

Gordon Winegar

302.283.1800

gwinegar@dsmre.com

HUNTFIELD PLAZA

51 HUNTFIELD DRIVE, SMYRNA, DE 19977

MEDICAL/GENERAL OFFICE SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



PROPERTY DESCRIPTION

Join Kirkwood Dental Associates, Smyrna Pediatric Dentistry, and Delaware Orthodontics! This is an exceptional opportunity to lease first-floor medical/general office space in Huntfield Plaza, Smyrna's premier medical office building.

Situated in the rapidly expanding Smyrna area, this prime location offers unmatched convenience and accessibility, making it an ideal choice for medical practices and general offices alike. The building is ideally situated along Route 13 just off S.R. 1. This property is centrally located to service the Smyrna market, as well as the MOT and north Dover markets.

PROPERTY DETAILS

- **Available:** 4,500 RSF
- **Lease Rate:** \$21/SF/NNN (\$3.50)

PROPERTY HIGHLIGHTS

- **Prime Location in a Growing Market:** Increased demand for healthcare services
- **Easy Accessibility:** Located on Route 13 near Route 1 ramps
- **Strong Demographics:** Diverse patient or client base for medical and office users
- **Proximity to Nearby Medical Providers:** Ideal for synergy/referral opportunities
- **Ample Parking & ADA Accessibility:** A must-have for medical practices
- **Shell Condition Space:** A blank canvas, allowing for easy and customized fit-out

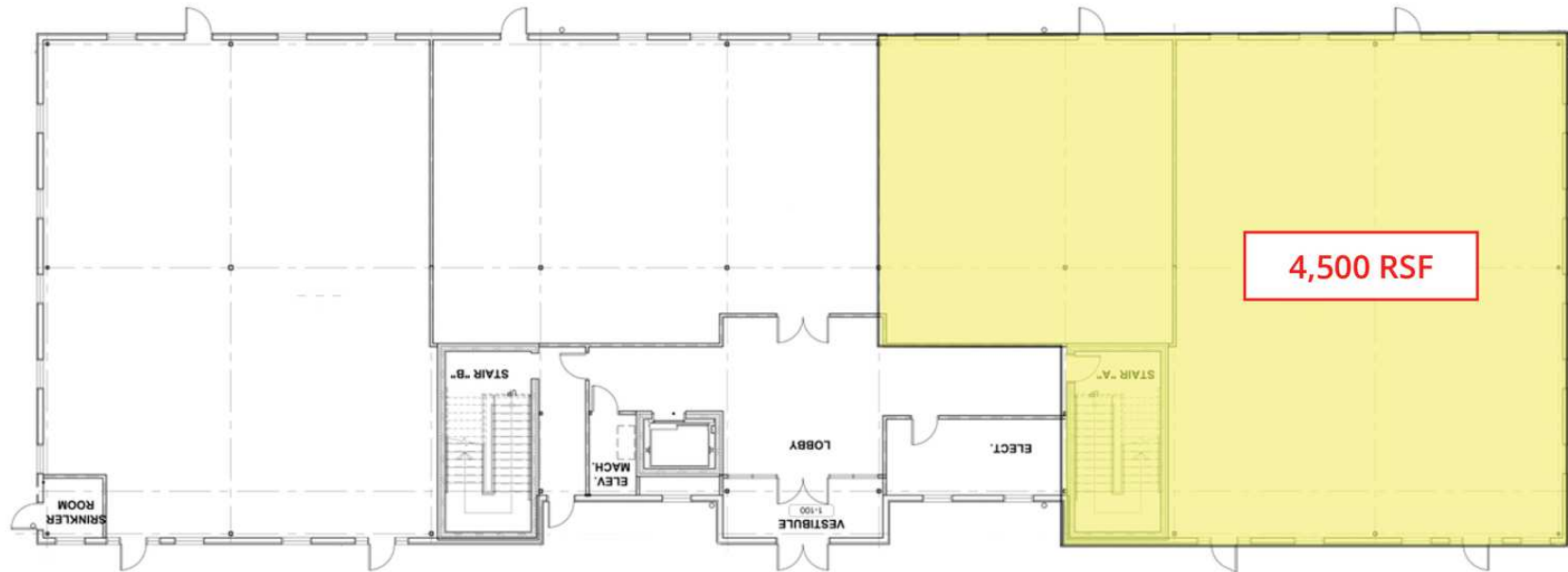
| DEMOGRAPHICS AT A GLANCE | 3 MILE | 5 MILES | 10 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 31,336 | 44,913 | 112,141 |
| Total Households | 11,430 | 16,177 | 41,371 |
| Average HH Income | \$95,872 | \$96,078 | \$87,285 |
| Median Age | 40 | 41 | 40 |



