

OFFICE/MEDICAL SPACE FOR
SALE OR LEASE

3105 LIMESTONE ROAD

Wilmington, DE 19808

MITCH BERKOWITZ

Sales & Leasing

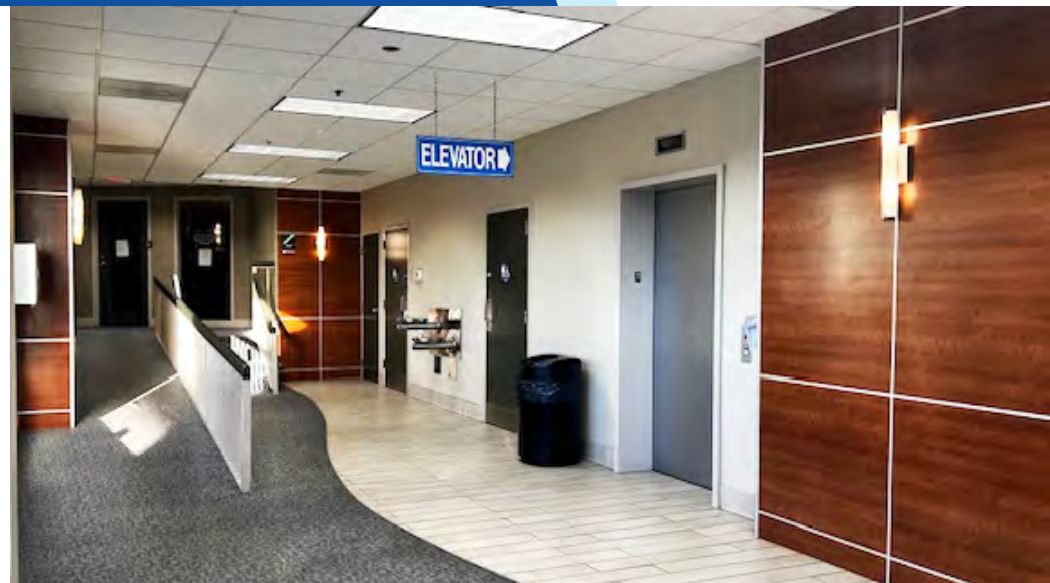
O: 302.414.1000 | C: 302.740.7070

mitchb@LMTCRE.com

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PROPERTY DESCRIPTION

Prime Medical/Office Condo on Limestone Road is available for Sale or Lease! Take advantage of this exceptional opportunity to establish your business in a highly sought-after location on Limestone Road, known for its excellent visibility, accessibility, and strong traffic counts.

PROPERTY HIGHLIGHTS

- Available Square Feet: 7,515 +/- SF
- Unit Sale (\$1,127,250.00) or Space Lease (\$28.00 SF/yr)
- Limestone Road AADT: 34,619 +/- VPD

OFFERING SUMMARY

Sale Price:	\$1,127,250
Space Lease Rate:	\$28.00 SF/yr (Full Service)
Unit Sale Price:	\$1,127,250.00
Available Size:	7,515 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,764	28,307	66,347
Total Population	9,135	68,793	165,570
Average HH Income	\$116,777	\$115,474	\$113,581

