

Gordon Winegar

302.283.1800

gwinegar@dsmre.com

HUNTFIELD PLAZA

51 HUNTFIELD DRIVE, SMYRNA, DE 19977

MEDICAL/GENERAL OFFICE SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



PROPERTY DESCRIPTION

Join Kirkwood Dental Associates, Smyrna Pediatric Dentistry, and Delaware Orthodontics! This is an exceptional opportunity to lease first-floor medical/general office space in Huntfield Plaza, Smyrna's premier medical office building.

Situated in the rapidly expanding South Smyrna area, this prime location offers unmatched convenience and accessibility, making it an ideal choice for medical practices and general offices alike. The building is ideally situated just off State Route 1, the primary north/south artery in the state.

PROPERTY DETAILS

- **Available:** 4,500 RSF
- **Lease Rate:** \$21/SF/NNN (\$3.50)
- Space is in shell condition

DEMOGRAPHICS AT A GLANCE

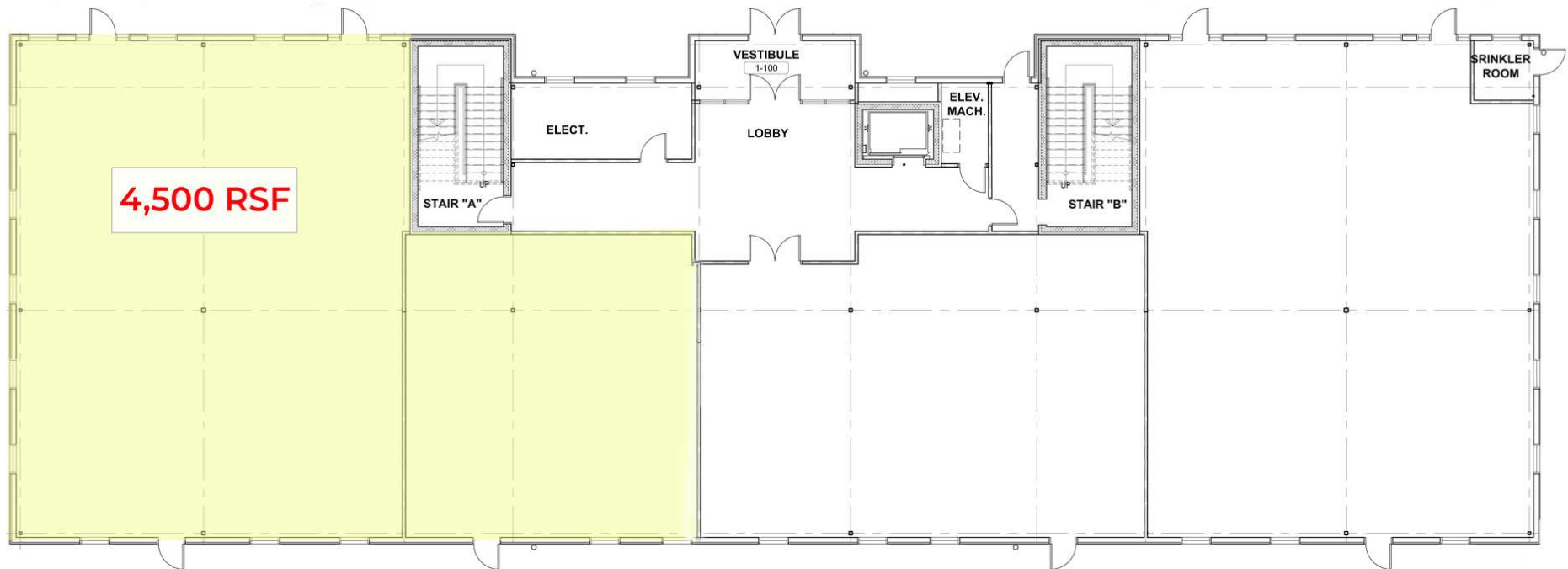
	3 MILES	5 MILES	10 MILES
Total Population	31,336	44,913	112,141
Total Households	11,430	16,177	41,371
Average HH Income	\$95,872	\$96,078	\$87,285
Median Age	40	41	40



