



PROPERTY DESCRIPTION

Exceptional Retail/Office Space in Hockessin's Heart! An opportunity seldom seen, this space is nestled within the thriving Hockessin Crossing Shopping Center, where Six Paupers Restaurant, Polished Nail Salon, Gonce Dentistry, Children of America, Domino's Pizza, and more already flourish. Situated at the strategic junction of Route 41 and Valley Road, this location offers high visibility at a signalized intersection.

PROPERTY DETAILS

- **Available: 1,437-4,000 SF**
- **Building 1: First Floor**
 - **Retail:** 2,665 SF (Former DNA Roofing)
 - **Retail:** 4,000 SF (Former Wells Fargo)
 - **Retail:** 1,437 SF (former dry cleaner/shell space)
- **Lease Rate:** \$25/SF/NNN

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	4,581	30,193	84,934
Households	1,624	10,822	31,296
Average Household Income	\$140,995	\$157,633	\$130,930
Median Age	47.4	47.8	44.2



For More Information, Contact:

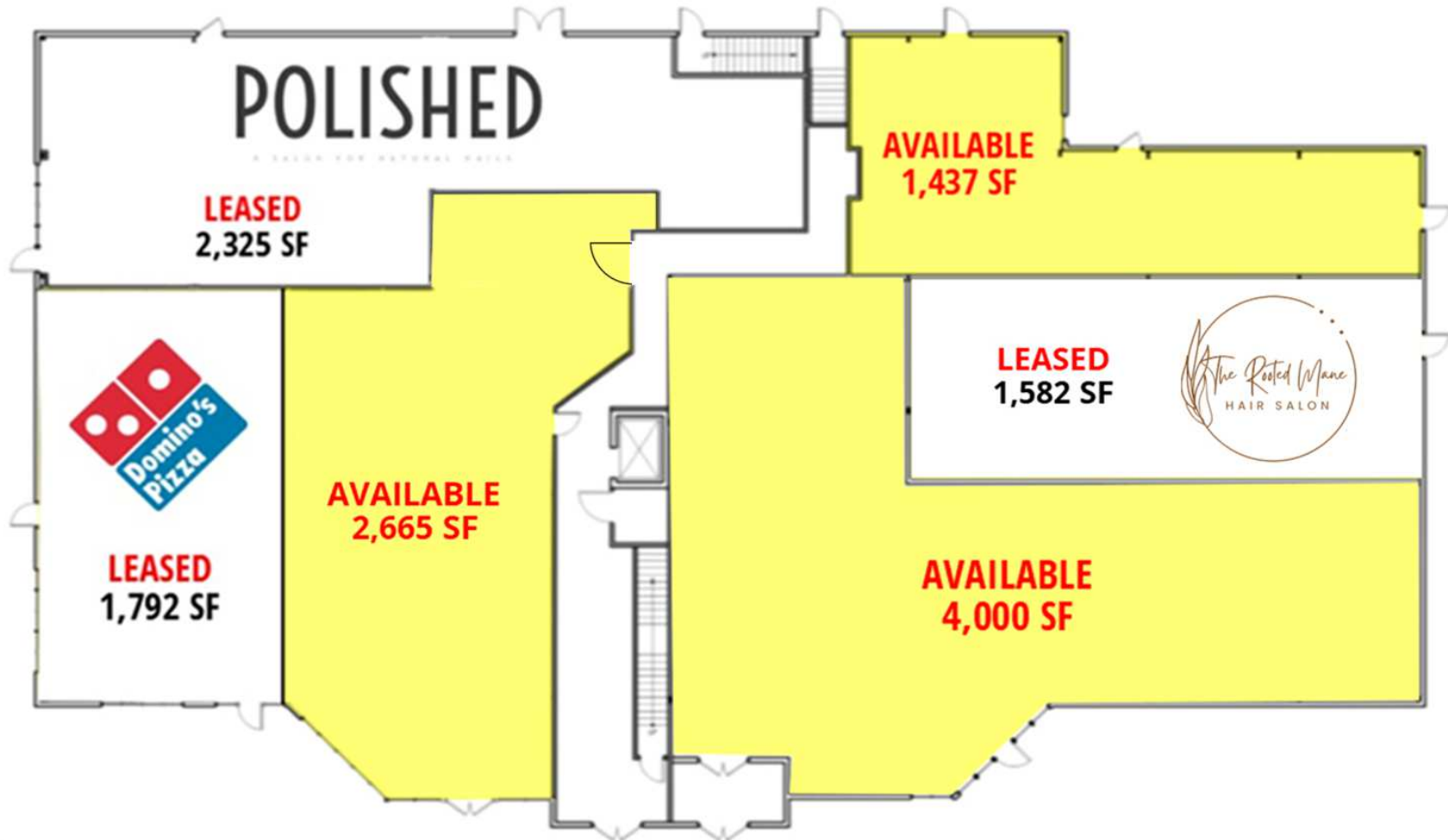
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3304 Old Capitol Trail
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BUILDING 1: FIRST FLOOR PLAN

