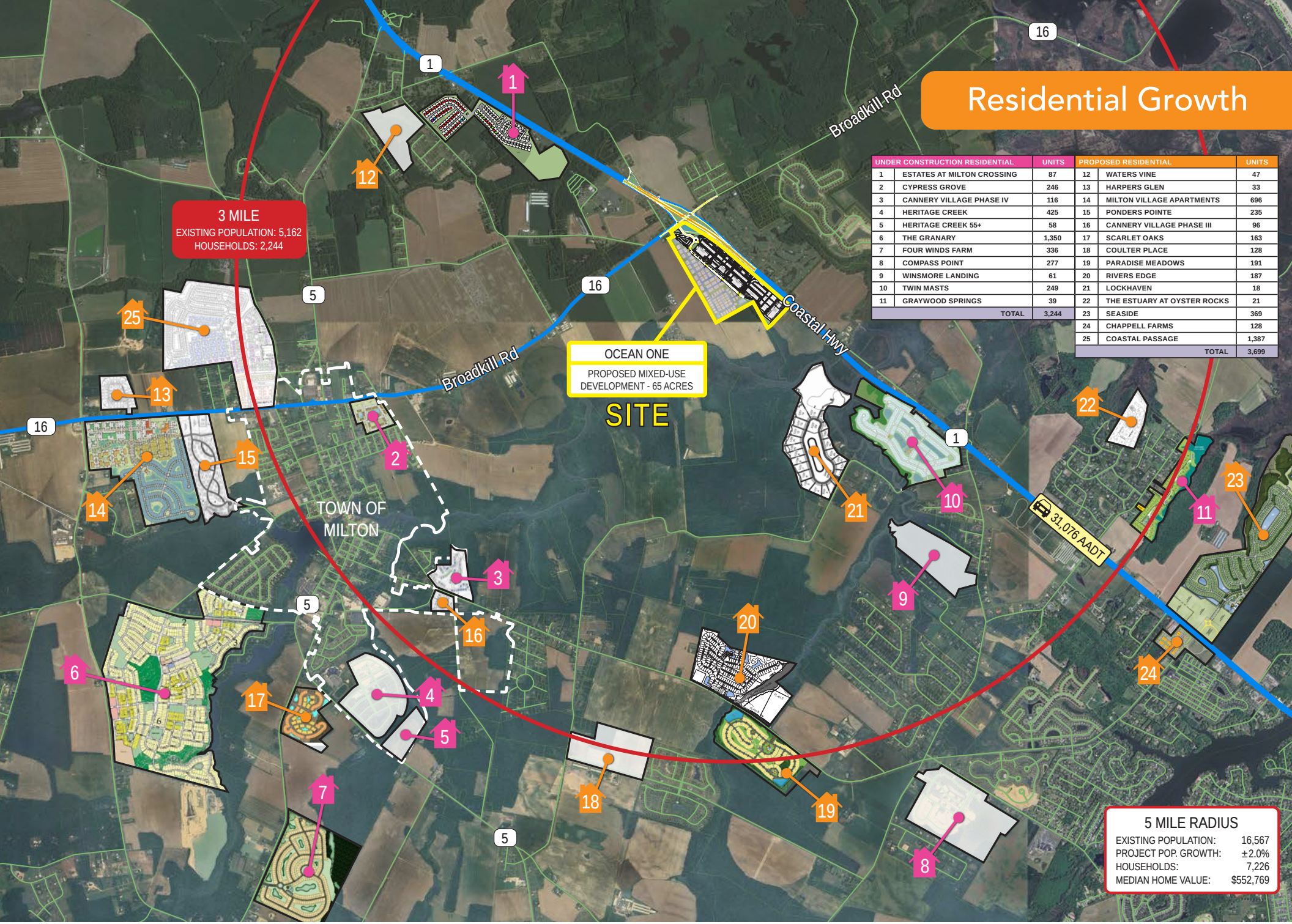


Source: Kimmel Studio



Source: Kimmel Studio

Residential Growth



UNDER CONSTRUCTION RESIDENTIAL		UNITS
1	ESTATES AT MILTON CROSSING	87
2	CYPRESS GROVE	246
3	CANNERY VILLAGE PHASE IV	116
4	HERITAGE CREEK	425
5	HERITAGE CREEK 55+	58
6	THE GRANARY	1,350
7	FOUR WINDS FARM	336
8	COMPASS POINT	277
9	WINSMORE LANDING	61
10	TWIN MASTS	249
11	GRAYWOOD SPRINGS	39
	TOTAL	3,244

PROPOSED RESIDENTIAL		UNITS
12	WATERS VINE	47
13	HARPERS GLEN	33
14	MILTON VILLAGE APARTMENTS	696
15	PONDERS POINTE	235
16	CANNERY VILLAGE PHASE III	96
17	SCARLET OAKS	163
18	COULTER PLACE	128
19	PARADISE MEADOWS	191
20	RIVERS EDGE	187
21	LOCKHAVEN	18
22	THE ESTUARY AT OYSTER ROCKS	21
23	SEASIDE	369
24	CHAPPELL FARMS	128
25	COASTAL PASSAGE	1,387
	TOTAL	3,699

5 MILE RADIUS

EXISTING POPULATION:	16,567
PROJECT POP. GROWTH:	±2.0%
HOUSEHOLDS:	7,226
MEDIAN HOME VALUE:	$552,769

Site Aerial


1
16
DELMARVA CHRISTIAN SCHOOLS
ZION CHURCH
16
Broadkill Rd
Coastal Hwy
THE ROOKERY GOLF CLUB
31,076 AADT
OCEAN ONE
PROPOSED MIXED-USE DEVELOPMENT - 65 ACRES
MANSION FARM INN
1



51.0
AVERAGE AGE
15 MIN DRIVE TIME

$78,302
