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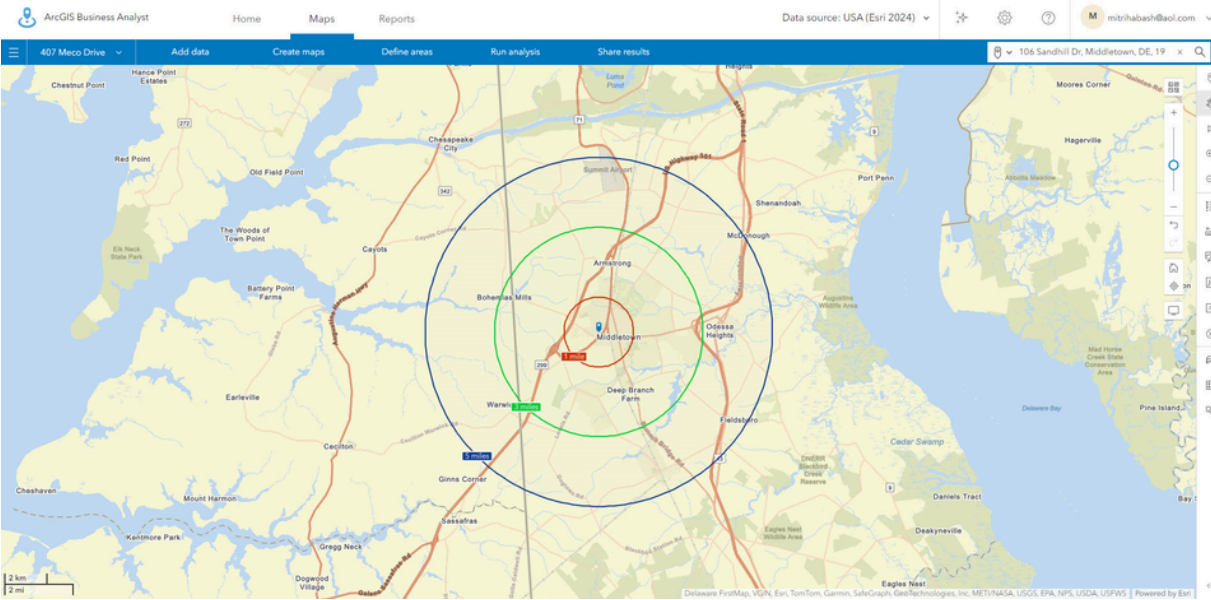
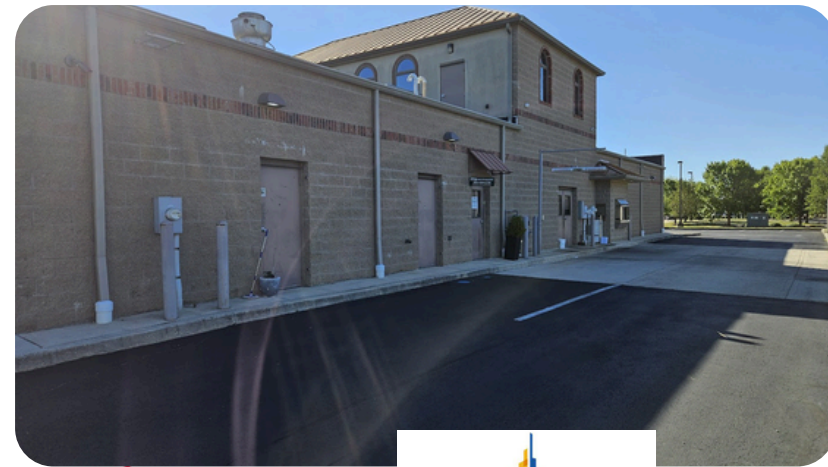
**106 Sandhill Drive
Middletown, DE 19709**

**2nd Floor
+/- 1,200 square feet
Executive
Office Suite**

Property Overview

A unique opportunity to lease a premium executive office suite in the heart of Middletown, Delaware. This 1,200 square foot second-floor space includes a half bath, a full bath, four offices, and a versatile conference room or additional office.

Located within the prestigious Bunker Hill Centre, the property offers ample parking and is ideally positioned in a high-density area, ensuring strong demand for businesses. The space is independently metered, providing convenience and flexibility for tenants.



