

FOR LEASE: CLASS-A OUTPATIENT MEDICAL BUILDING



VIRTUAL
TOUR
LINKS
INSIDE

EDEN HILL MEDICAL CENTER

2,894-4,927 RSF Available

200 Banning St, Dover, DE 19904

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PROPERTY OVERVIEW

Eden Hill Medical Center is a 3-story, Class-A outpatient medical building located in Dover, Delaware. The property’s onsite services include surgery, gynecology, urology, urgent care, lab testing, and more. It is also home to the Delaware Surgery Center, a Walgreens, and an onsite cafe. The facility is located off W. North Street, providing easy access to N. Dupont Highway.

CAMPUS SETTING

Off-Campus

BUILDING DETAILS

140,205 RSF
Built in 2008
Three stories

AVAILABLE

Suite 210: 3,346 RSF Available 1/1/24
Suite 220: 3,025 RSF
Suite 280: 2,894 RSF
Suite 310: 4,769 RSF Available 1/1/24
Suite 350: 4,927 RSF
Suite 360: 3,894 RSF

ACCESS

Convenient access to
N. Dupont Highway

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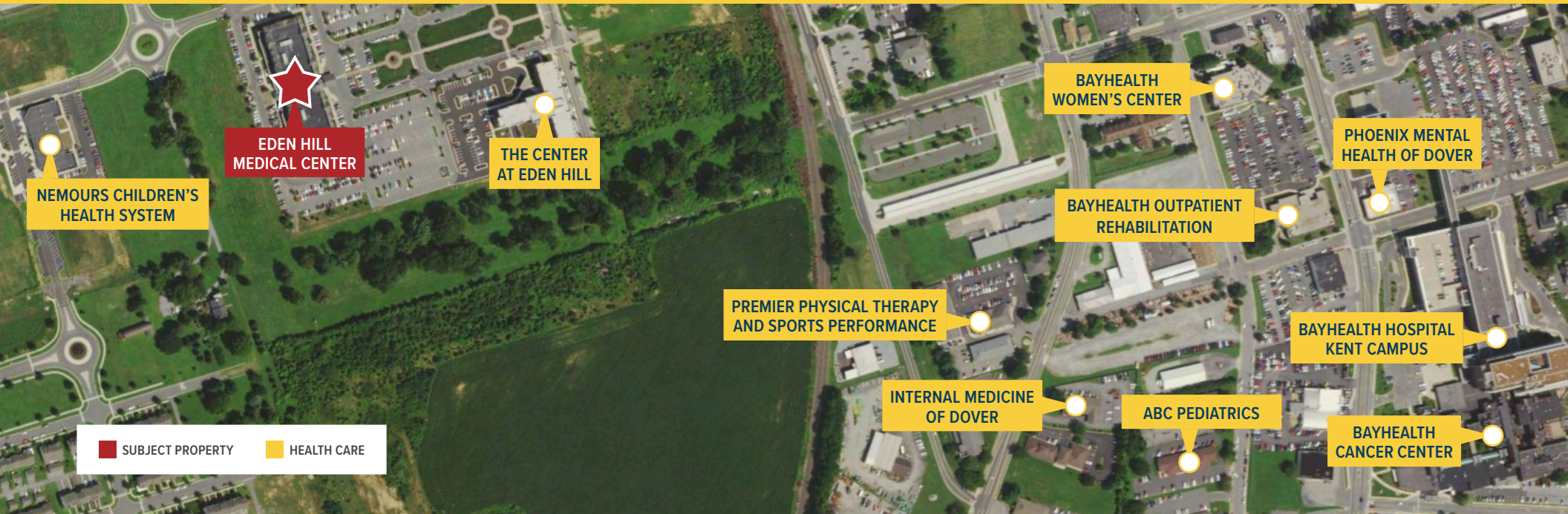
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NEARBY HEALTHCARE

The nearby Bayhealth Hospital – Kent Campus is part of Bayhealth, an extensive health care system in Delaware affiliated with Penn Medicine for Heart and Vascular, Cancer, and Orthopaedics. Campus services include cancer care, emergency & trauma center, heart & vascular, imaging, maternal & fetal medicine, neurosciences, orthopedics, surgical services, women's & children's health, wound care, stroke, respiratory, and palliative care. ChristianaCare, another nearby regional health care system, offers Alzheimer's, cancer, home health, primary, and urgent care, heart & vascular, neuroscience, pediatrics, women's health, imaging, and surgical care.

