# 501 HARFORD STREET W MILFORD, PA 18337

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**
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## RETAIL PROPERTY IN THRIVING TOURIST DESTINATION & COMMERCIAL HUB FOR LEASE AT $12/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker is pleased to offer for lease a **divisible 22,688 SF** retail building at **501 Harford Street W in Milford, PA.** Situated within a prominent tourist destination and commercial center, the property is available at a lease rate of **$12/SF NNN** and may be subdivided to accommodate spaces starting at **8,000 SF**.

Situated on **1.94 acres** at a highly visible intersection with over 308 linear feet of frontage on Route 6 and dual curb cuts, this property lies within Milford's Development District (DD) Zone and features two sheltered loading bays, one loading dock, and 121 parking spaces including six handicapped. The building has served as a grocery store since 1983 and is ideally configured for retail use.

Milford is a thriving gateway town positioned at the tri-state border of Pennsylvania, New Jersey, and New York, attracting a steady influx of visitors drawn to nearby natural attractions such as the Pocono Mountains and the Delaware Water Gap National Recreation Area. These renowned destinations welcome thousands of tourists annually, boosting foot traffic and driving demand for goods and services year-round.

This property also benefits from excellent connectivity—just 2.3 miles from I-84—and is surrounded by a dynamic mix of national retailers, including Walmart, Rite Aid, McDonald's, Dunkin, and Walgreens. A Gulf gas station directly across the street further contributes to the high-traffic location, reinforcing the property's strong potential for commercial success.

## DETAILS

### FINANCIAL INFORMATION

| | |
|---|---|
| **Lease Rate:** | $12/SF NNN |
| **Real Estate Taxes:** | $51,097.73 (2025) |

### THE SITE

| | |
|---|---|
| **Building Size:** | 22,688 SF |
| **Space Available:** | 8,000 SF to 22,688 SF |
| **Land:** | 1.94 Acres |
| **Zoning:** | Development District (DD) |
| **Year Built:** | 1970, Renovated 1986 |
| **Construction:** | Steel / Concrete Block |
| **Stories:** | One |
| **Tenancy:** | Single |

### FEATURES

| | |
|---|---|
| **Traffic Count:** | 18,341 Average Daily Volume |
| **Parking:** | 121 Surface Spaces (6 Handicapped) |
| **Ceiling Height:** | 25' |
| **Loading:** | Two Covered Loading Platforms, One Loading Dock |

### UTILITIES

| | |
|---|---|
| **Water/Sewer:** | City/Septic System |
| **A/C:** | Central Air Conditioning |
| **Heating:** | Gas |
| **Power:** | 120/208 Volt, 1,600 amps, Three-Phase, Four-Wire |

