

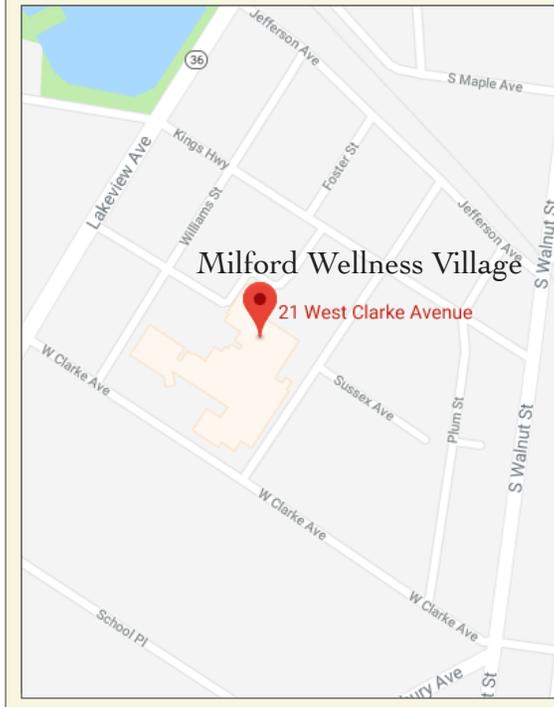


### PARTNERS

Bayhealth is working closely with Nationwide to provide post-acute care services at the Village and will strategically integrate them into its clinical network.

The City of Milford is excited about the impact the project will have on its revitalization efforts in downtown Milford.

Nationwide Healthcare will continue to seek partners and tenants that closely share its commitment to Milford and that will enhance the overall concept of the Milford Wellness Village.



### ABOUT NATIONWIDE

Nationwide Healthcare Services, LLC is a progressive, innovative and expanding Healthcare Management Company of Nursing & Rehabilitation Centers with facilities located throughout Delaware and Pennsylvania that is committed to excellence. Nationwide Healthcare Services has been delivering exemplary healthcare and services for over twenty-eight years.

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# MILFORD WELLNESS VILLAGE

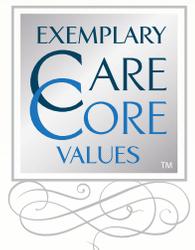


DELIVERING EXEMPLARY CARE



The Milford Wellness Village is an innovative, multi-use development initiative being planned and implemented by Nationwide Healthcare Services LLC. It will provide integrated health, education, housing and other services to the City of Milford and Kent and Sussex Counties.

Coordinated services will be provided by a select mix of like-minded organizations and tenants who equally share the desire to improve the health and well-being of area residents and reduce overall costs.



[www.milfordwellnessvillage.com](http://www.milfordwellnessvillage.com)

# Milford Wellness Village

## SERVICES PLANNED FOR THE VILLAGE

- ❑ Skilled Nursing Home
- ❑ Primary Care
- ❑ Chronic Disease Management
- ❑ Education and Training
- ❑ Adult Day Care
- ❑ Childcare Services
- ❑ Transportation Services
- ❑ Office/Administration Space
- ❑ Medical Equipment and Supplies
- ❑ Restaurant/Café
- ❑ Social Services
- ❑ Experiential Learning Opportunities
- ❑ Passive Recreation
- ❑ Simulation Labs
- ❑ Other Synergistic Services



## LINKING HEALTHCARE REFORM WITH ECONOMIC DEVELOPMENT

In 2019, after completing construction of its 440,000 sq. ft. hospital located off Route 1, Bayhealth will phase out inpatient services at the former Milford Memorial campus on West Clarke Avenue. Nationwide Healthcare Services will then initiate the redevelopment of the 22-acres, including over 220,000 sq. ft. of space, as the Milford Wellness Village. Plans for the Village have been carefully designed based on interviews with the community. Village components and tenant placement have been determined based on traditional town planning principles and are designed to maximize the user experience.

## MILFORD WELLNESS VILLAGE CHARACTERISTICS

- ❑ Quality care and services
- ❑ User-friendly and walkable, connected design
- ❑ Encourages informal interactions and conversations
- ❑ Allows for seamless coordination with other area service providers
- ❑ Mixed income, mixed ages and diversified
- ❑ State-of-the-art architecture and design

At its core will be a 150-bed skilled nursing home operated by Nationwide Healthcare.

Partners and tenants (some of which have already been identified) will be ideally selected based on area need. They will be physically located within the Village, according to advice from master planners, to achieve optimum movement and maximize the patient/patron experience.

Nationwide is excited about the future of Milford and remains committed to redeveloping the property in a manner that positively contributes to existing and planned economic development efforts. Its goal is to help people achieve optimum wellness, not merely the absence of disease.