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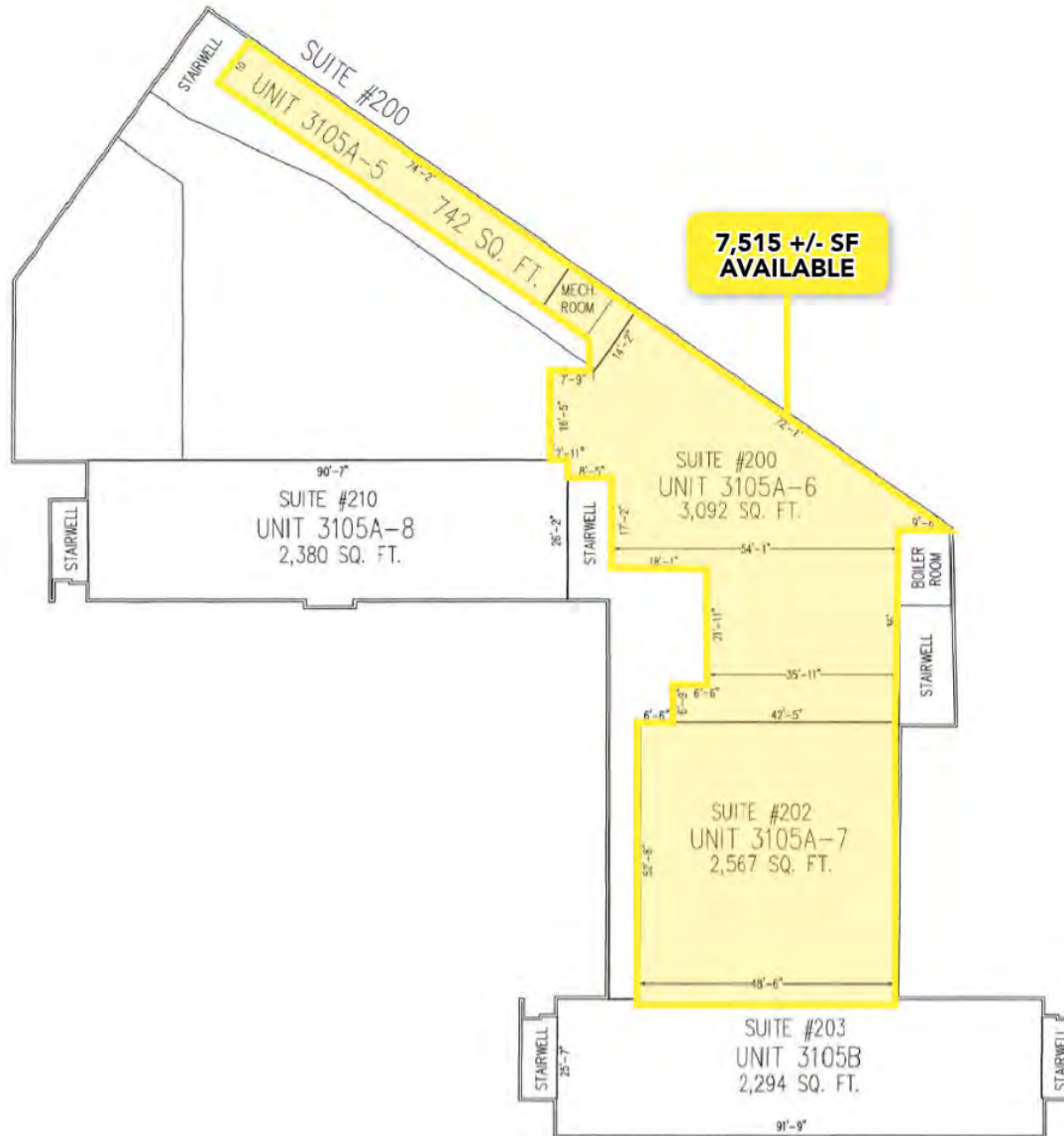
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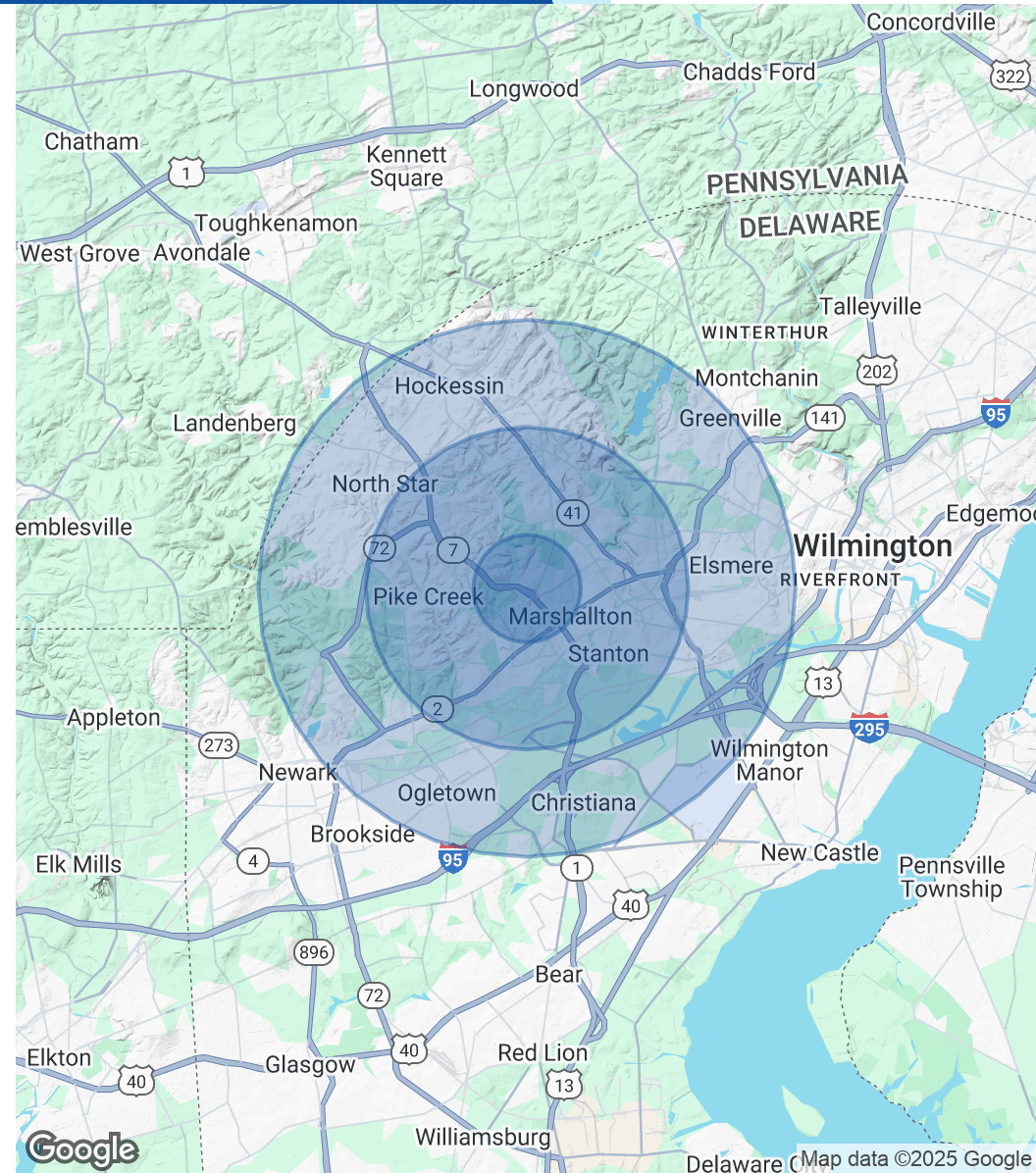
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,135	68,793	165,570
Average Age	44	44	42
Average Age (Male)	42	43	41
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,764	28,307	66,347
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$116,777	\$115,474	\$113,581
Average House Value	\$370,154	\$379,387	\$395,228

Demographics data derived from AlphaMap



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