

TURNKEY MEDICAL CONDO FOR SALE

OFFERING MEMORANDUM



Christiana Spine Center

1101 Twin C Lane
Newark DE 19713

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DSM
COMMERCIAL

OFFERING SUMMARY

ADDRESS	1101 Twin C Lane Newark DE 19713
PROPERTY TYPE	Medical Office Condo
AVAILABLE	Suite 202: +/-3,381 SF

FINANCIAL SUMMARY

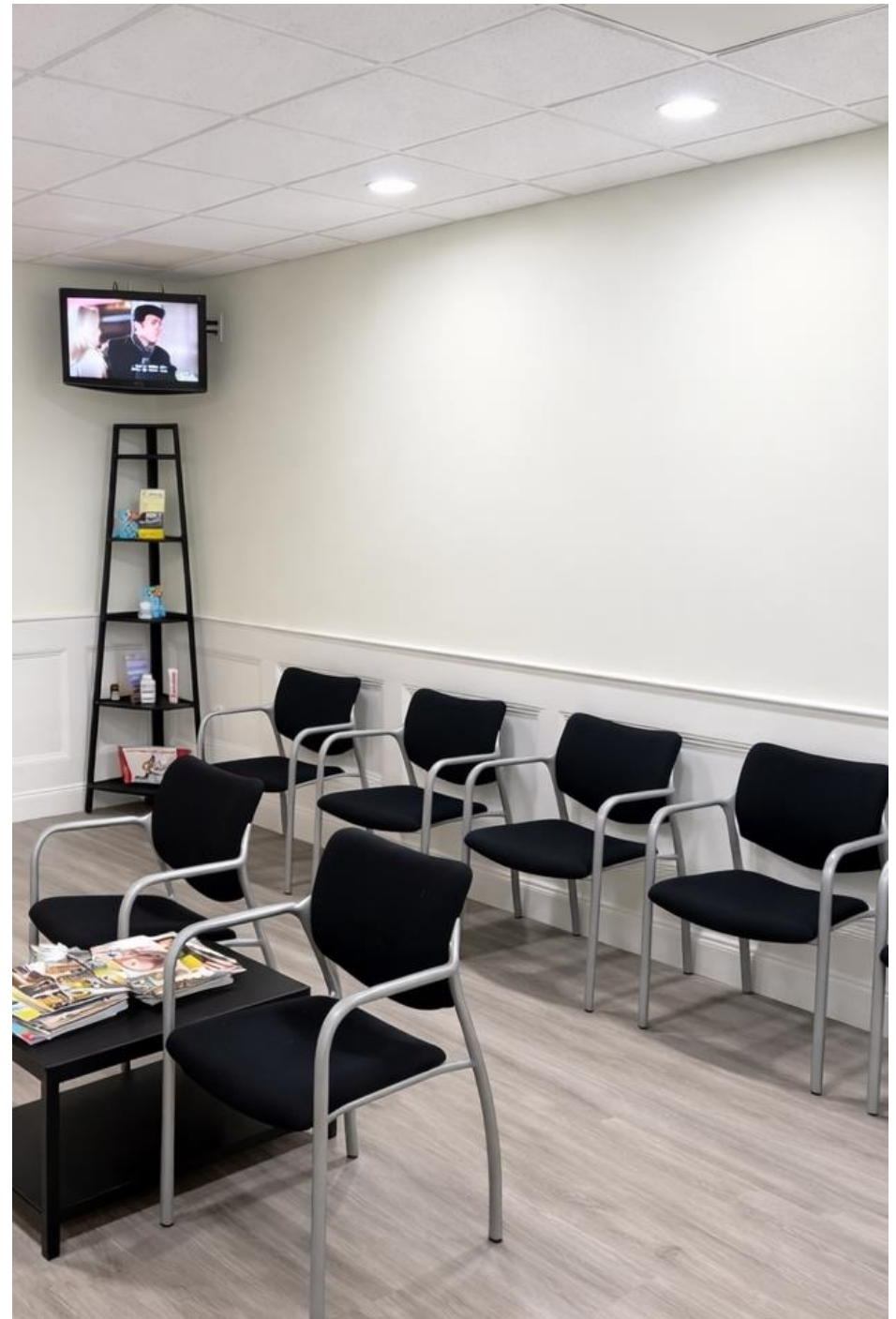
PRICE	\$1,000,000
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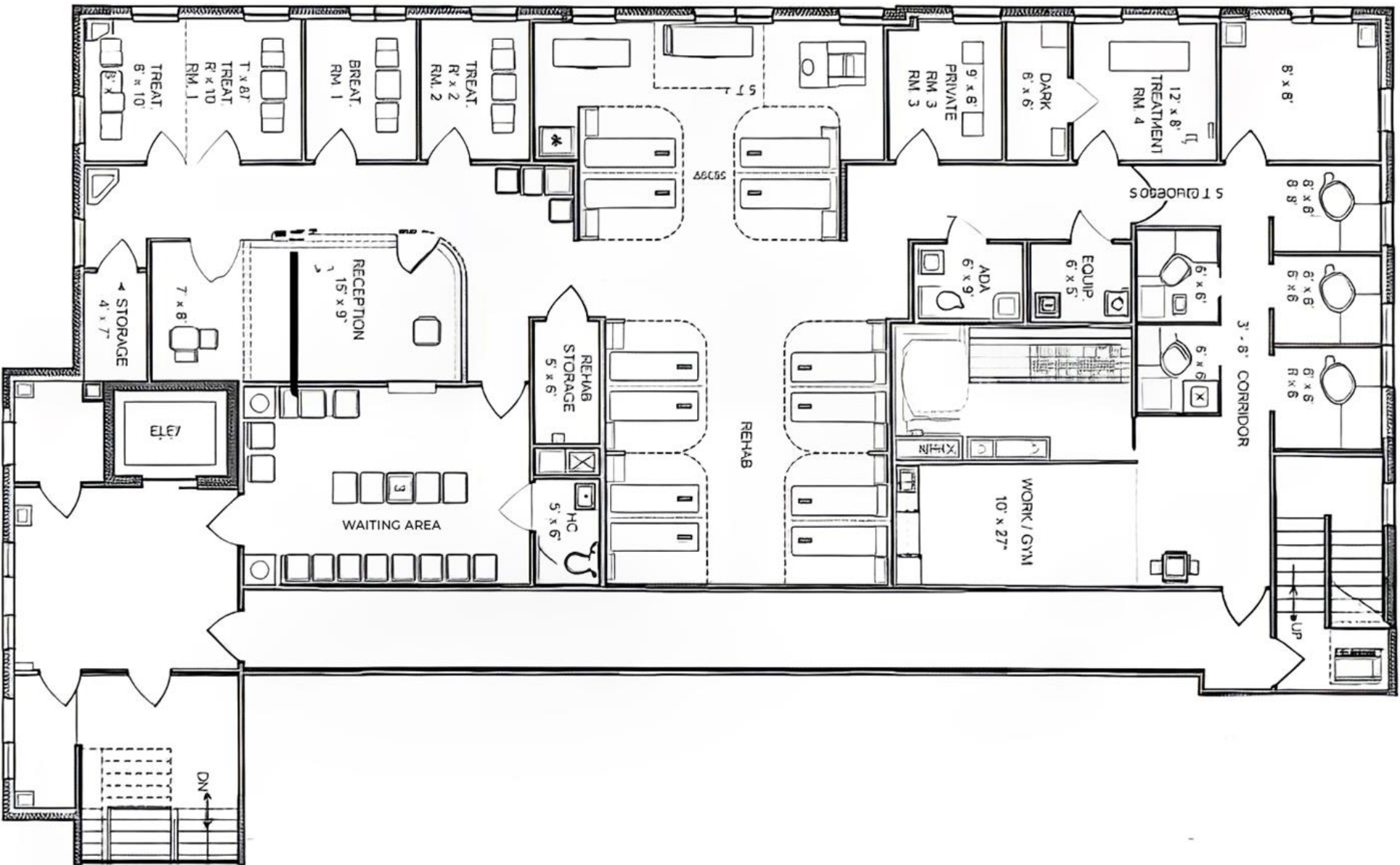
Position Your Practice in Newark's Established Healthcare Corridor