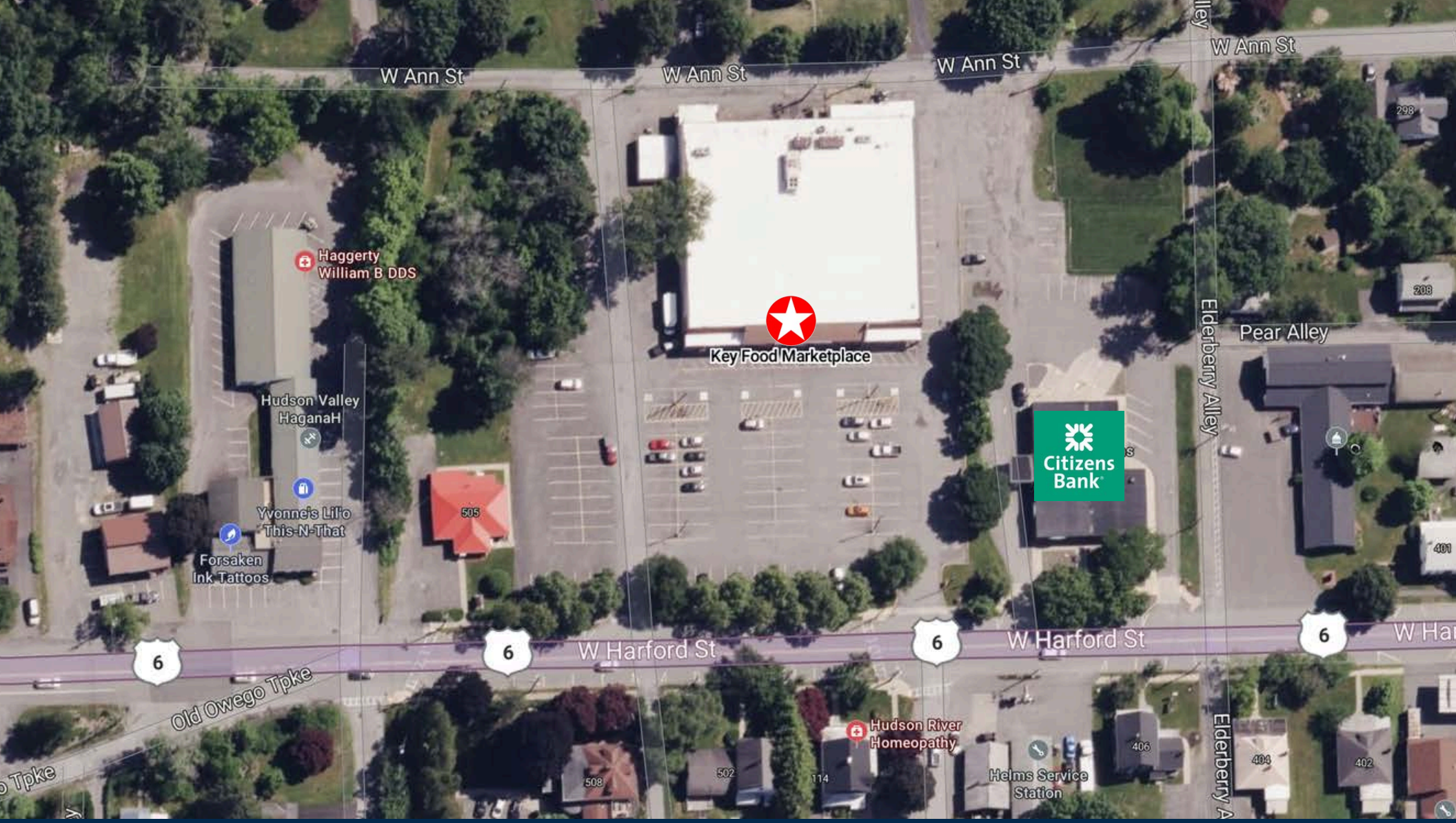
| DEMOGRAPHICS | THREE MILES | FIVE MILES |
|---|---|---|
| **Population:** | 16.7k | 21.3k |
| **Median HH Income:** | $92.7k | $93.9k |

## IDEAL LOCATION WITH NEARBY AMENITIES

Near Several Hotels, Motels and Inns.

