

Hockessin Crossing

RETAIL & OFFICE SPACE AVAILABLE



FOR LEASE

7465 LANCASTER PIKE, HOCKESSIN, DE 19707

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DSM
COMMERCIAL

HIGHLIGHTS

- Positioned at the signalized intersection of Route 41 and Valley Road, Hockessin Crossing offers a rare opportunity to lease retail and office space within one of the area’s most established neighborhood centers
- The property features a strong mix of service-oriented and destination tenants, including Six Paupers Restaurant, Domino’s, Polished Nail Salon, and the newly leased Flight Golf Sim, driving consistent daily traffic to the center.
- Building 1 offers first-floor retail opportunities ranging from ±1,437 SF to ±4,000 SF, ideal for a variety of retail, service, or office users.
- In addition, a significant opportunity exists at 1127 Valley Road, where ±9,800 SF is now available along with an approximately 4,500 SF outdoor playground area—making it exceptionally well-suited for daycare, educational, medical, or specialty users seeking a highly visible and accessible location.
- Established center with strong co-tenancy
- High-income surrounding demographics
- Ample on-site parking
- Flexible layouts for retail, office, medical, or educational users



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	4,359	30,719	86,804

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$244,977	\$222,416	\$178,976

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,579	11,662	33,391

Space	Floor	Size	Lease Rate	Lease Type	Notes
Building 1	1	1,437 SF	\$25.00 PSF (Yearly)	NNN	Former dry cleaner/shell space
Building 1	1	4,000 SF	\$25.00 PSF (Yearly)	NNN	Former Wells Fargo
1127 Valley Road	1	9,800 SF (+ ~4,500 SF Playground)	\$25.00 PSF (Yearly)	NNN	Former Children of America School



