



PROPERTY DESCRIPTION

THE GATEWAY TO HOCKESSIN: This is a rare opportunity to own a prime commercial property along the heavily traveled Lancaster Pike corridor. This property is zoned Commercial Regional (CR), which allows for a wide variety of commercial uses to be permitted. While currently fit-out for a Bank branch, the property is also well-suited for a potential redevelopment as the Stormwater Management is already in-place on the site. The property's access and visibility are considered excellent with both ingress/egress and signage along both Lancaster Pike and Old Lancaster Pike. With its prominent location and development possibilities, this property is ideal for businesses seeking a prestigious address.

PROPERTY DETAILS

- **Available:** 6,000 SF +/-
- **Sale Price:** \$2,700,000.00
- **Lot Size:** 3.53 AC
- **Parking:** 90 spaces
- **Zoning:** CR (Commercial Regional)
- **Frontage:** 305' (Lancaster Pike)
- **Tenant Vacating:** 9/25/24

PROPERTY HIGHLIGHTS

- Three (3) drive-thru lanes
- Traffic counts for Lancaster Pike/Old Lancaster Pike combined are 21,795 VPD

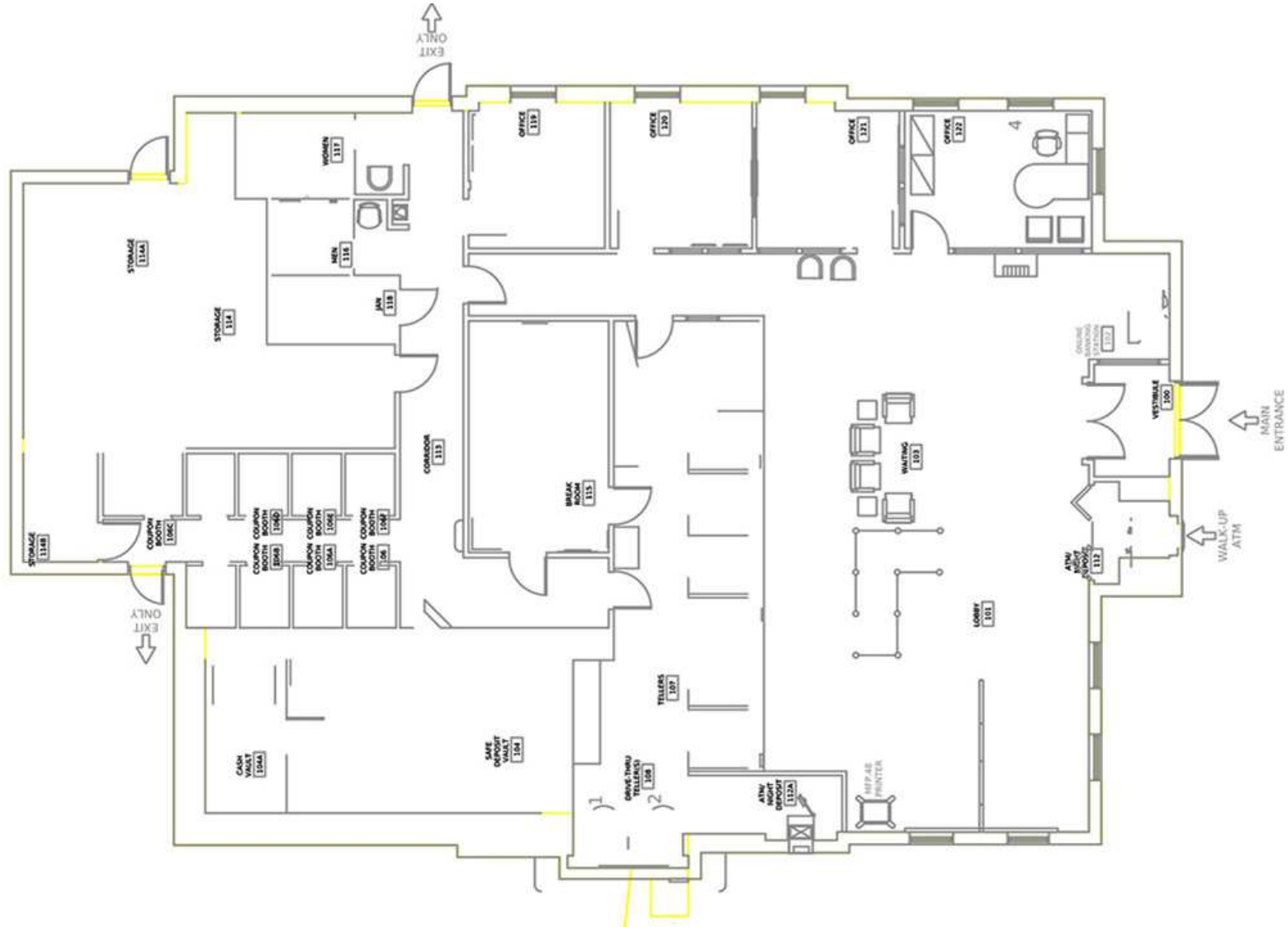
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,790	31,798	91,888
Total Households	1,763	11,966	35,394
Average HH Income	\$209,684	\$197,606	\$158,151
Median Age	44	46	44