AREA OVERVIEW

Dover is the capital of Delaware. It is 83 miles from Philadelphia, Pennsylvania, 93 miles from Washington, DC, and 110 miles to Baltimore, Maryland. Dover strikes a balance between its proud roots and bright future, home to historical sites, music festivals, the Dover Air Force Base, and popular NASCAR racing events.

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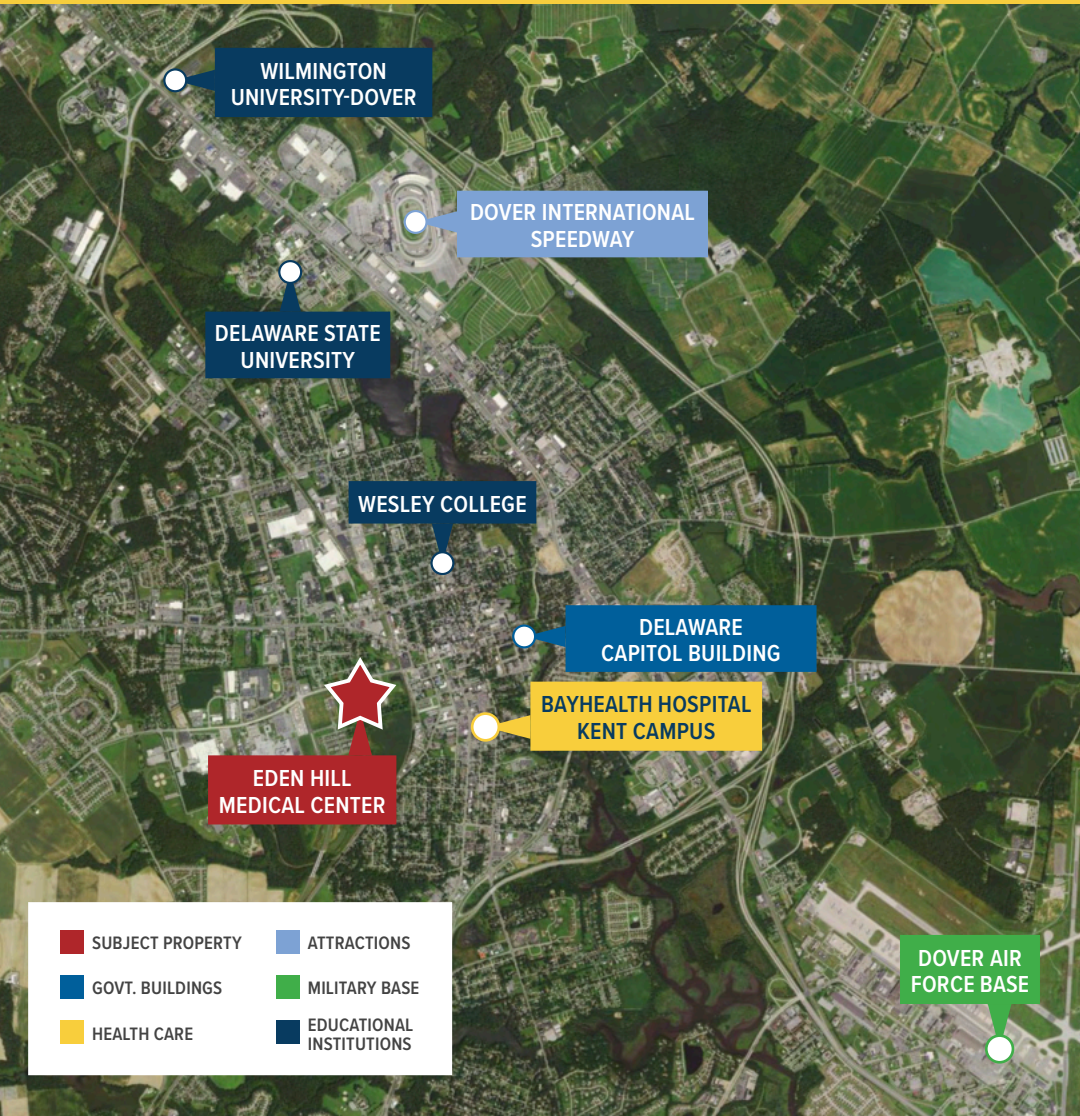
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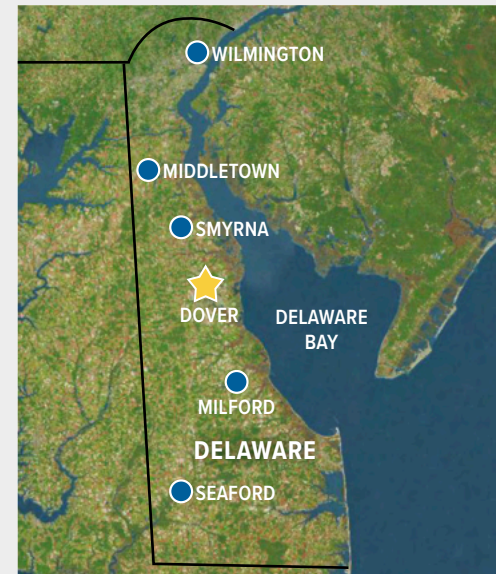