Turn-Key Day Care: 9,800 SF + ~4,500 SF Playground

BUILDING 1: FIRST FLOOR PLAN



POLISHED
A SALON FOR NATURAL HAIR

LEASED
2,325 SF



LEASED
1,792 SF



LEASED
2,665 SF

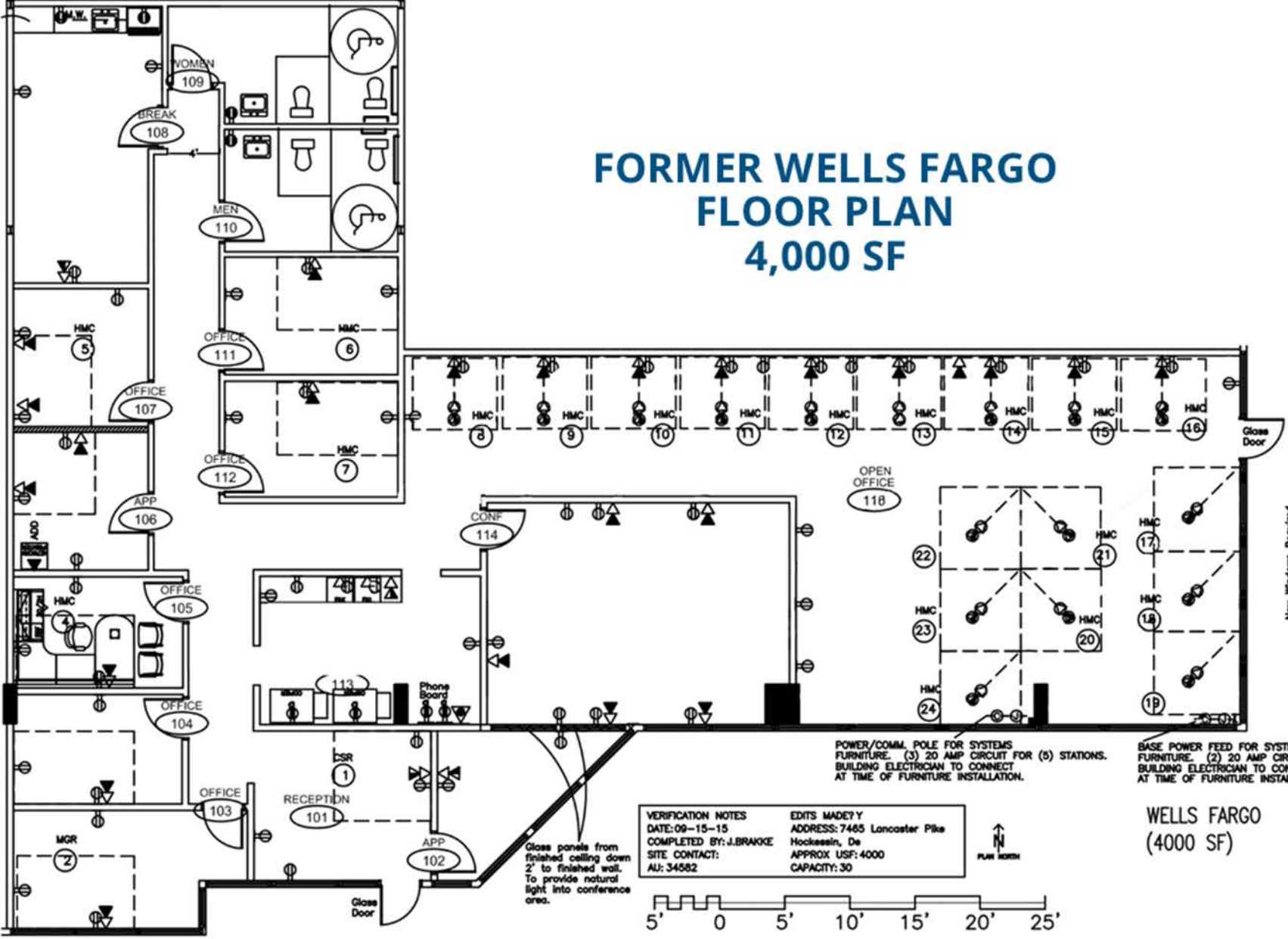
AVAILABLE
1,437 SF

LEASED
1,582 SF



AVAILABLE
4,000 SF

FORMER WELLS FARGO FLOOR PLAN 4,000 SF

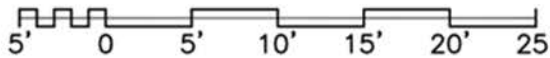


POWER/COMM. POLE FOR SYSTEMS FURNITURE. (3) 20 AMP CIRCUIT FOR (5) STATIONS. BUILDING ELECTRICIAN TO CONNECT AT TIME OF FURNITURE INSTALLATION.

BASE POWER FEED FOR SYSTEMS FURNITURE. (2) 20 AMP CIRCUIT FOR (3) STA. BUILDING ELECTRICIAN TO CONNECT AT TIME OF FURNITURE INSTALLATION.

VERIFICATION NOTES DATE: 09-15-15 COMPLETED BY: J. BRAKKE SITE CONTACT: AU: 34582	EDITS MADE? Y ADDRESS: 7465 Lancaster Pike Hockessin, De APPROX USF: 4000 CAPACITY: 30
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**WELLS FARGO
(4000 SF)**



Glass panels from finished ceiling down 2' to finished wall. To provide natural light into conference area.

New Windows Required



Hockessin Crossing

Hockessin

Lasting Looks
Permanent
Cosmetics &
Microblading

Hockessin
Public Library

Hockessin Fire
Company

Hockessin
PAL Center

Roser Park

Sycamore
Hill Church

Hockessin
Friends
Meetinghouse

Dunkin'