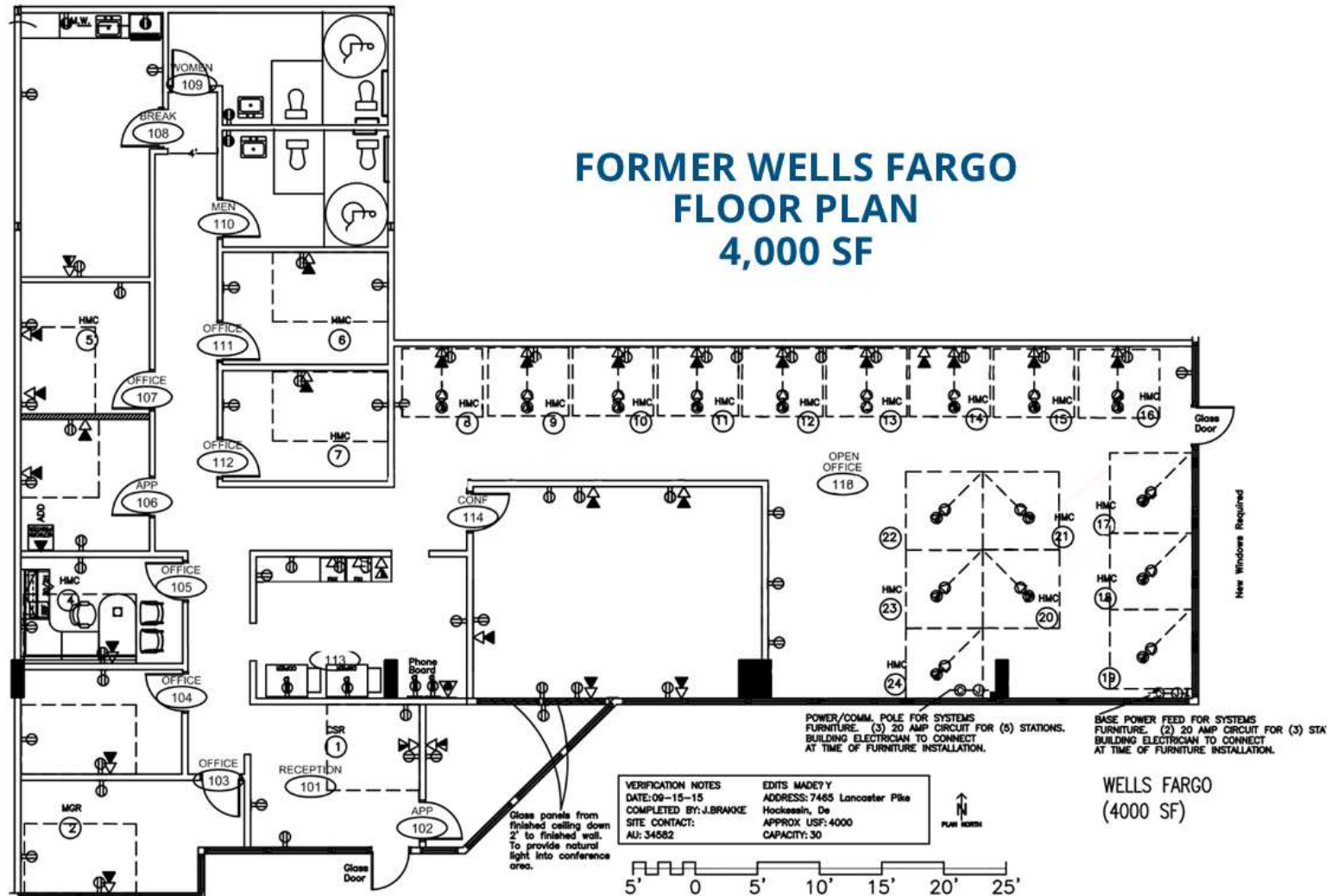


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