

Hockessin Corner

1220 Old Lancaster Pike
Hockessin DE 19707



HIGHLIGHTS:

- » ±51,700 SF retail center on 6.13± acres with abundant parking
- » Established tenant base with long-standing retailers
- » Proven community shopping destination with stable demand
- » Leasing upside through current vacancy
- » Premier neighborhood retail center in affluent Hockessin market
- » Strong demographics from Hockessin, Greenville, and Kennett Square



Exclusively Marketed by:

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Broker

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RB-0002776



PANTANO
REAL ESTATE

PROPERTY SUMMARY

Number of Tenants	9
Building SF	51,700
Number of Parking Spaces	246
Parking Ratio	5
Land Acres	6.13
Year Built	1973
Effective Years Built	'91, '98
# of parcels	1
Zoning Type	CR HT
Topography	Level
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Price	Request for Proposal
NOI (2026)	\$270,287
NOI (Stabilized)	\$360,208

INCOME	2025 ACTUAL	2026	STABILIZED
Gross Scheduled Rent	\$472,980	\$489,060	\$638,216
Total Gross Revenue	\$472,980	\$489,060	\$638,216
General Vacancy			-5.00%
Effective Gross Income	\$472,980	\$489,060	\$606,305
Less Expenses	\$212,814	\$218,773	\$246,097
Net Operating Income	\$260,166	\$270,287	\$360,208

EXPENSES	2025 ACTUAL	2026	STABILIZED
Real Estate Taxes	\$55,310	\$55,308	\$55,308
Insurance	\$23,393	\$23,393	\$25,600
Water & Sewer	\$19,700	\$19,700	\$21,400
Management Fee			\$18,189
Gas/Electric, common/vacancy	\$17,440	\$17,440	\$7,800
Repairs & Maintenance	\$23,793	\$24,993	\$36,000
CAM, grounds, snow	\$69,639	\$72,000	\$75,000
Fire & Life Safety Inspections	\$1,200	\$3,600	\$3,600
Legal & Prof.	\$1,595	\$1,595	\$2,000
Administrative	\$744	\$744	\$1,200
Total Operating Expense	\$212,814	\$218,773	\$246,097
Reserves			\$18,200
Expense / SF	\$42,562.80	\$43,754.60	\$49,219.43
% of EGI	44.99%	44.73%	40.58%

INVESTMENT HIGHLIGHTS

51,700+/- gross square feet, 4 buildings, of village-style multi-tenant retail anchored by Back Burner, Casual Marketplace, and Jennifer's Bridal, supported by a complementary mix of service-oriented merchants.