



PROPERTY DESCRIPTION

Join Starbucks! Explore exciting opportunities at our proposed retail/office space for lease on Yorklyn Road in Hockessin, DE. This prime location offers the perfect setting for your business to thrive in the heart of a vibrant community. With modern design, high visibility, and proximity to local attractions, it's an ideal location to establish your presence and connect with the Hockessin community. Don't miss the chance to be part of this exciting development – lease now and become a valued addition to the neighborhood's bustling business scene!

PROPERTY DETAILS

- **Available:** 1,500 - 7,500 SF
- **Lease Rate:** Please contact listing agent
- **Parking:** 73 surface parking spaces
- **Traffic Counts:** 18,369 AADT (Lancaster Avenue)
- **Lot Size:** 1.42 acres
- **Zoning:** CR (Commercial Regional)

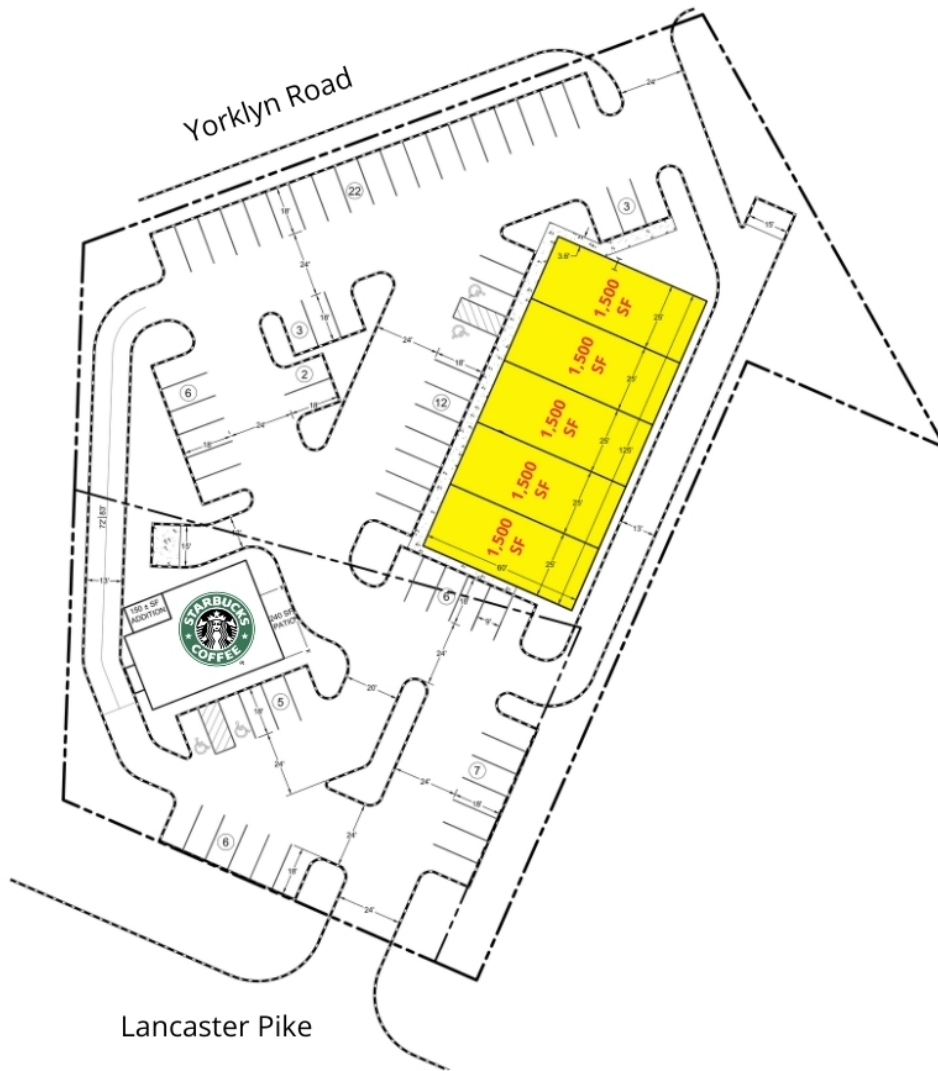
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,982	29,844	89,316
Total Households	1,712	11,150	34,840
Average HH Income	\$177,359	\$174,166	\$135,478
Median Age	43.3	47.7	44.2