- Suite 202 at 1101 Twin C Lane presents a rare opportunity to acquire a fully built-out medical office condominium within one of Newark's most established healthcare corridors. This turnkey suite is thoughtfully designed to support a wide range of medical users, featuring eight exam rooms, a dedicated MRI suite, and a functional back-office area with administrative workspace.
- Patients are welcomed by a spacious, professional waiting area, while the efficient layout supports seamless patient flow and day-to-day operational efficiency. Located in close proximity to Christiana-area medical providers and major roadways, this offering provides both immediate usability and long-term value for owner-users and investors alike.

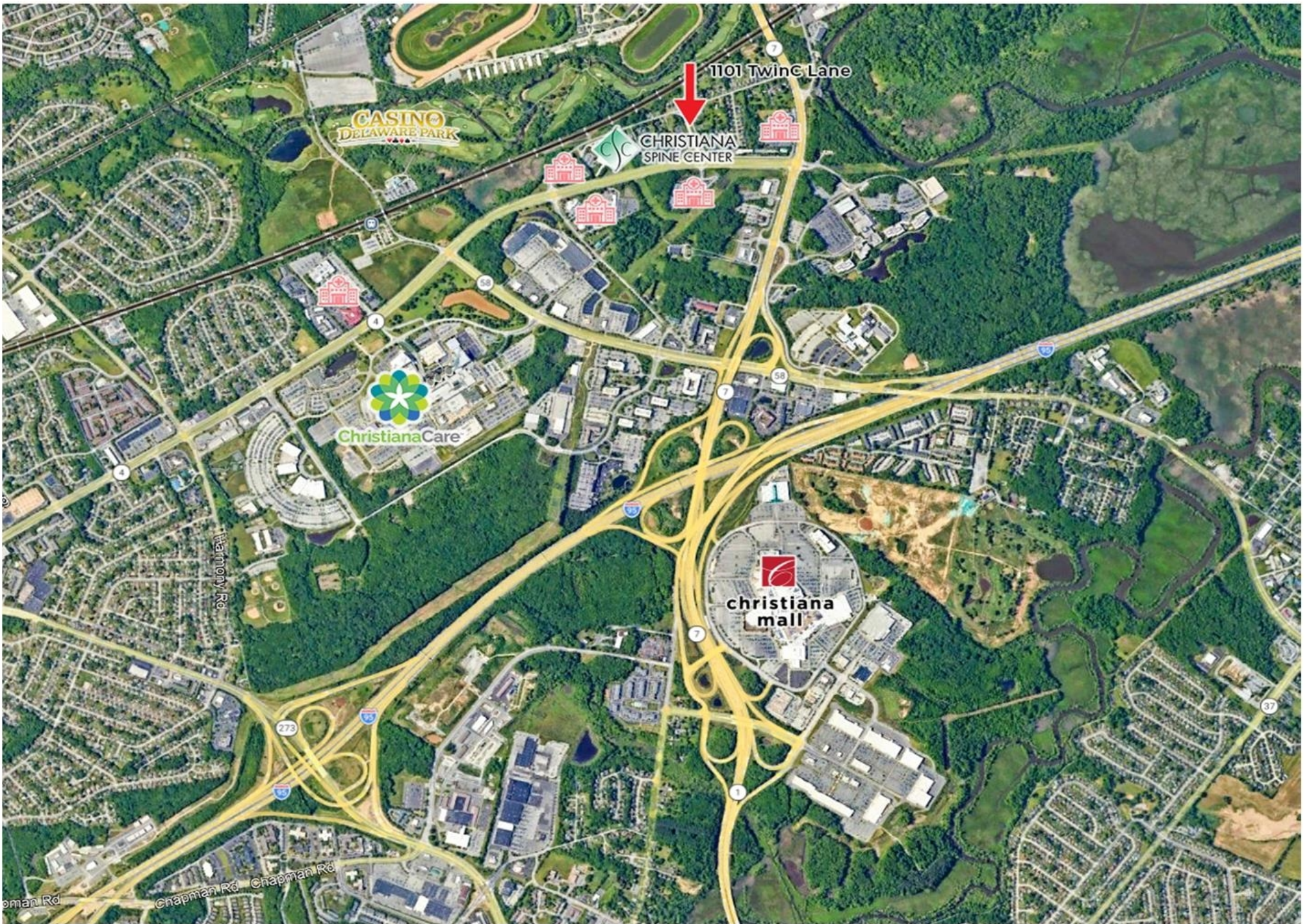
Key Advantages

- Eight (8) exam rooms + dedicated MRI suite
 - Efficient layout designed for patient flow and staff productivity
 - Professional reception and waiting area
 - On-site parking with convenient access for patients and staff
 - Located in an established medical corridor
 - Ideal for owner-users or investors seeking a stable medical asset