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DEMOGRAPHICS

Distance	Total Population	Median Household Income
3-Miles	49,136	\$47,390
5-Miles	80,470	\$54,712
10-Miles	128,874	\$58,647



Area Health Care

- Middletown, DE**
 - Trinity Medical Associates
- Milford, DE**
 - Bayhealth Hospital Sussex Campus
- Seaford, DE**
 - TidalHealth Nanticoke
- Smyrna, DE**
 - Bayhealth Emergency Center
- Wilmington, DE**
 - Wilmington VA Medical Center
 - Trinity Health - St. Francis Hospital
 - Christiana Care Health System
 - Nemours Childrens Hospital

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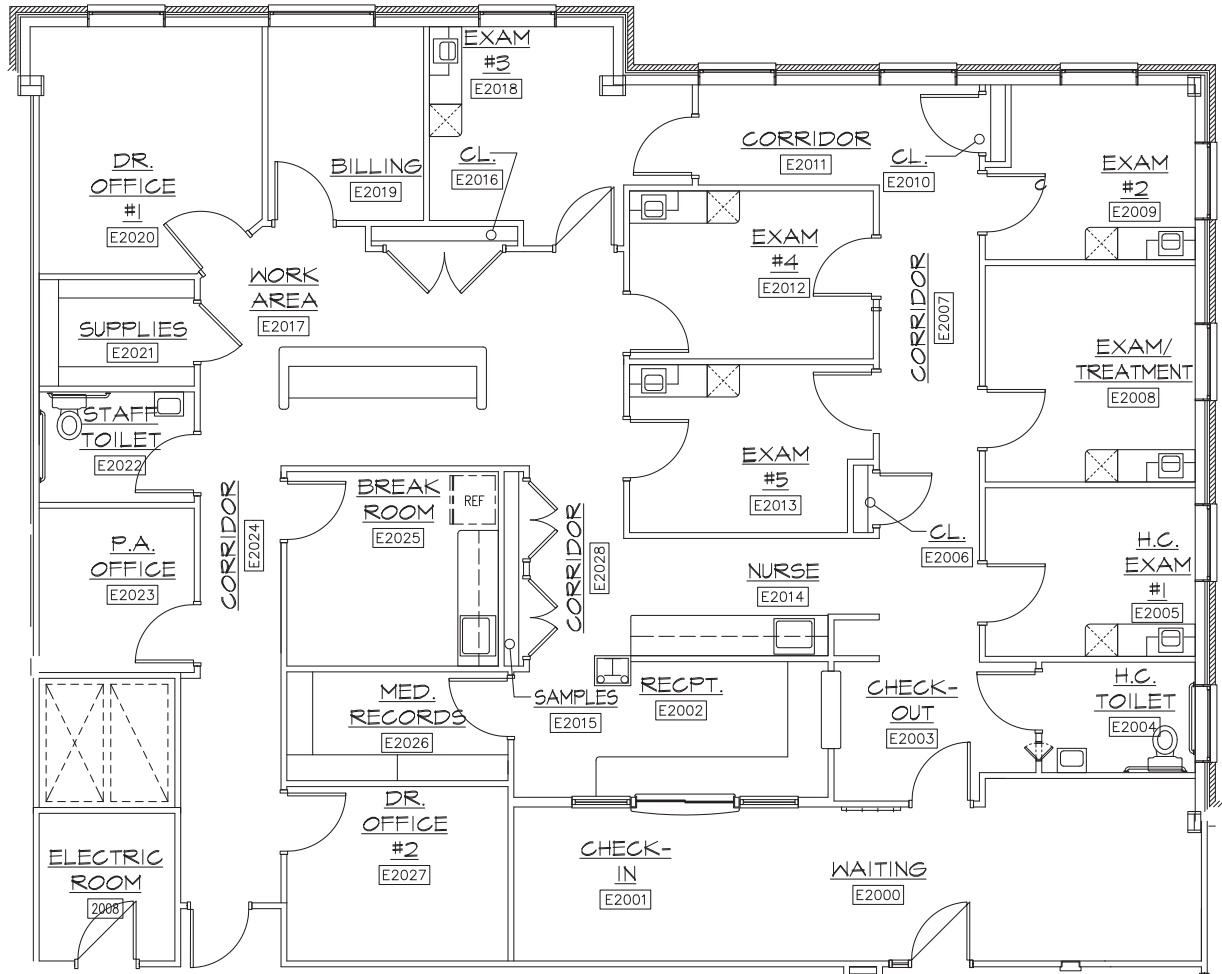
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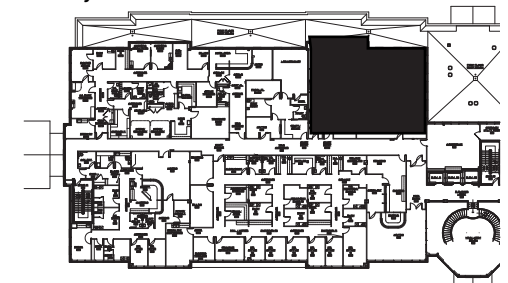