For More Information, Contact:

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302.757.5353 Cell

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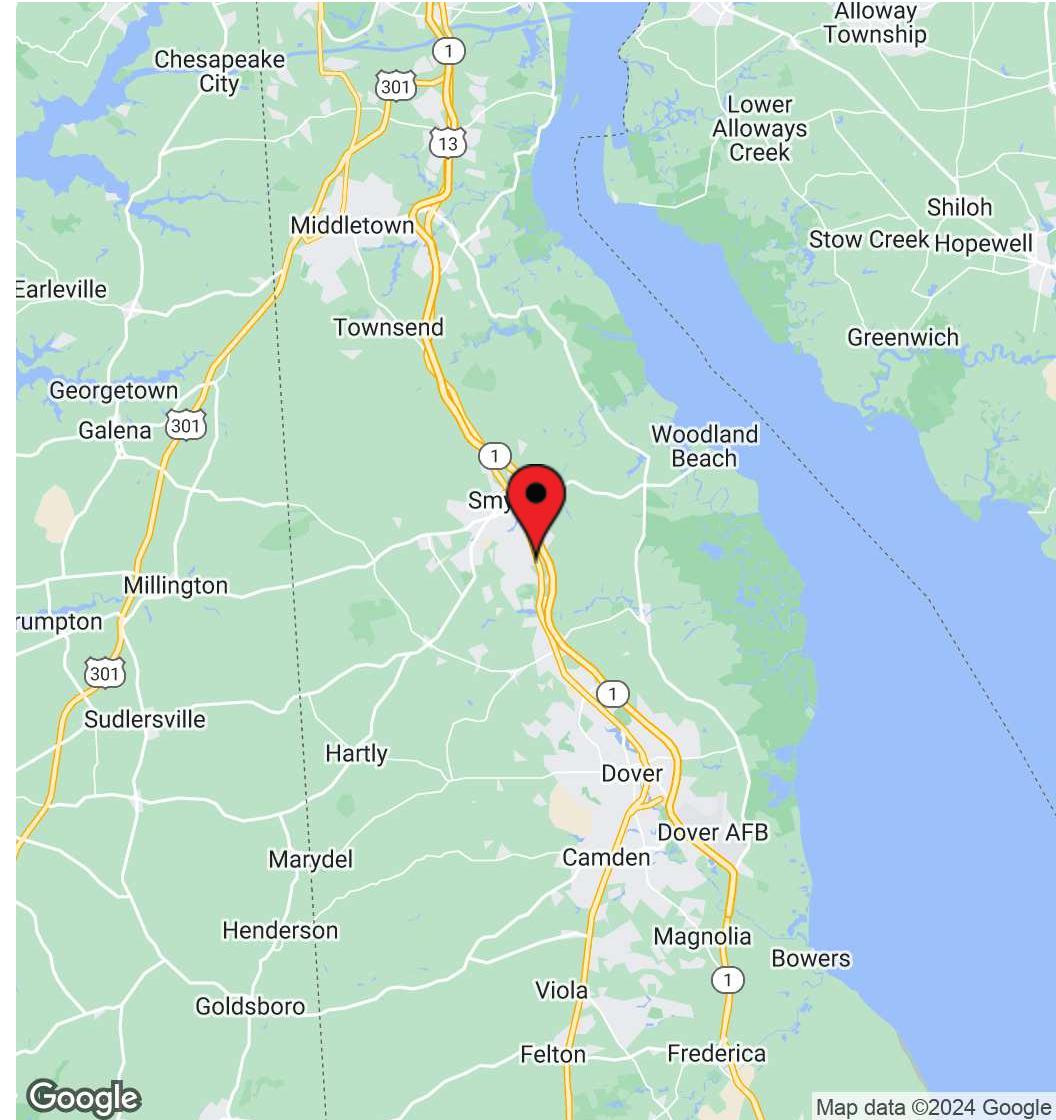
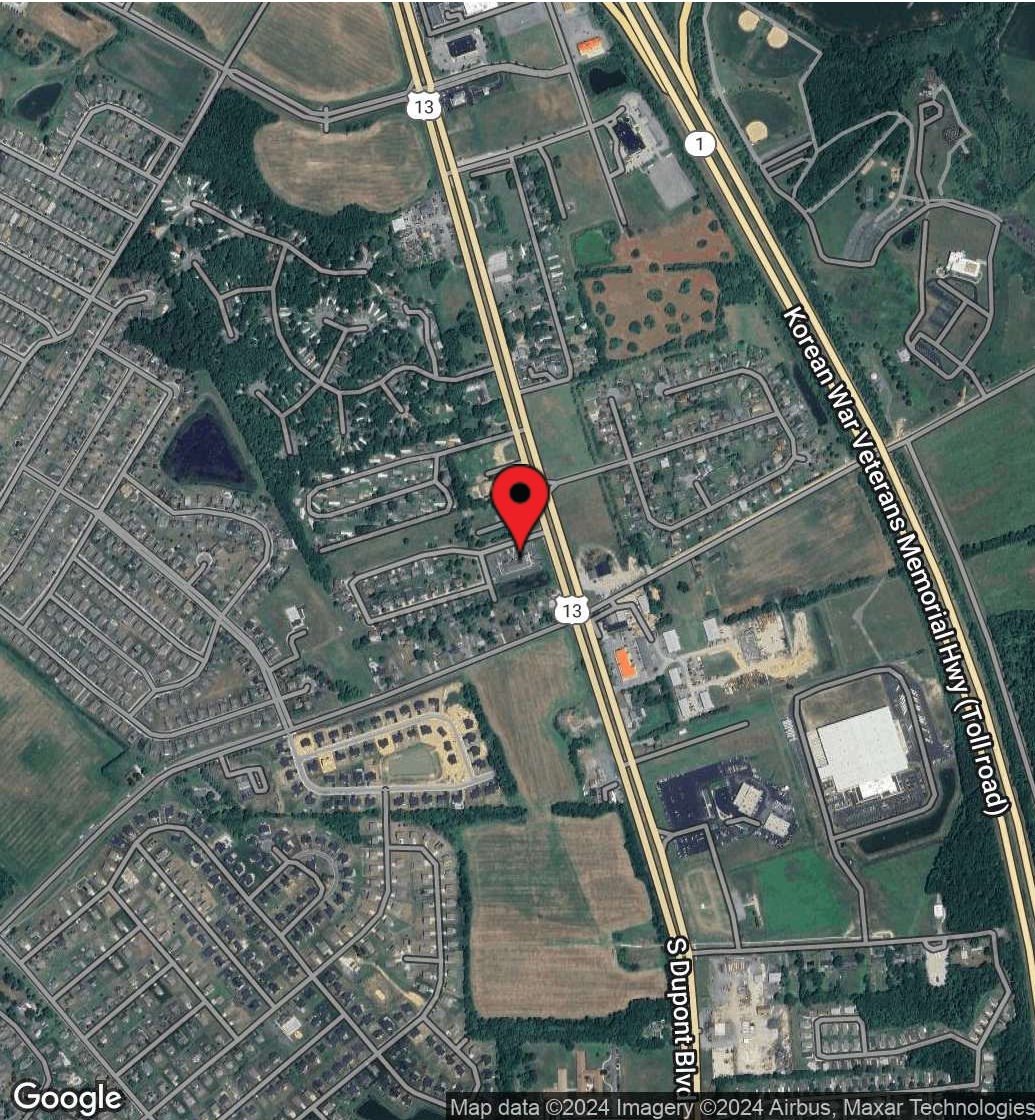
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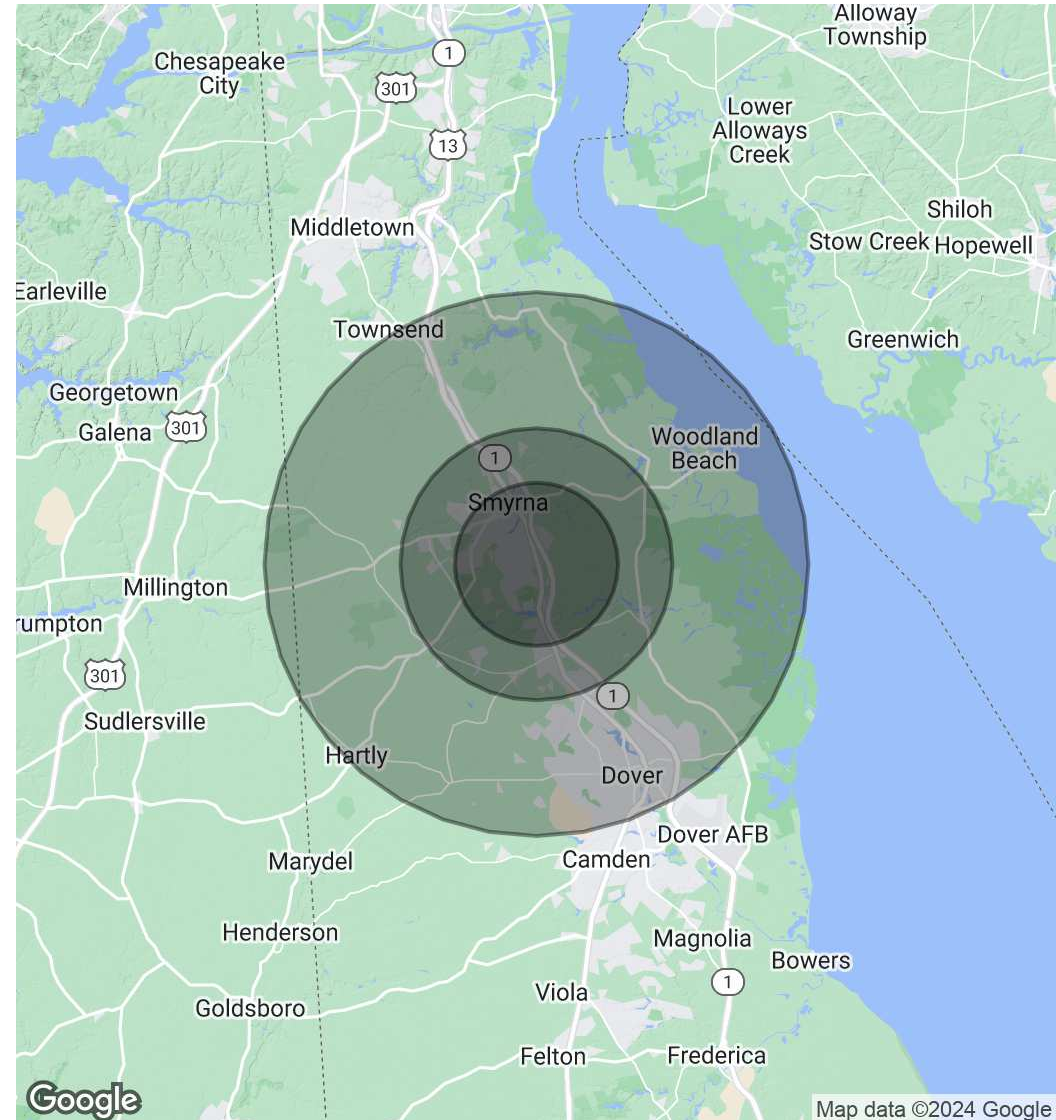


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,336	44,913	112,141
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,430	16,177	41,371
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$95,872	\$96,078	\$87,285
Average House Value	\$323,818	\$324,309	\$321,605

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	15,763	24,437	56,854
Total Population - Black	11,264	14,306	37,950
Total Population - Asian	628	849	2,725
Total Population - Hawaiian	6	13	75
Total Population - American Indian	124	259	666
Total Population - Other	886	1,332	3,849

Demographics data derived from AlphaMap



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