Wells Fargo

Yorklyn
Road Pond

Grant Ave

Hemingway Dr

Garrick Rd

Cabot Dr

Hemingway Dr

Erickson Ave

Defoe Rd

Cabot Dr

Kings Grant Rd

Stonehouse Way

Kings Grant Rd

Kenwick Rd

Valley Rd

Mill Creek Rd

Mill Creek Rd

Lancaster Pike

Lancaster Pike

Lancaster Pike

Arthur Dr

Vintage Ct

Holly Knoll Rd

Southwood Rd

Slashpine Ct

Evanson Rd

Evanson Rd

Carolyn Ct

Mill Creek Branch

Valley Rd

Pond Dr

Pond Dr

Yorklyn Rd

Yorklyn Rd

B and O Railroad

Crest Dr

Old Public

Yorklyn Rd

Old Wilmi

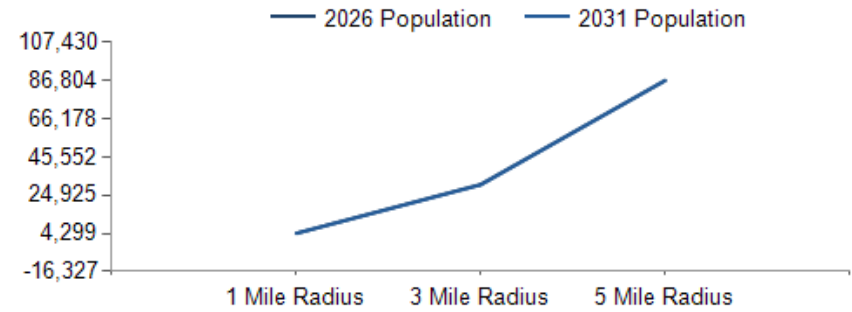
Lancaster Pike

Old Lancast

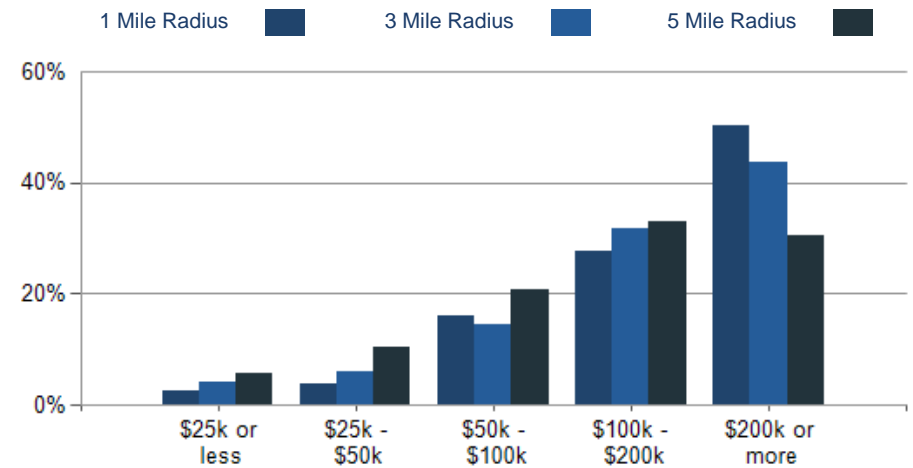
Kenwick Rd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,409	29,127	80,713
2010 Population	4,336	30,726	85,970
2026 Population	4,359	30,719	86,804
2031 Population	4,299	30,492	86,715
2026 African American	167	1,044	4,004
2026 American Indian	6	36	296
2026 Asian	459	3,996	7,664
2026 Hispanic	241	1,727	11,723
2026 Other Race	89	574	5,023
2026 White	3,332	22,953	61,813
2026 Multiracial	306	2,111	7,986
2026-2031: Population: Growth Rate	-1.40%	-0.75%	-0.10%

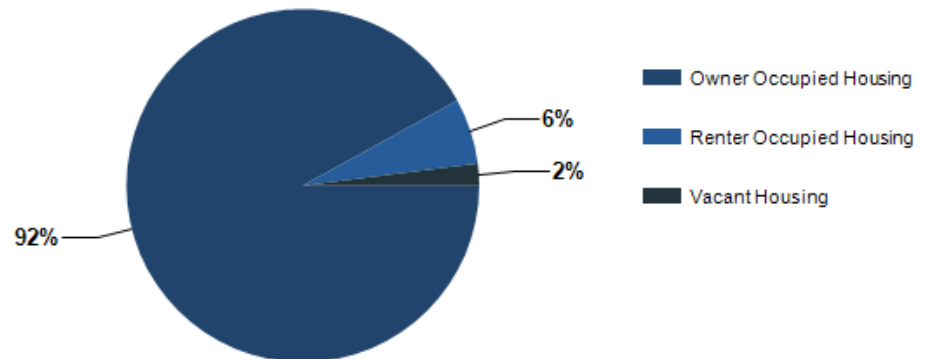
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	20	242	1,023
\$15,000-\$24,999	17	219	898
\$25,000-\$34,999	39	211	1,469
\$35,000-\$49,999	22	494	1,944
\$50,000-\$74,999	170	882	3,708
\$75,000-\$99,999	82	801	3,189
\$100,000-\$149,999	157	1,723	5,869
\$150,000-\$199,999	279	1,980	5,158
\$200,000 or greater	793	5,111	10,133
Median HH Income	\$200,332	\$178,105	\$136,269
Average HH Income	\$244,977	\$222,416	\$178,976