Surrounded by Popular Big Box Retailers

In High Traffic Location Minutes from Interstate 84




# PRIME RETAIL PROPERTY WITH GREAT VISIBILITY ON ROUTE 6

22,688 SF Retail Building on 1.94 Acres

Parking and Vehicle Storage for 121 Cars

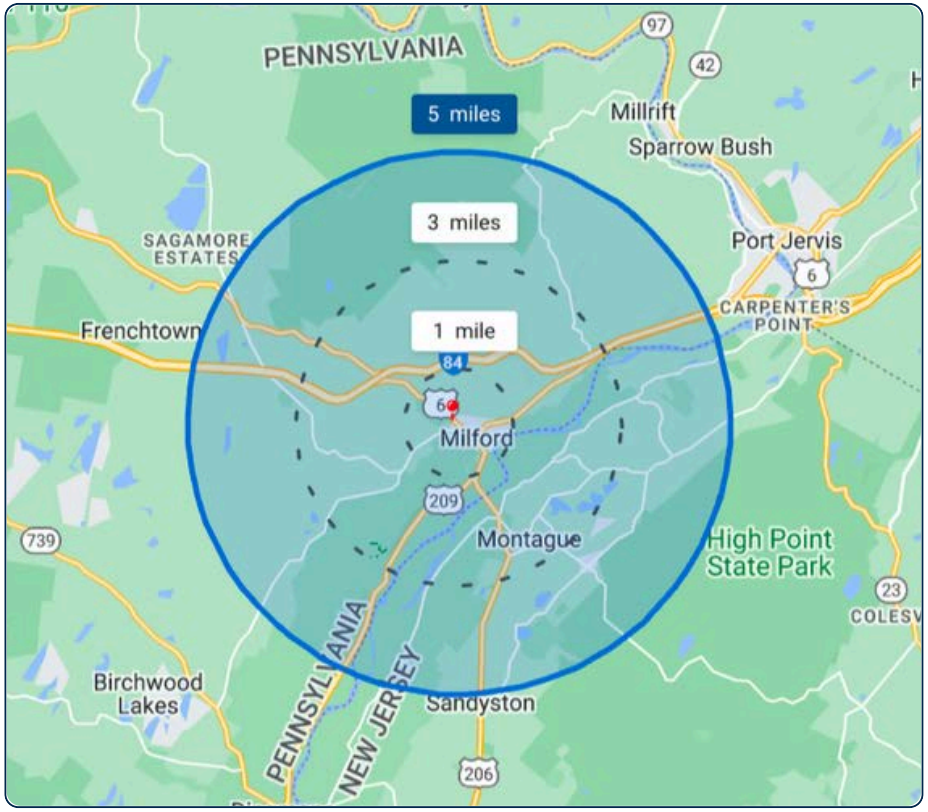
Two Loading Platforms Including One Dock

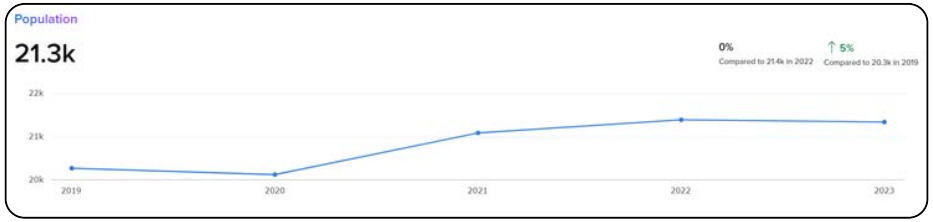
## UNBEATABLE ACCESSIBILITY WITHIN A TOURIST DESTINATION

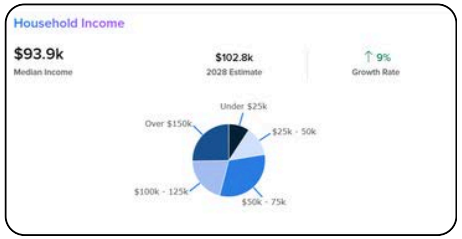
In the Pocono Mountains and minutes to the Delaware Water Gap National Recreation Area.

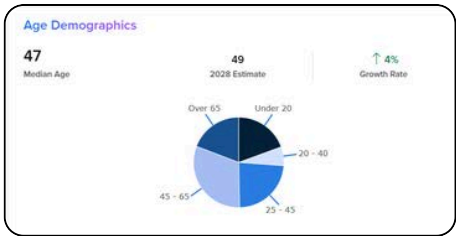
Near the New York and New Jersey border on Route 6 and Minutes to I-84, Exit 46.