For More Information, Contact:

Alex Wittig
awittig@dsmre.com
302.283.1800 Office
302.379.0483 Cell

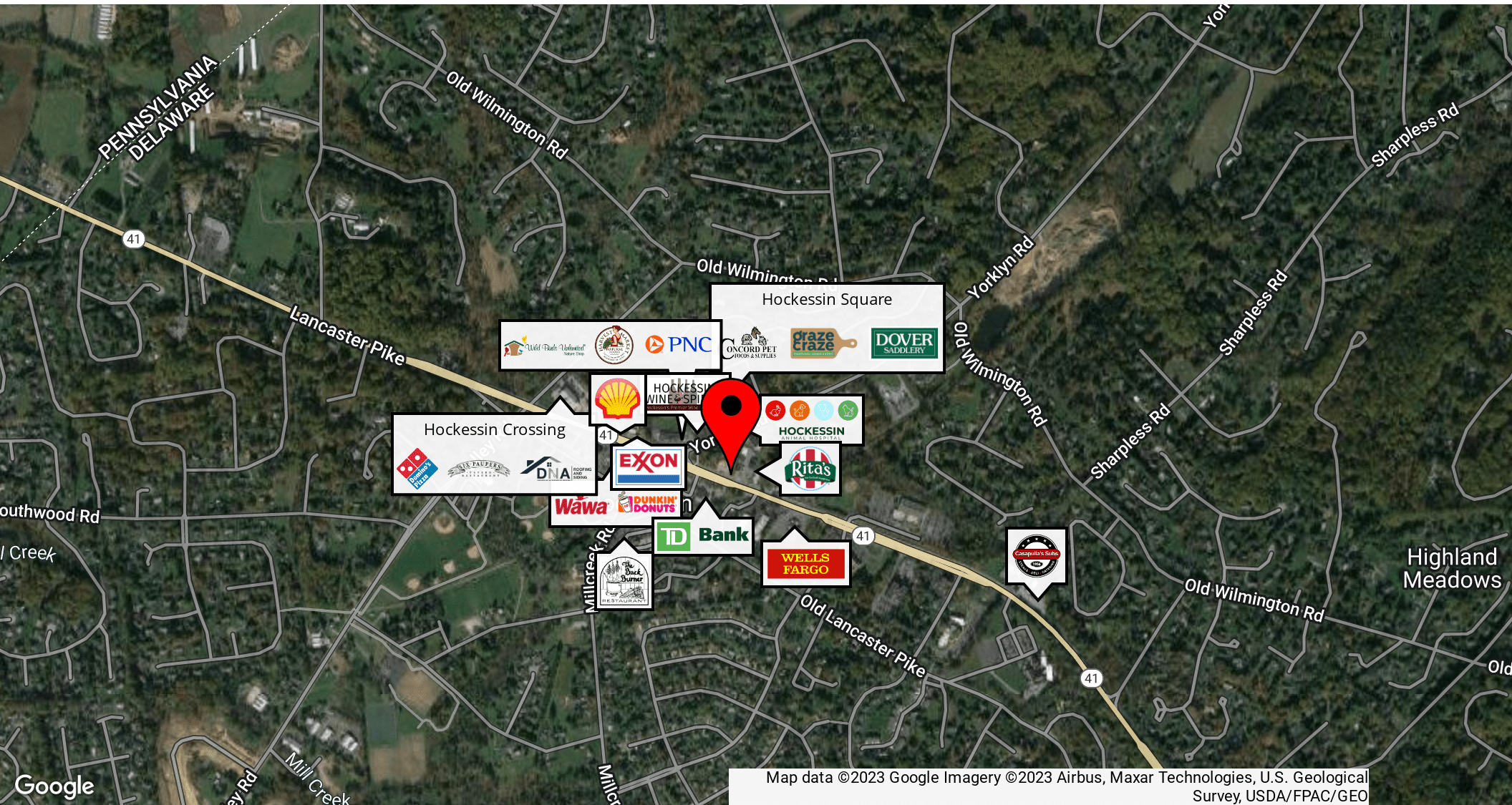
