

FOR LEASE: CLASS-A OUTPATIENT MEDICAL BUILDING



# EDEN HILL MEDICAL CENTER

**4,927-6,143 RSF Available**

*200 Banning St, Dover, DE 19904*



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## PROPERTY OVERVIEW

Eden Hill Medical Center is a 3-story, Class-A outpatient medical building located in Dover, Delaware. The property's onsite services include surgery, gynecology, urology, urgent care, lab testing, and more. It is also home to the Delaware Surgery Center, a Walgreens, and an onsite cafe. The facility is located off W. North Street, providing easy access to N. Dupont Highway.

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### CAMPUS SETTING

Off-Campus

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### BUILDING DETAILS

140,205 RSF  
Built in 2008  
Three stories

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### AVAILABLE

Suite 130: 6,143 RSF  
Suite 350: 4,927 RSF

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### ACCESS

Convenient access to  
N. Dupont Highway

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## NEARBY HEALTHCARE

The nearby Bayhealth Hospital – Kent Campus is part of Bayhealth, an extensive health care system in Delaware affiliated with Penn Medicine for Heart and Vascular, Cancer, and Orthopaedics. Campus services include cancer care, emergency & trauma center, heart & vascular, imaging, maternal & fetal medicine, neurosciences, orthopedics, surgical services, women's & children's health, wound care, stroke, respiratory, and palliative care. ChristianaCare, another nearby regional health care system, offers Alzheimer's, cancer, home health, primary, and urgent care, heart & vascular, neuroscience, pediatrics, women's health, imaging, and surgical care.

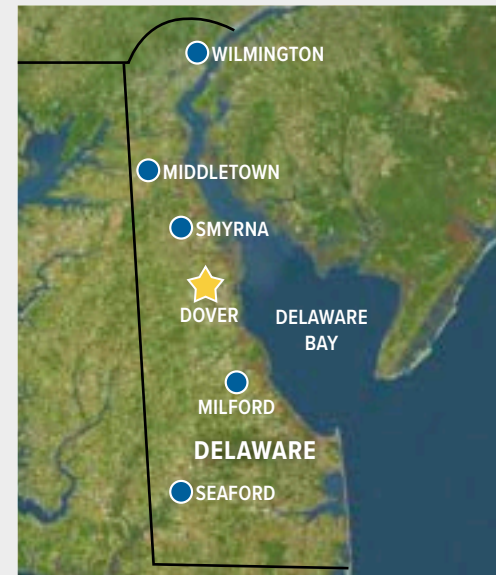
## AREA OVERVIEW

Dover is the capital of Delaware. It is 83 miles from Philadelphia, Pennsylvania, 93 miles from Washington, DC, and 110 miles to Baltimore, Maryland. Dover strikes a balance between its proud roots and bright future, home to historical sites, music festivals, the Dover Air Force Base, and popular NASCAR racing events.



## DEMOGRAPHICS

Distance	Total Population	Median Household Income
3-Miles	49,136	\$47,390
5-Miles	80,470	\$54,712
10-Miles	128,874	\$58,647



### Area Health Care

#### Middletown, DE

- Trinity Medical Associates

#### Milford, DE

- Bayhealth Hospital Sussex Campus

#### Seaford, DE

- TidalHealth Nanticoke

#### Smyrna, DE

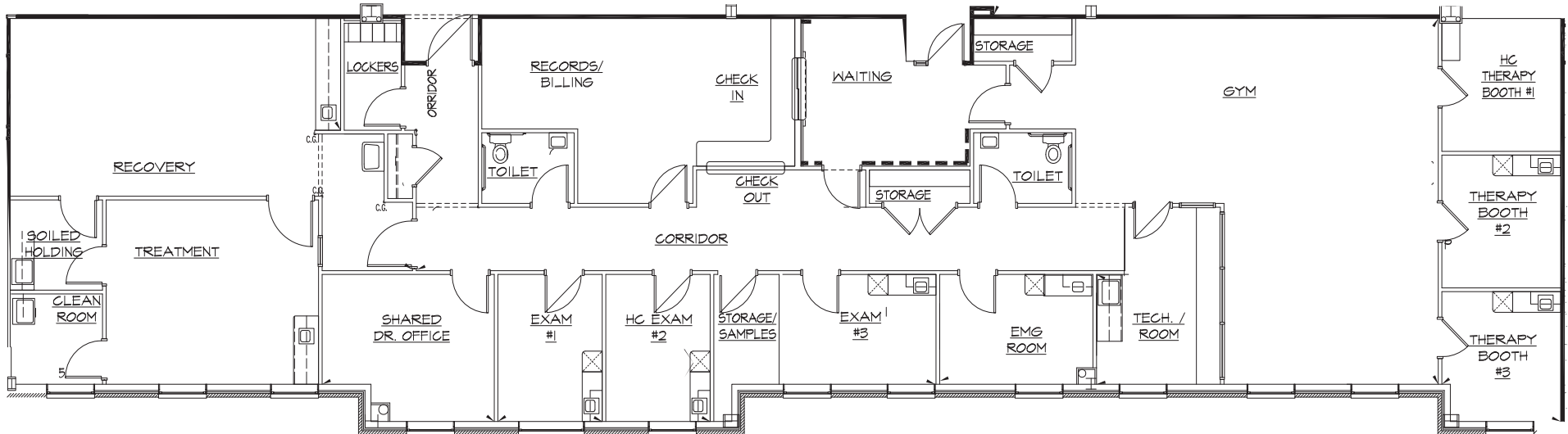
- Bayhealth Emergency Center

#### Wilmington, DE

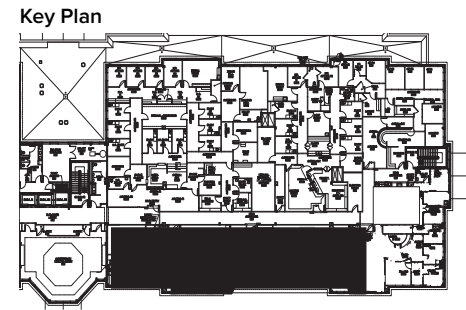
- Wilmington VA Medical Center
- Trinity Health - St. Francis Hospital
- Christiana Care Health System
- Nemours Childrens Hospital

# THIRD FLOOR NORTH

SUITE 350: 4,927 RSF



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