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

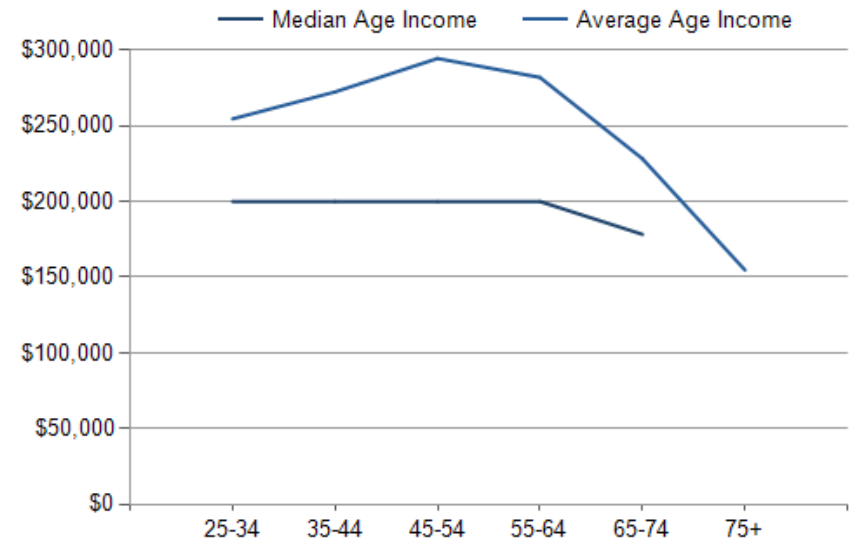
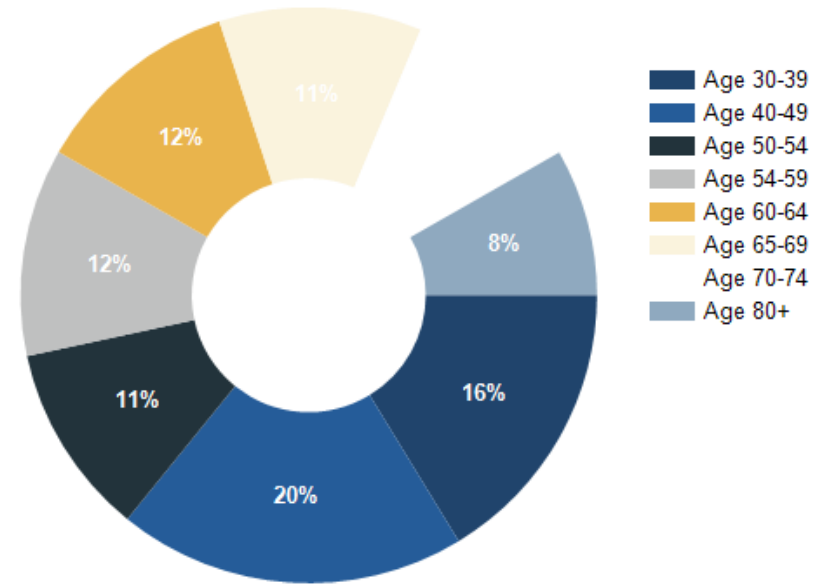


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	216	1,264	4,769
2026 Population Age 35-39	230	1,571	5,197
2026 Population Age 40-44	274	1,818	5,308
2026 Population Age 45-49	261	1,806	5,067
2026 Population Age 50-54	295	2,058	5,339
2026 Population Age 55-59	320	2,290	6,034
2026 Population Age 60-64	320	2,355	6,403
2026 Population Age 65-69	311	2,298	6,121
2026 Population Age 70-74	285	1,988	5,138
2026 Population Age 75-79	226	1,678	4,027
2026 Population Age 80-84	131	1,136	2,723
2026 Population Age 85+	96	1,061	2,547
2026 Population Age 18+	3,471	24,897	70,134
2026 Median Age	46	49	45
2031 Median Age	46	49	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$200,001	\$186,091	\$131,181
Average Household Income 25-34	\$254,621	\$235,721	\$173,146
Median Household Income 35-44	\$200,001	\$200,001	\$159,290
Average Household Income 35-44	\$272,424	\$257,797	\$201,918
Median Household Income 45-54	\$200,001	\$200,001	\$175,457
Average Household Income 45-54	\$294,496	\$276,207	\$220,880
Median Household Income 55-64	\$200,001	\$200,001	\$169,274
Average Household Income 55-64	\$281,990	\$266,897	\$211,447
Median Household Income 65-74	\$178,289	\$142,950	\$112,374
Average Household Income 65-74	\$228,216	\$193,041	\$159,676
Average Household Income 75+	\$154,683	\$126,300	\$107,923

Population By Age



Hockessin Crossing

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