HOUSEHOLD AVERAGE DISCRETIONARY INCOME
15 MIN DRIVE TIME

2.2%
PROJECTED 5-YEAR POPULATION GROWTH
15 MIN DRIVE TIME

$567K
MEDIAN HOME VALUE
15 MIN DRIVE TIME



Demographics

	3 MILES	5 MILES	7 MILES	10 MILES
POPULATION				
POPULATION	5,162	16,567	35,967	82,988
DAYTIME POPULATION	4,722	13,048	28,812	68,388
AVERAGE AGE	48.2	50.5	50.5	49.3
HOUSEHOLDS				
HOUSEHOLDS	2,244	7,226	15,765	35,594
OWNER OCCUPIED	65.7%	65.4%	65.7%	65.2%
RENTER OCCUPIED	19.3%	13.4%	13.3%	14.2%
INCOME				
PER CAPITA INCOME	$46,382	$48,050	$52,936	$53,389
AVERAGE HH INCOME	$106,683	$110,162	$120,773	$124,477
MEDIAN HH INCOME	$87,028	$88,601	$96,106	$99,465
BUSINESS				
BUSINESSES	184	457	1,060	2,691
EMPLOYEES	949	2,362	5,890	16,309
EDUCATION				
HIGH SCHOOL GRAD+	94.4%	93.3%	93.2%	90.7%
BACHELOR'S OR HIGHER	33.2%	38.9%	40.6%	39.0%
POPULATION BY RACE / ETHNICITY				
WHITE	82.0%	83.1%	81.1%	74.5%
BLACK	7.4%	6.6%	7.2%	7.9%
ASIAN	0.8%	2.2%	1.7%	1.6%
OTHER	9.8%	8.1%	9.9%	13.5%
HISPANIC ORIGIN	7.5%	6.0%	7.6%	12.1%

TRAFFIC COUNTS

31,076 AADT Coastal Highway	7,207 AADT Broadkill Road (DE 16)



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