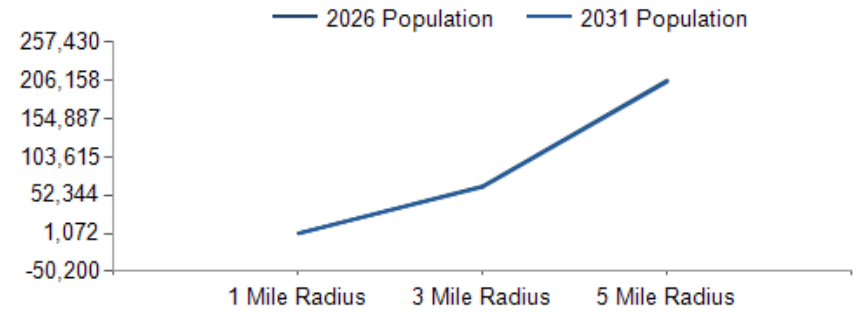




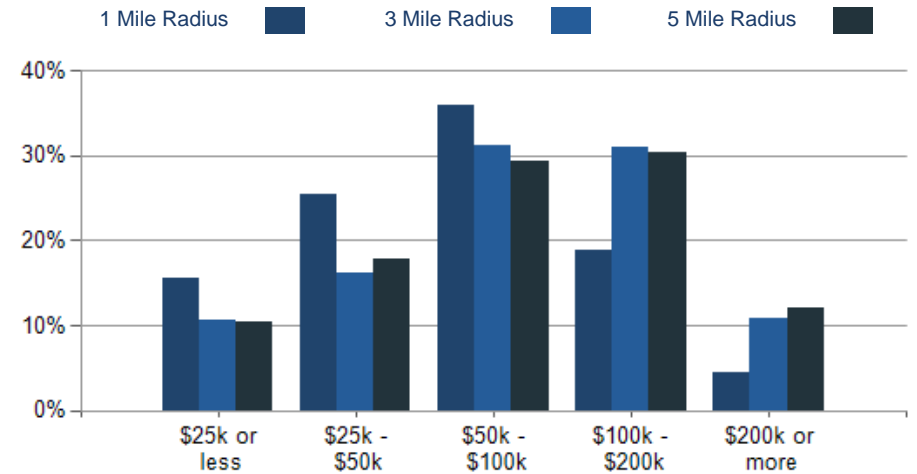


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	990	64,349	197,293
2010 Population	902	63,277	201,465
2026 Population	1,090	64,399	206,158
2031 Population	1,072	63,325	204,168
2026 African American	87	12,208	48,525
2026 American Indian	7	374	1,035
2026 Asian	50	4,508	14,972
2026 Hispanic	380	11,342	33,843
2026 Other Race	191	5,125	15,816
2026 White	580	35,441	105,929
2026 Multiracial	175	6,722	19,802
2026-2031: Population: Growth Rate	-1.65%	-1.70%	-0.95%

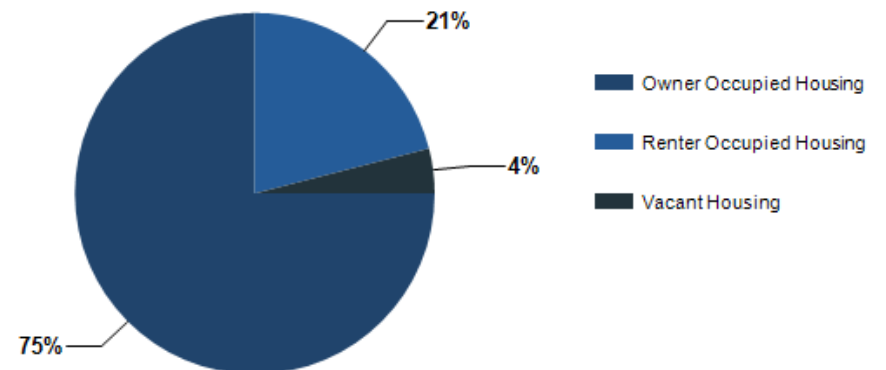
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	1,635	4,945
\$15,000-\$24,999	53	1,261	3,721
\$25,000-\$34,999	71	1,771	5,424
\$35,000-\$49,999	63	2,625	9,417
\$50,000-\$74,999	65	4,634	13,819
\$75,000-\$99,999	124	3,824	10,582
\$100,000-\$149,999	52	5,167	14,970
\$150,000-\$199,999	47	3,192	10,134
\$200,000 or greater	23	2,931	9,932
Median HH Income	\$68,806	\$83,714	\$83,210
Average HH Income	\$84,343	\$107,385	\$111,351