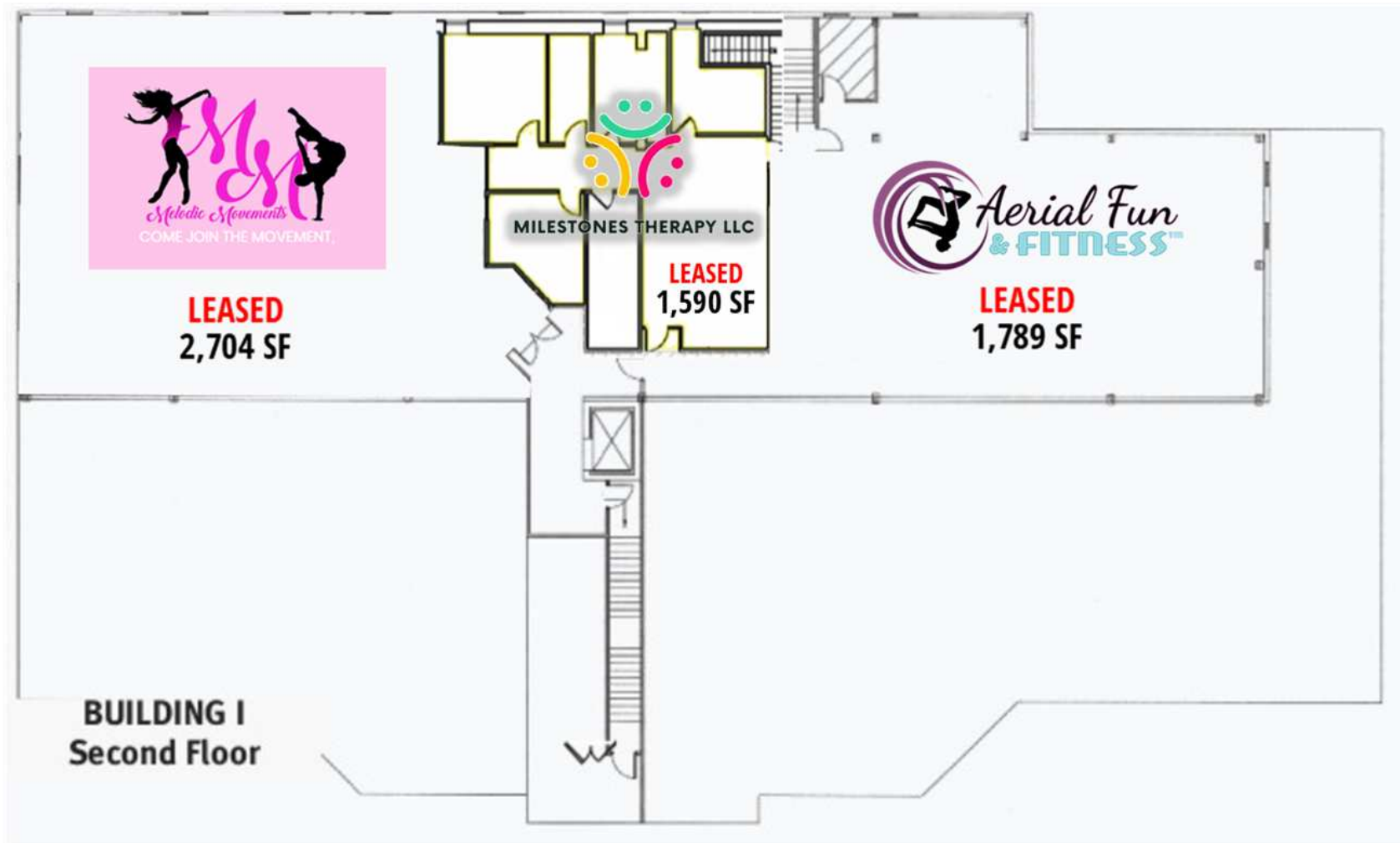
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BUILDING 1: SECOND FLOOR PLAN



