



PANTANO
REAL ESTATE

Retail - End Cap: 2500SF

4526 New Linden Hill Rd

Pike Creek, DE 19808

Mixed Use Development

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RETAIL - END CAP: 2500SF

Newly constructed mixed use development in Pike Creek

Dominant location at signalized intersection

Live+Work+Play environment

160+ residences in this development (walking distance)

Last remaining space

Former quick-serve restaurant



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>
Daytime Employment	10,626	88,486
2023 Population	34,448	140,300
Median Household Income	\$103,400	\$84,070

Source: © 2023 Costar Group

2022 Average Annual Daily Traffic: 30,970 VPD

Source: DelDOT



JOIN THESE AREA TENANTS

LINDEN HILL STATION TENANTS

Bank of America
Mathnasium
Stretch Lab
Reico Kitchen & Bath
Performance Driven PT
Sola Salon Studios
Linden Nails & Spa
Cafe Scalessa
State Farm Insurance
Sport Clips
Chuck Lager's Kitchen & Taphouse