SECOND FLOOR SOUTH

SUITE 210: 3,346 RSF

Available 1/1/24

Key Plan



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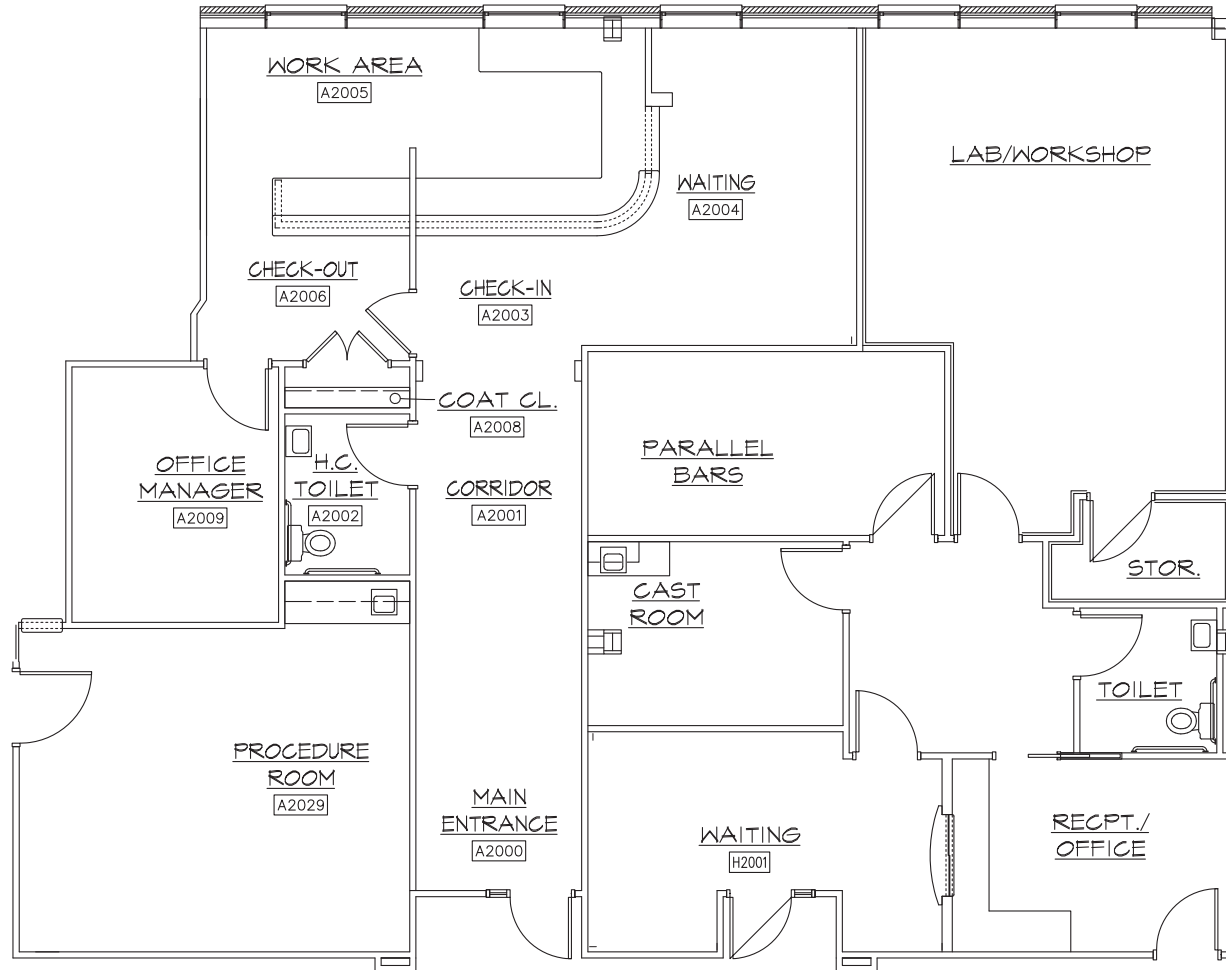
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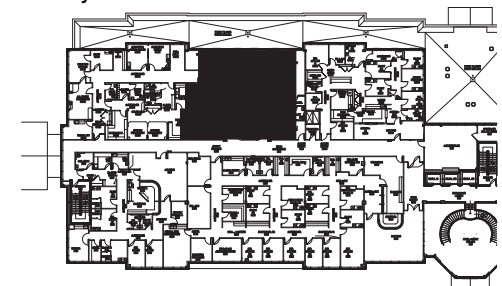
SECOND FLOOR SOUTH