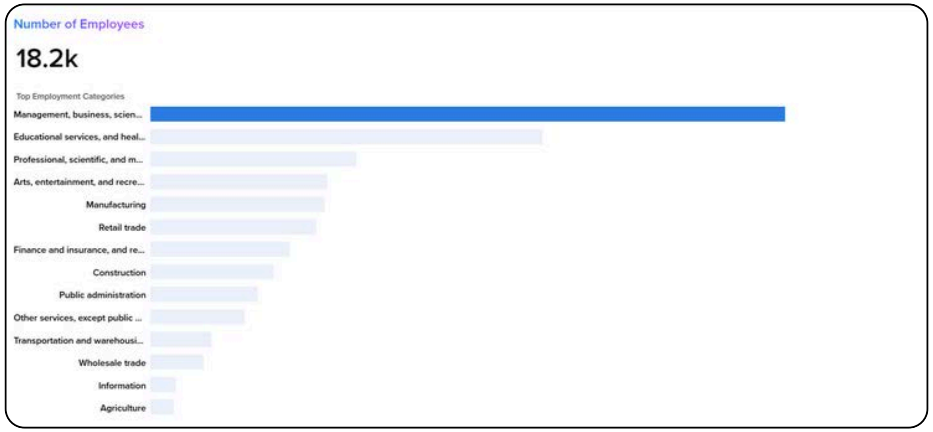
# DEMOGRAPHICS: FIVE MILES



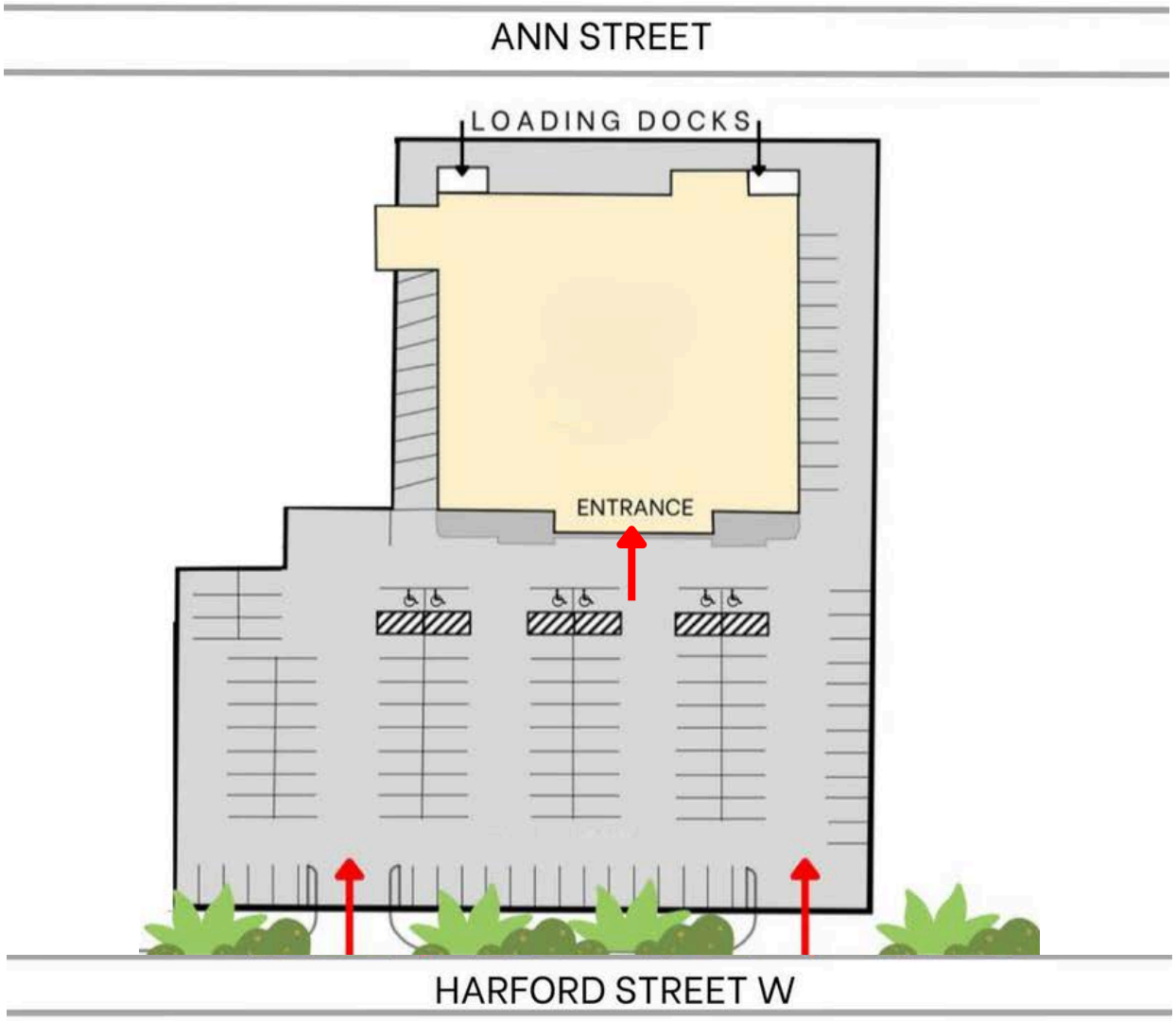



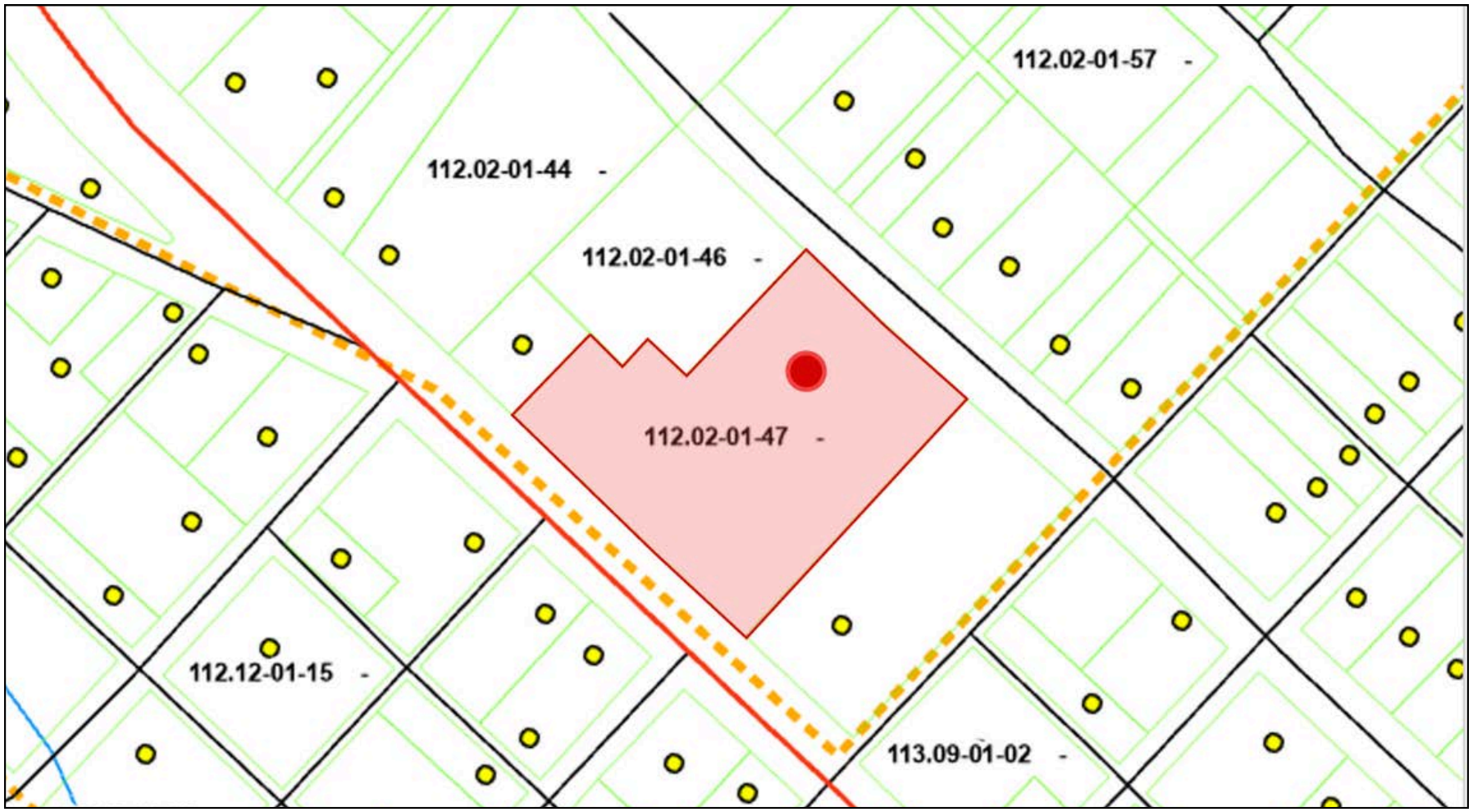
# SITE SKETCH

# 121 PARKING SPACES



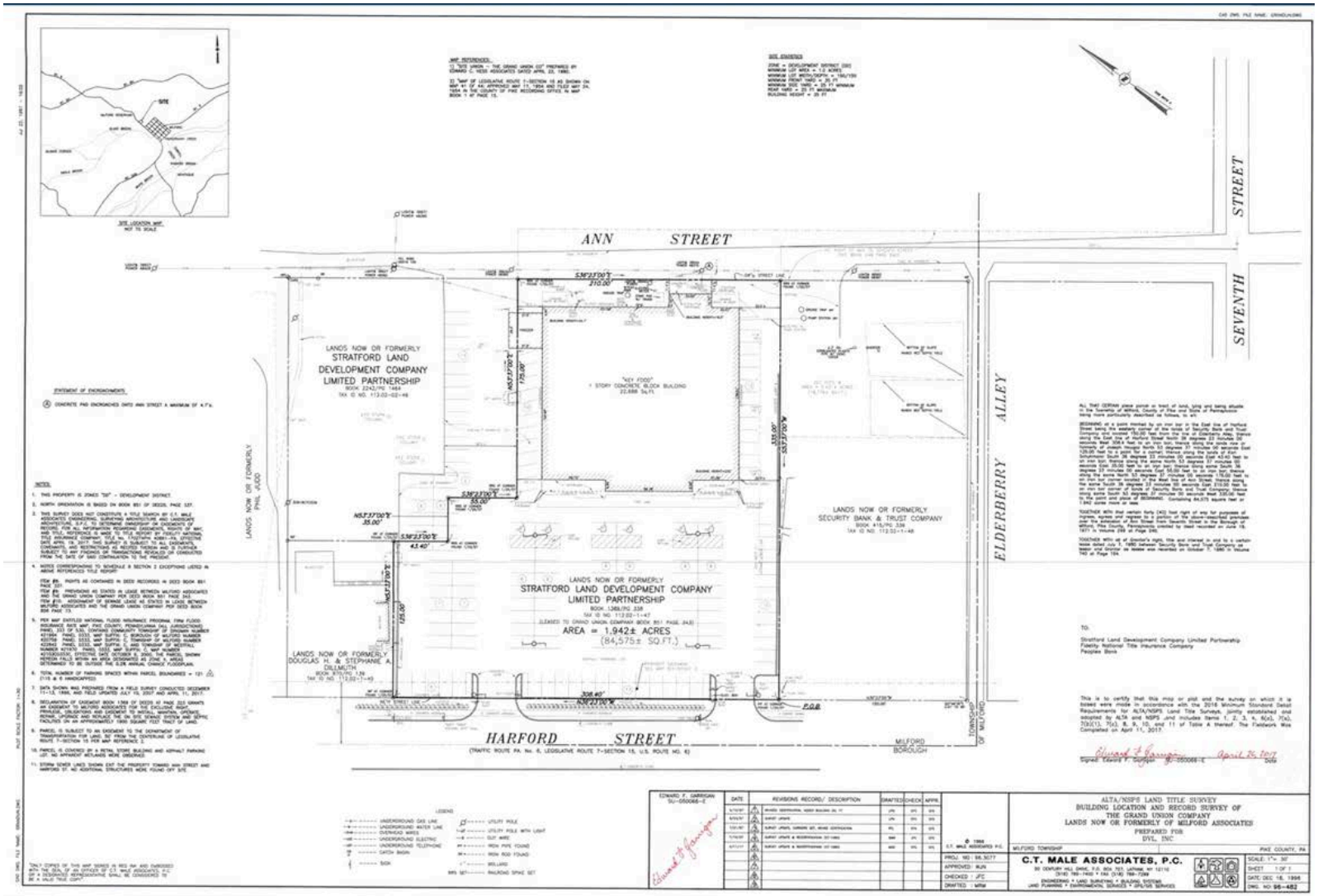
# PARCEL MAP

# 1.94 ACRES



# SITE PLAN

## 22,688 SF



# MILFORD, PA
# 18337

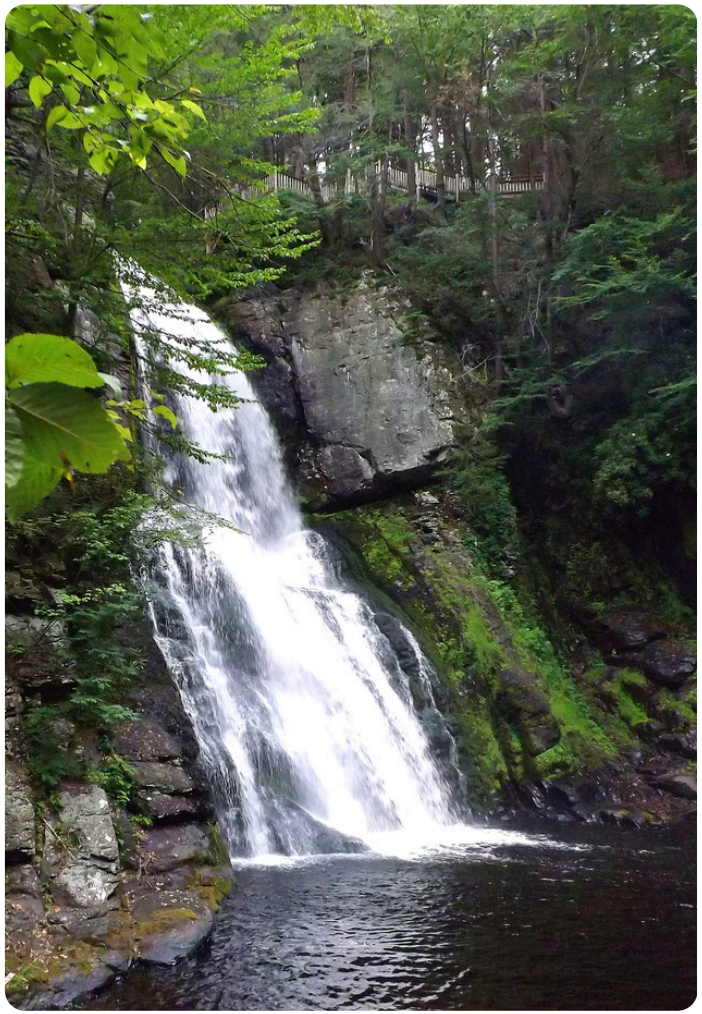
Median Home Value
**$361,000**
National $303,400

Median Rent
**$1,504**
National $1,348

Milford, PA, represents a golden opportunity for commercial real estate, thanks to its dynamic blend of cultural heritage, geographic appeal, and economic vigor. The surrounding area, within a 5-mile radius of the property, has witnessed a significant population growth of 4% since 2018, a promising sign for businesses. The town of Milford boasts an impressive **median household income of $123,316**, underscoring the purchasing power of the local community.

As a historic hub, Milford is infused with cultural richness, housing art galleries, boutique shops, restaurants, and National Historic sites, attracting a steady flow of visitors and residents alike. Geographically advantageous, Milford is a gateway at the tri-state border of Pennsylvania, New Jersey, and New York, seamlessly integrating with the New York metropolitan area. Furthermore, Milford benefits from its proximity to renowned natural attractions, including the Pocono Mountains and the Delaware Water Gap National Recreation Area, which draw thousands of tourists annually for their scenic beauty and recreational opportunities.

The property's proximity to I-84, only 2 miles from on/off ramps, positions it strategically on an interstate route that channels traffic from Northeast Pennsylvania to Connecticut, ensuring visibility and accessibility. Such a combination of high-income demographics, historic charm, natural landmarks, and strategic location makes Milford an exceptional choice for a commercial real estate venture.



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A.T.M.

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## NEXT STEPS

**501** HARFORD STREET W
MILFORD, PA
18337

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