



Heritage Professional Plaza

2601 Annand Drive, Units 22-23, Wilmington, DE 19808

Property Information

Heritage Professional Plaza is a well-established, professionally maintained office/medical complex centrally located between Newark, Pike Creek and Elsmere, Delaware, just seconds to Kirkwood Highway (Route 2). The property features multiple office condominium buildings with ample surface parking and easy access to major highways, including Routes 7, 2, 72, 41, 141, 48 and proximate to Interstate 95 and Route 1.

Condo Highlights

- Turn-key, end-cap medical office
- Waiting room, reception, 2 large restrooms
- 6 exam rooms with sinks
- Doctor file storage
- 400 amps
- Full walkout basement with breakroom

Offering Summary

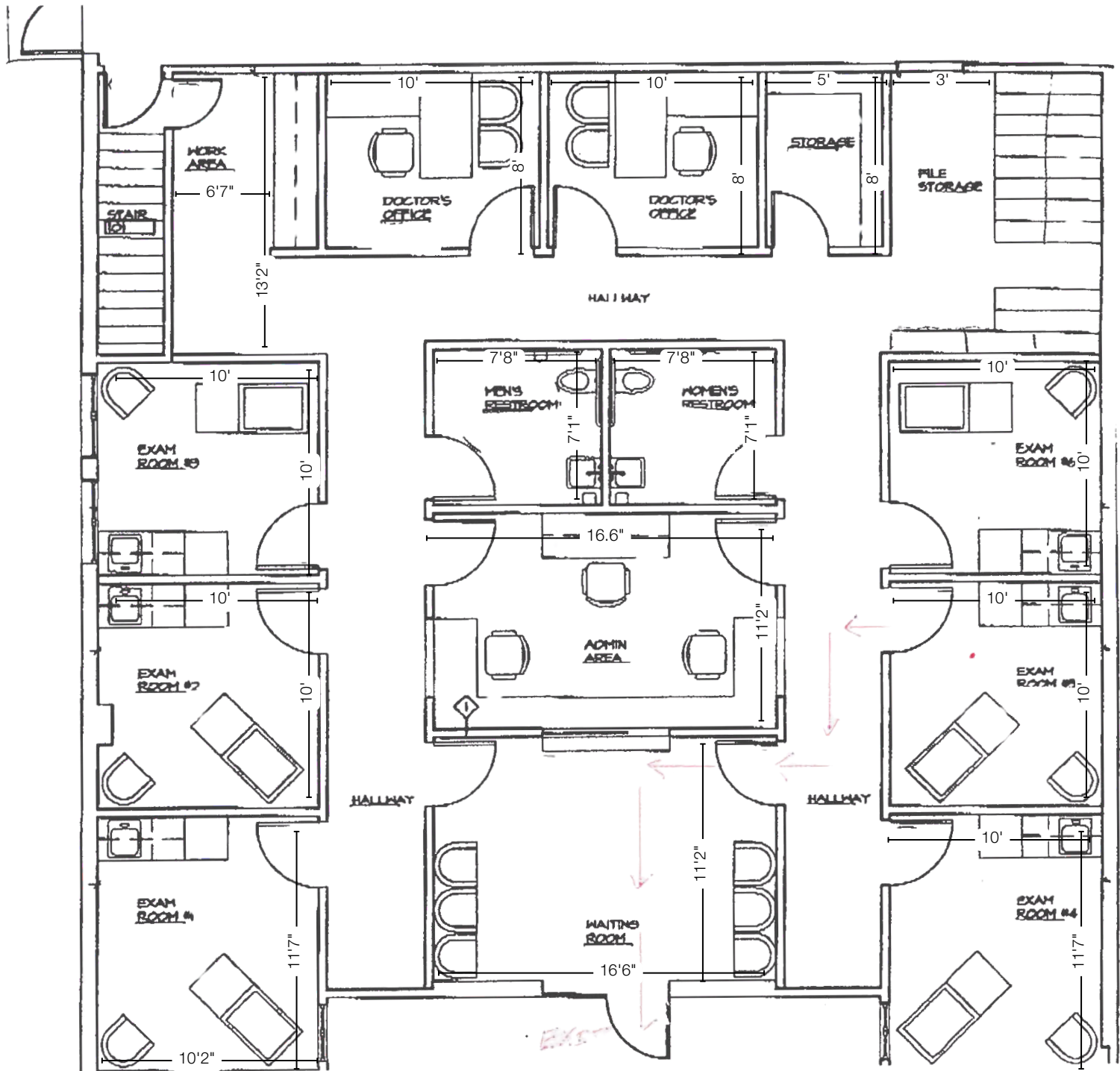
Sale Price	\$495,000 Price Reduced! Now \$470,000
Condo Size	Main Level 2,400 +/- SF Bonus Full Basement 2,400 +/- SF
Zoning	Office Neighborhood (ON)
Parcel	0804920103C0022 (Unit 22) 0804920103C0023 (Unit 23)