SUITE 220: 3,025 RSF



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Key Plan



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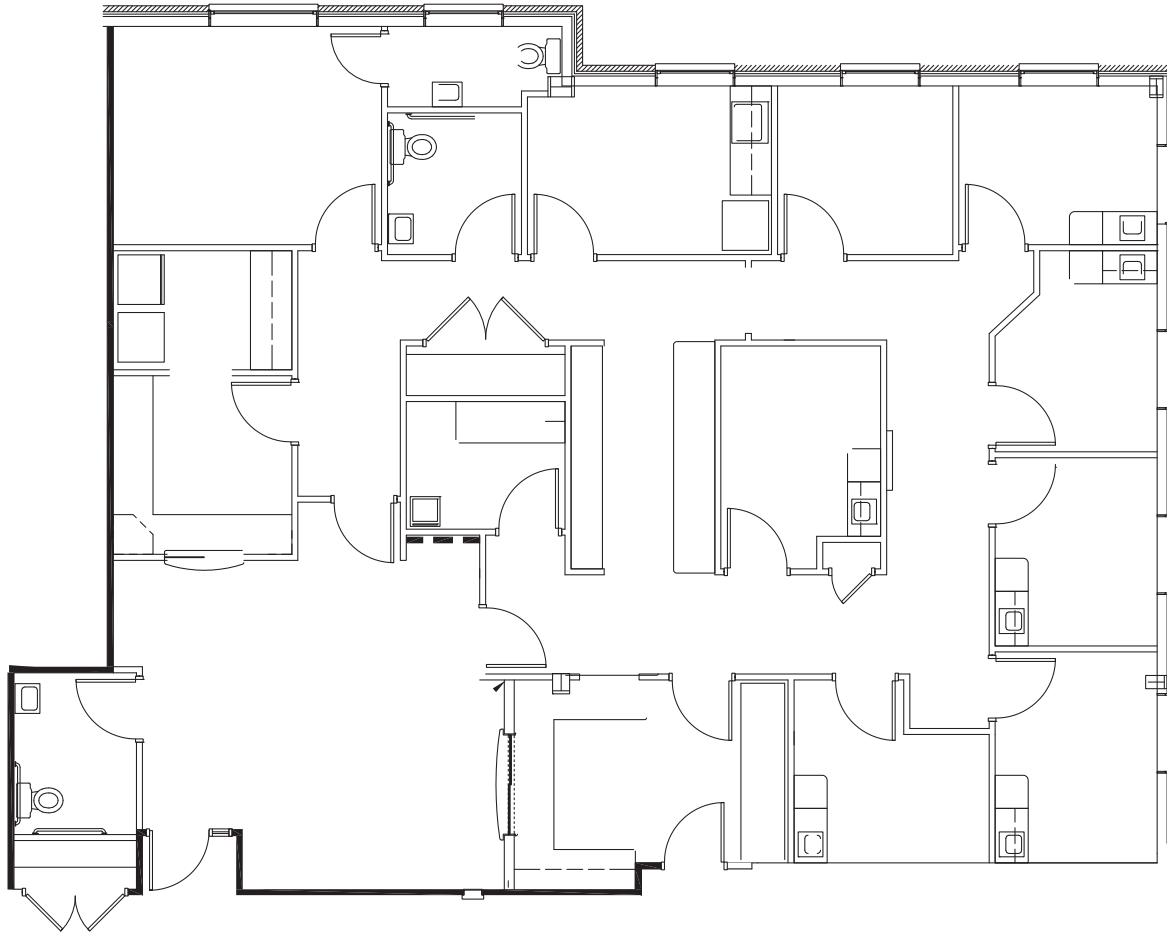
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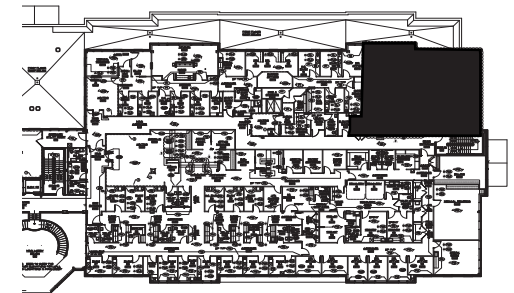
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SECOND FLOOR NORTH