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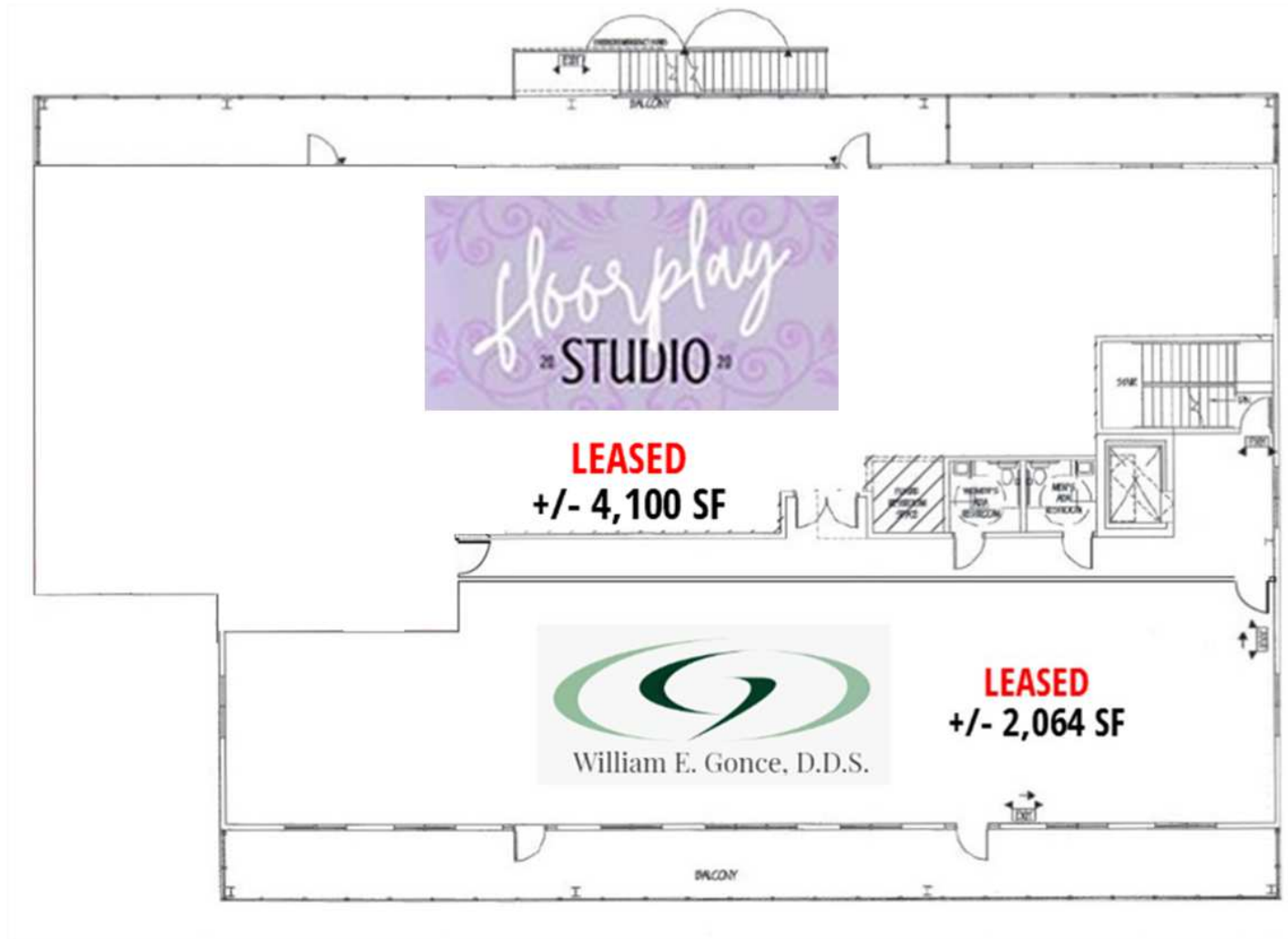
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1127 VALLEY ROAD: SECOND FLOOR PLAN



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