For More Information Please Contact:

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www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144



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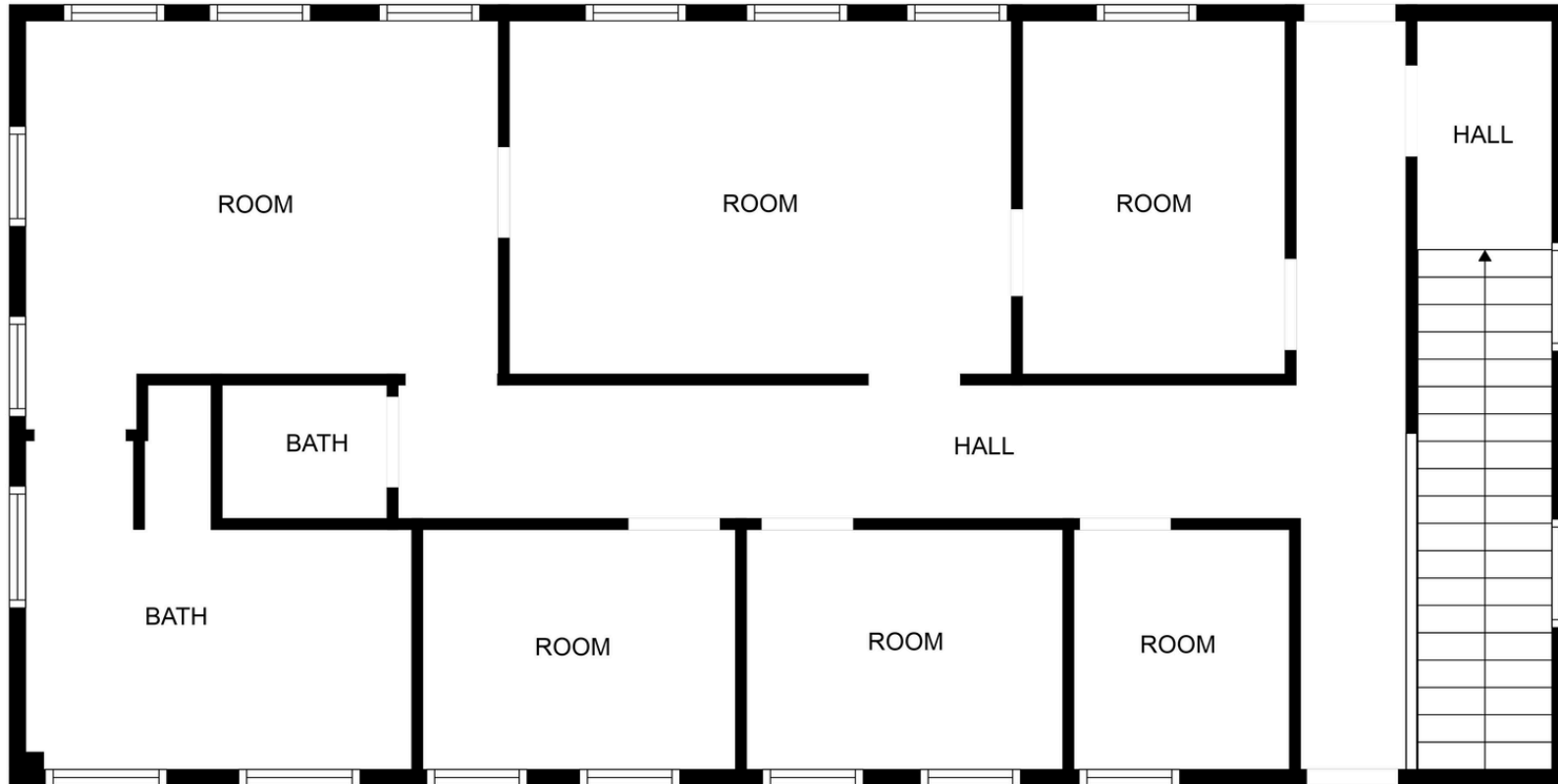
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Floor plans



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	1 mile	3 miles	5 miles
Population			
2010 Population	7,712	20,823	32,545
2020 Population	8,756	25,130	40,821
2024 Population	8,433	27,405	46,042
2029 Population	8,363	27,567	47,660
2010-2020 Annual Rate	1.28%	1.90%	2.29%
2020-2024 Annual Rate	-0.88%	2.06%	2.87%
2024-2029 Annual Rate	-0.17%	0.12%	0.69%
2020 Male Population	46.1%	47.9%	48.7%
2020 Female Population	53.9%	52.1%	51.3%
2020 Median Age	37.5	37.6	38.2
2024 Male Population	46.9%	48.8%	49.6%
2024 Female Population	53.1%	51.2%	50.4%
2024 Median Age	37.8	38.1	38.8

In the identified area, the current year population is 46,042. In 2020, the Census count in the area was 40,821. The rate of change since 2020 was 2.87% annually. The five-year projection for the population in the area is 47,660 representing a change of 0.69% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	46.4%	53.2%	58.0%
2024 Black Alone	36.0%	29.2%	25.7%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	4.1%	5.5%	10.0%
2024 Pacific Islander Alone	0.0%		0.0%
2024 Other Race	5.5%		
2024 Two or More Races	7.8%		
2024 Hispanic Origin (Any Race)	11.4%		



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