SUITE 280: 2,894 RSF

Key Plan



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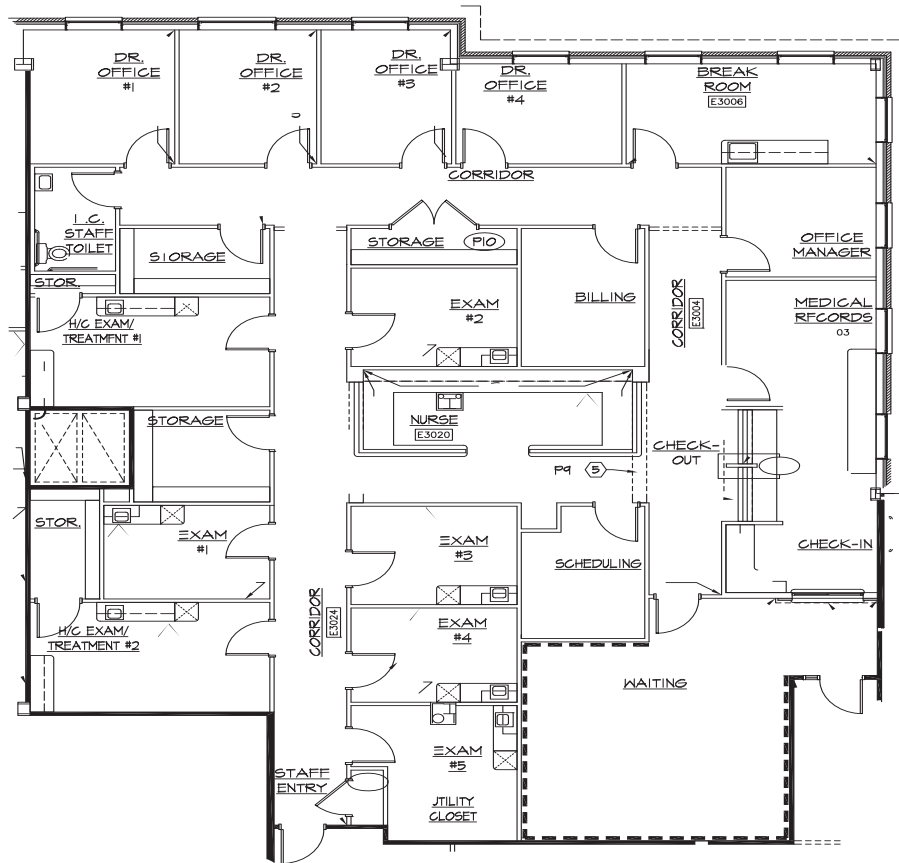
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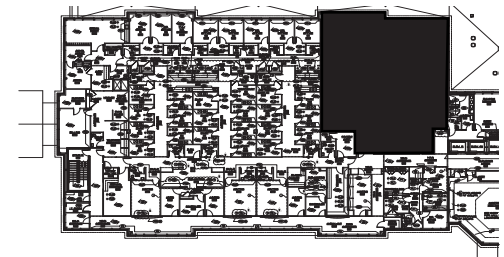


THIRD FLOOR SOUTH

SUITE 310: 4,769 RSF