For More Information, Contact:

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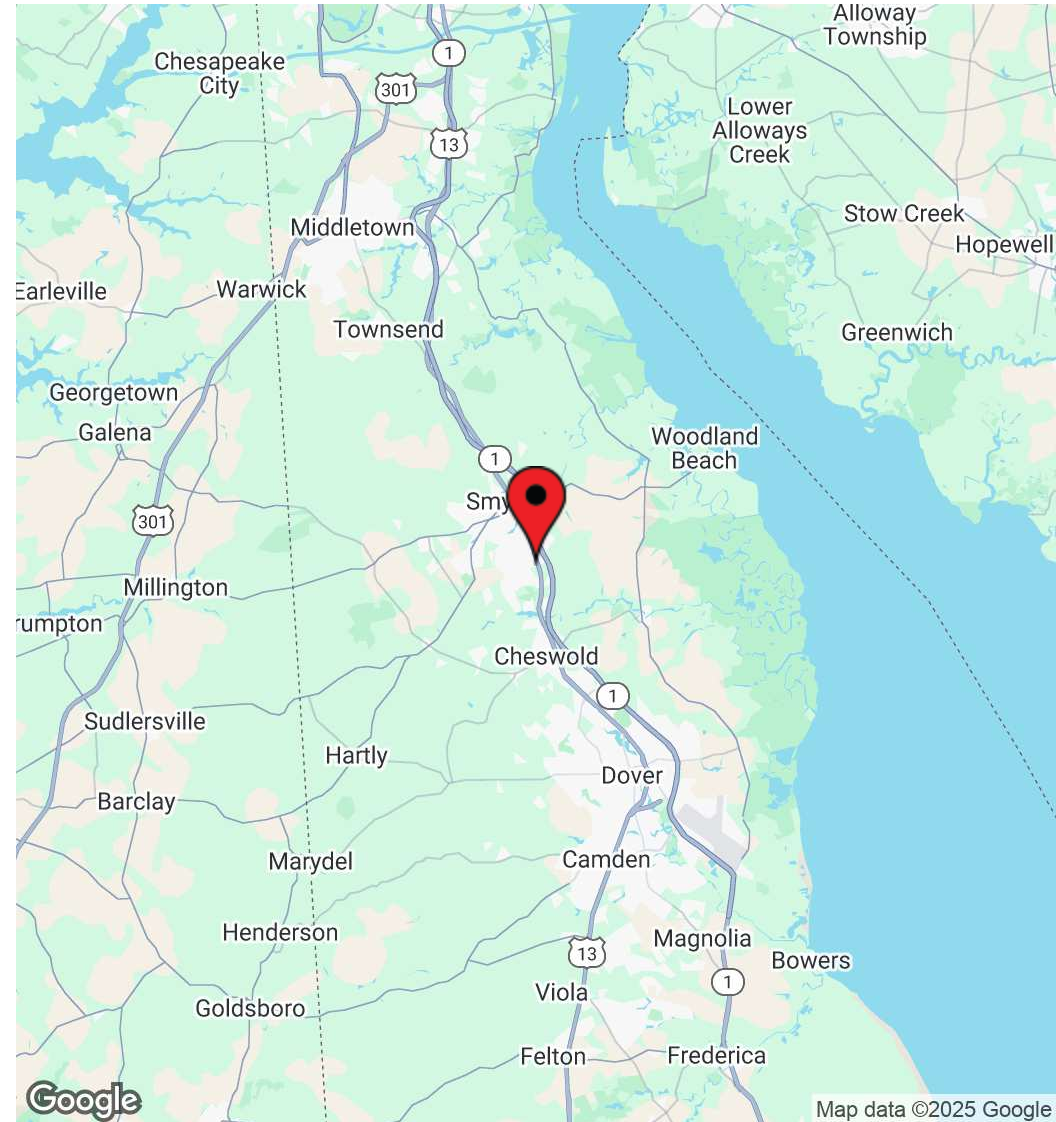
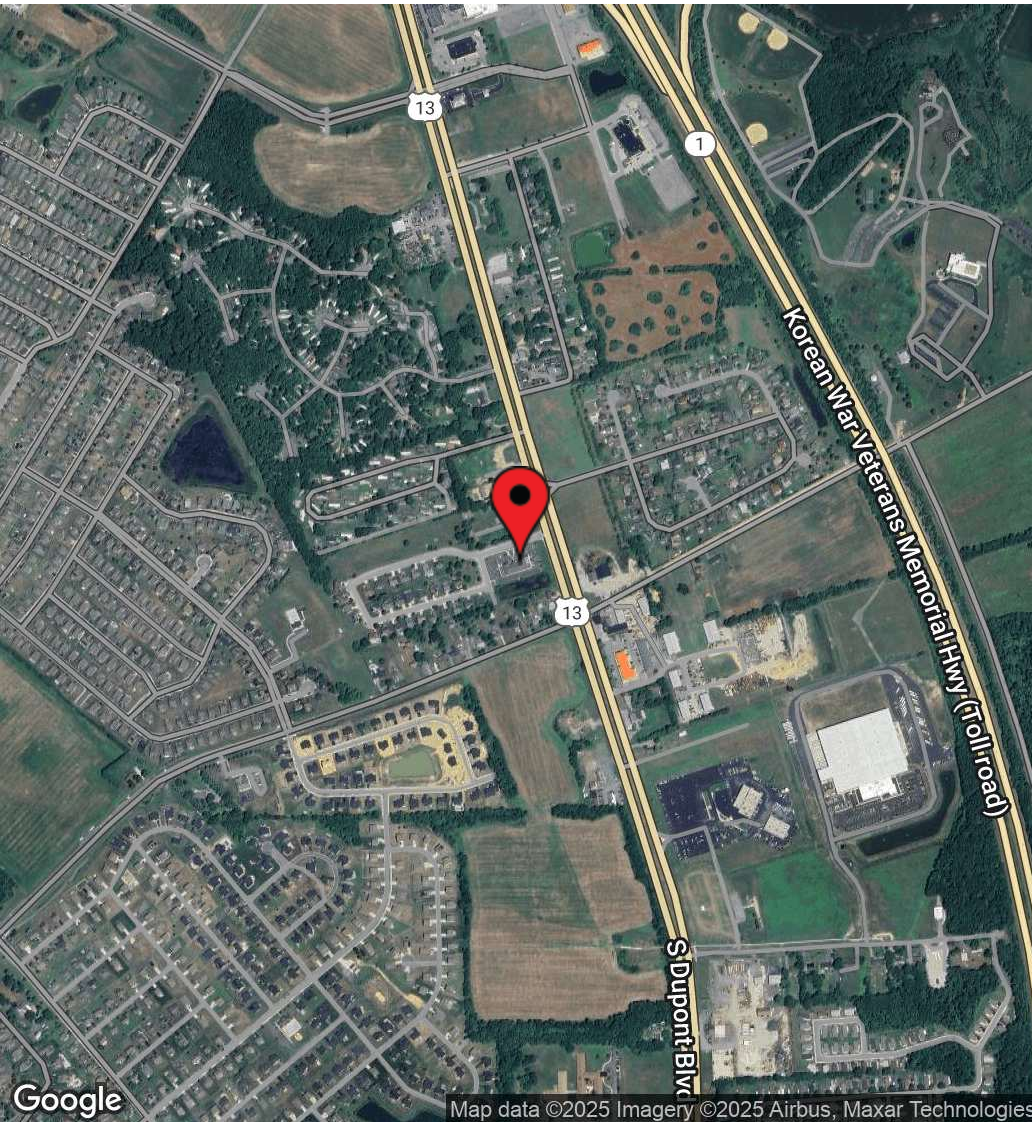
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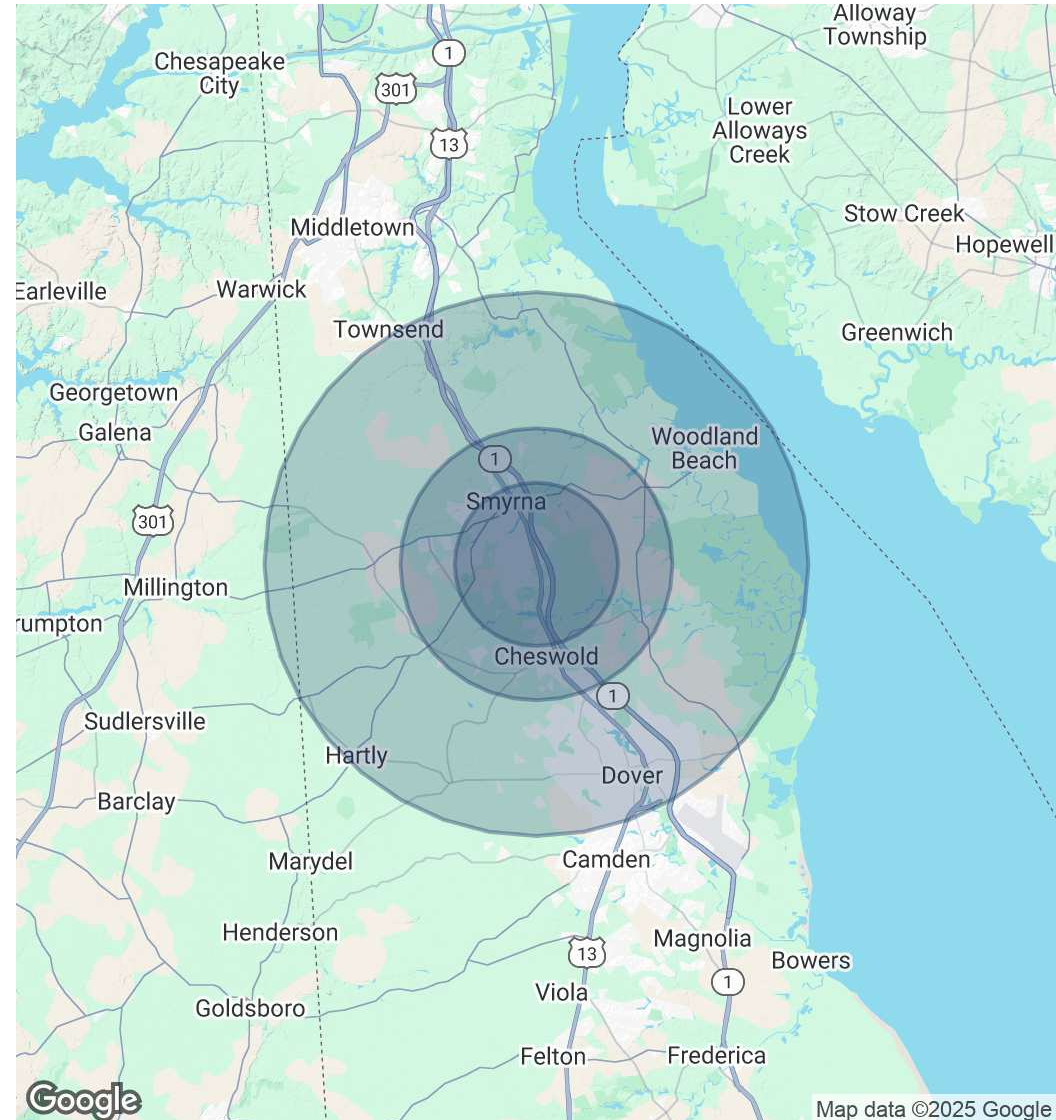


| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 31,336 | 44,913 | 112,141 |
| Average Age | 40 | 41 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 41 | 42 | 41 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,430 | 16,177 | 41,371 |
| # of Persons per HH | 2.7 | 2.8 | 2.7 |
| Average HH Income | \$95,872 | \$96,078 | \$87,285 |
| Average House Value | \$323,818 | \$324,309 | \$321,605 |

| RACE | 3 MILES | 5 MILES | 10 MILES |
|------------------------------------|---------|---------|----------|
| Total Population - White | 15,763 | 24,437 | 56,854 |
| Total Population - Black | 11,264 | 14,306 | 37,950 |
| Total Population - Asian | 628 | 849 | 2,725 |
| Total Population - Hawaiian | 6 | 13 | 75 |
| Total Population - American Indian | 124 | 259 | 666 |
| Total Population - Other | 886 | 1,332 | 3,849 |

Demographics data derived from AlphaMap



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