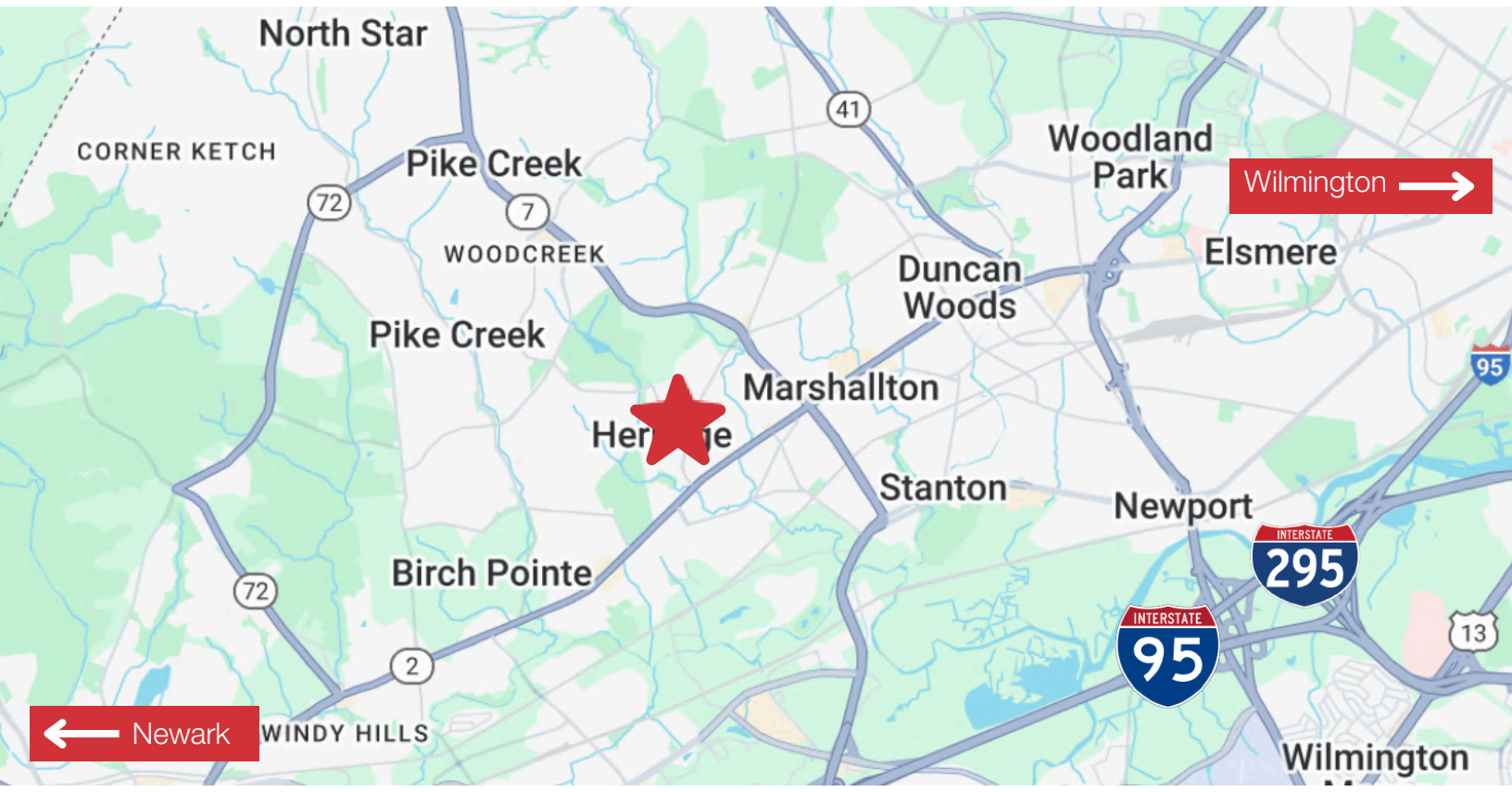
Demographics

	1 Mile	3 Miles	5 Miles
Population	10,500	70,123	178,775
Households	4,454	29,156	70,946











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