Available 1/1/24

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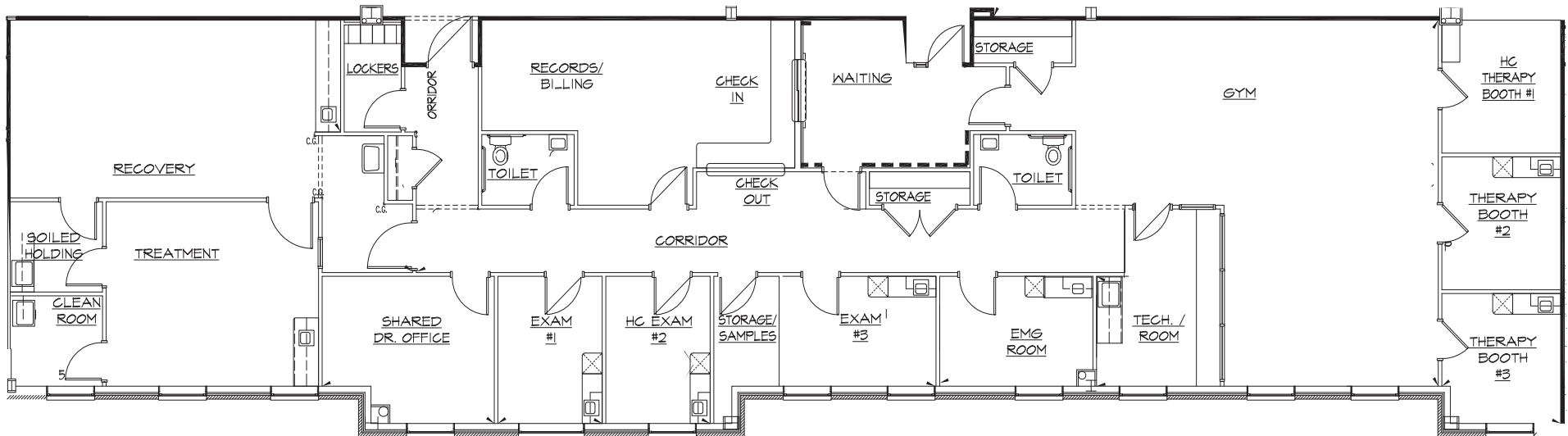
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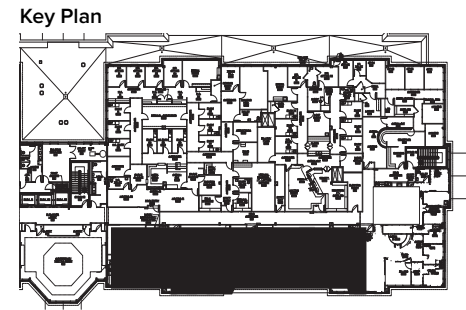
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THIRD FLOOR NORTH