DSM Commercial
Real Estate Services
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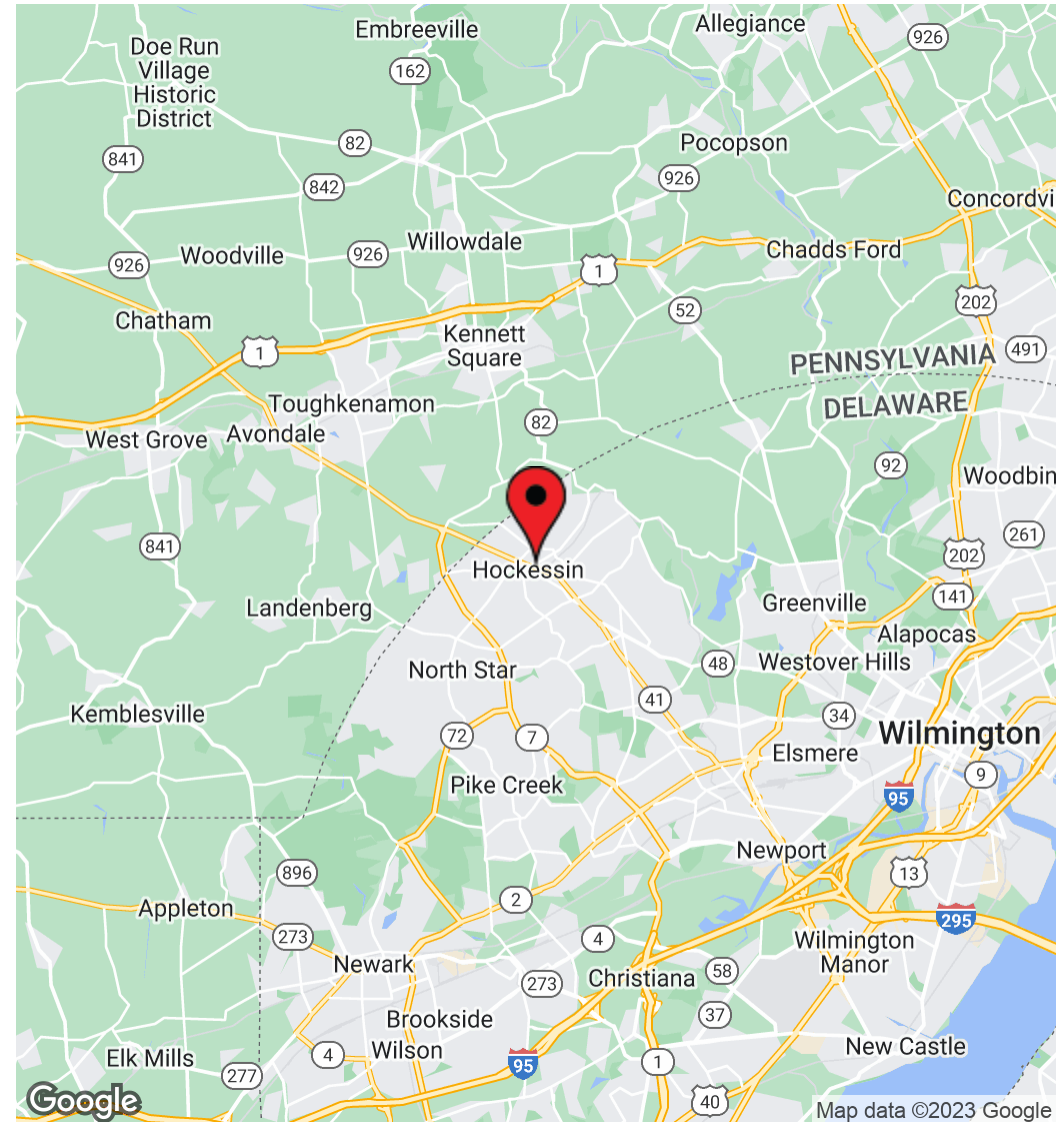
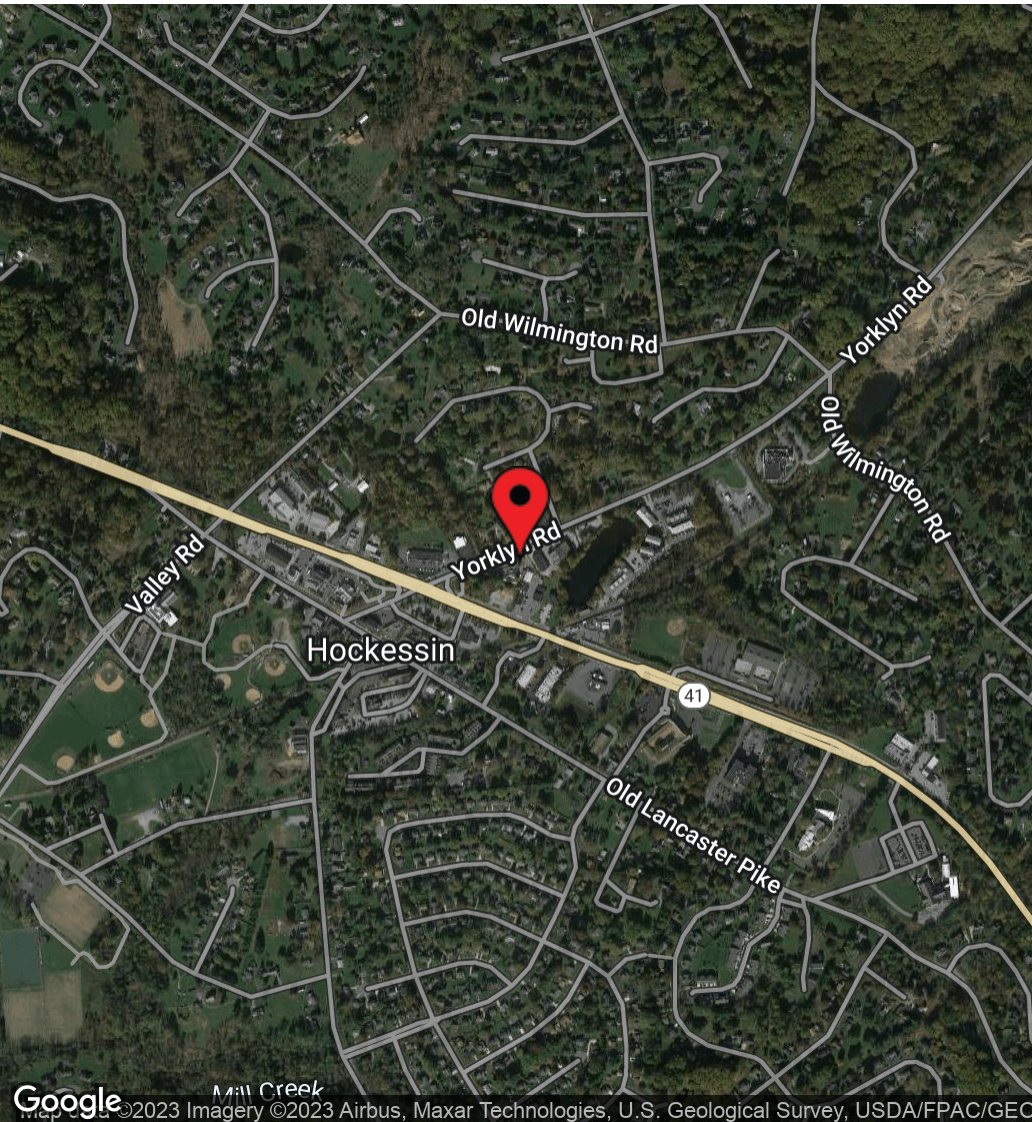
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