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

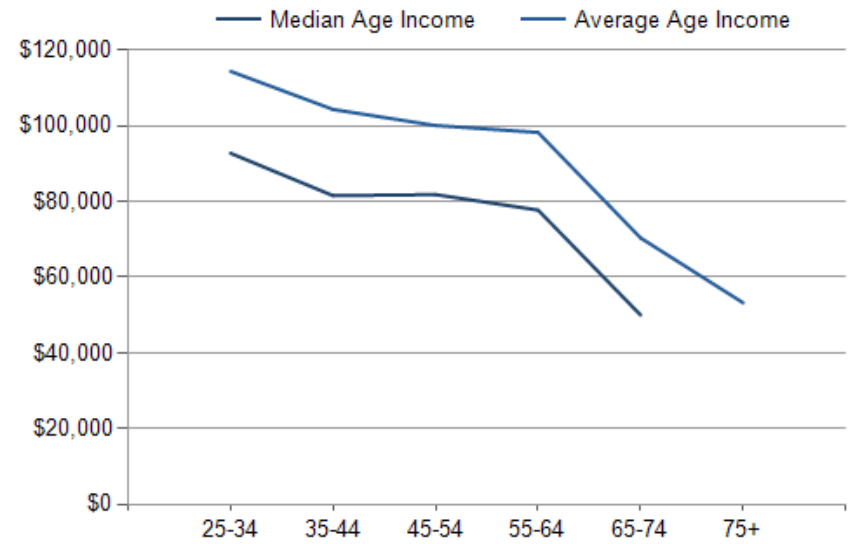
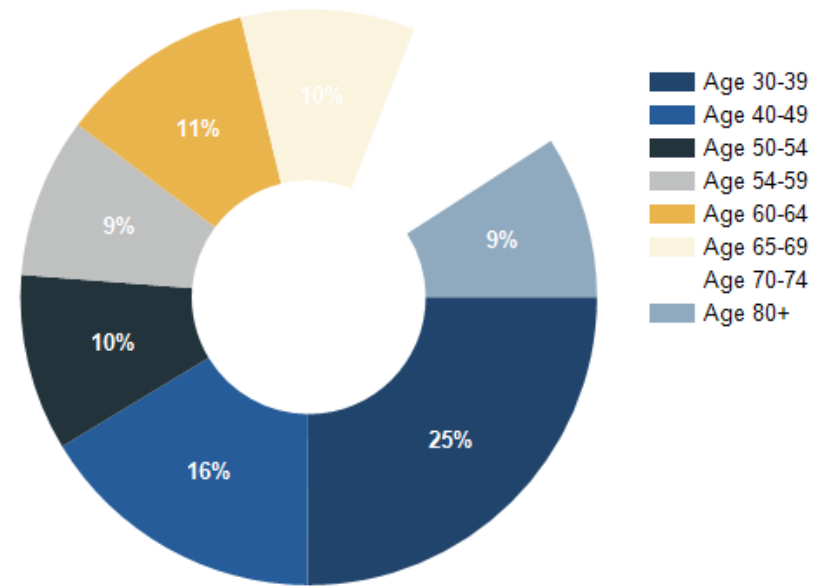


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	81	5,332	15,600
2026 Population Age 35-39	81	4,975	14,789
2026 Population Age 40-44	61	4,358	13,696
2026 Population Age 45-49	44	3,776	11,835
2026 Population Age 50-54	64	3,703	11,791
2026 Population Age 55-59	58	3,893	12,223
2026 Population Age 60-64	71	4,101	12,970
2026 Population Age 65-69	63	4,003	12,412
2026 Population Age 70-74	64	3,188	9,863
2026 Population Age 75-79	59	2,277	7,052
2026 Population Age 80-84	44	1,567	4,548
2026 Population Age 85+	45	1,324	3,845
2026 Population Age 18+	883	52,026	165,764
2026 Median Age	42	40	39
2031 Median Age	44	42	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,742	\$90,469	\$87,313
Average Household Income 25-34	\$114,412	\$110,474	\$109,647
Median Household Income 35-44	\$81,537	\$104,811	\$104,243
Average Household Income 35-44	\$104,323	\$127,489	\$130,493
Median Household Income 45-54	\$81,826	\$104,171	\$106,415
Average Household Income 45-54	\$100,081	\$124,143	\$132,539
Median Household Income 55-64	\$77,731	\$95,598	\$97,596
Average Household Income 55-64	\$98,250	\$115,939	\$123,906
Median Household Income 65-74	\$50,000	\$68,316	\$68,131
Average Household Income 65-74	\$70,385	\$93,312	\$98,214
Average Household Income 75+	\$53,234	\$70,961	\$71,674

Population By Age



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