SUITE 350: 4,927 RSF



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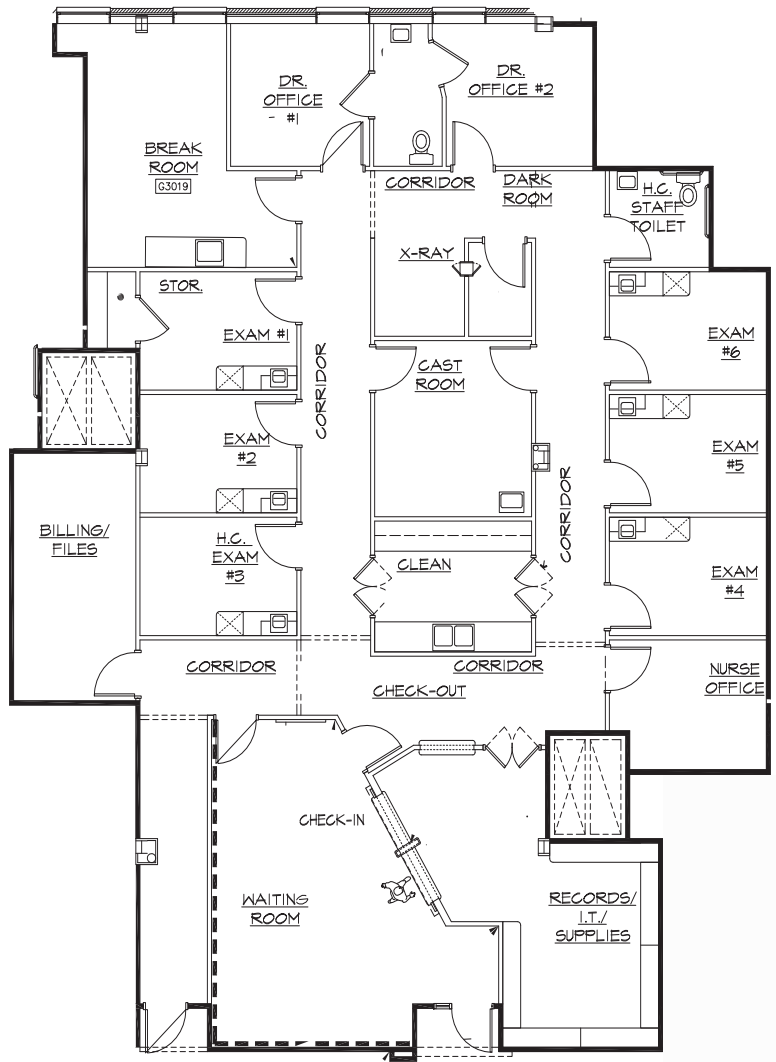
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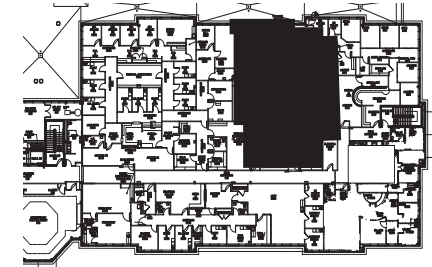
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THIRD FLOOR NORTH

SUITE 360: 3,894 RSF

Key Plan



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