For More Information, Contact:

Griffin Conaty
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302.283.1800 Office
302.545.2061 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
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7270 Lancaster Pike
Hockessin, DE 19707

RETAIL/OFFICE BUILDING FOR SALE



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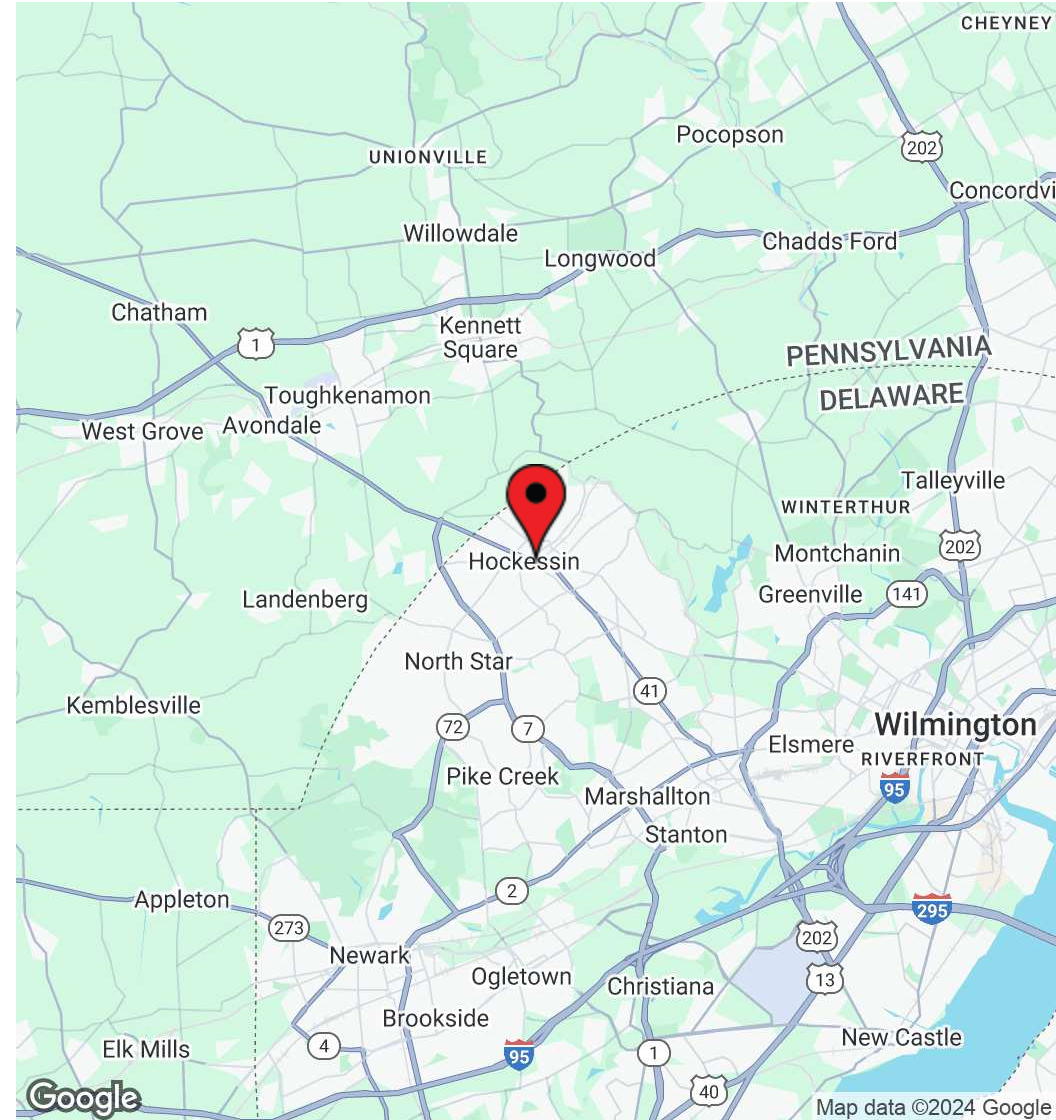
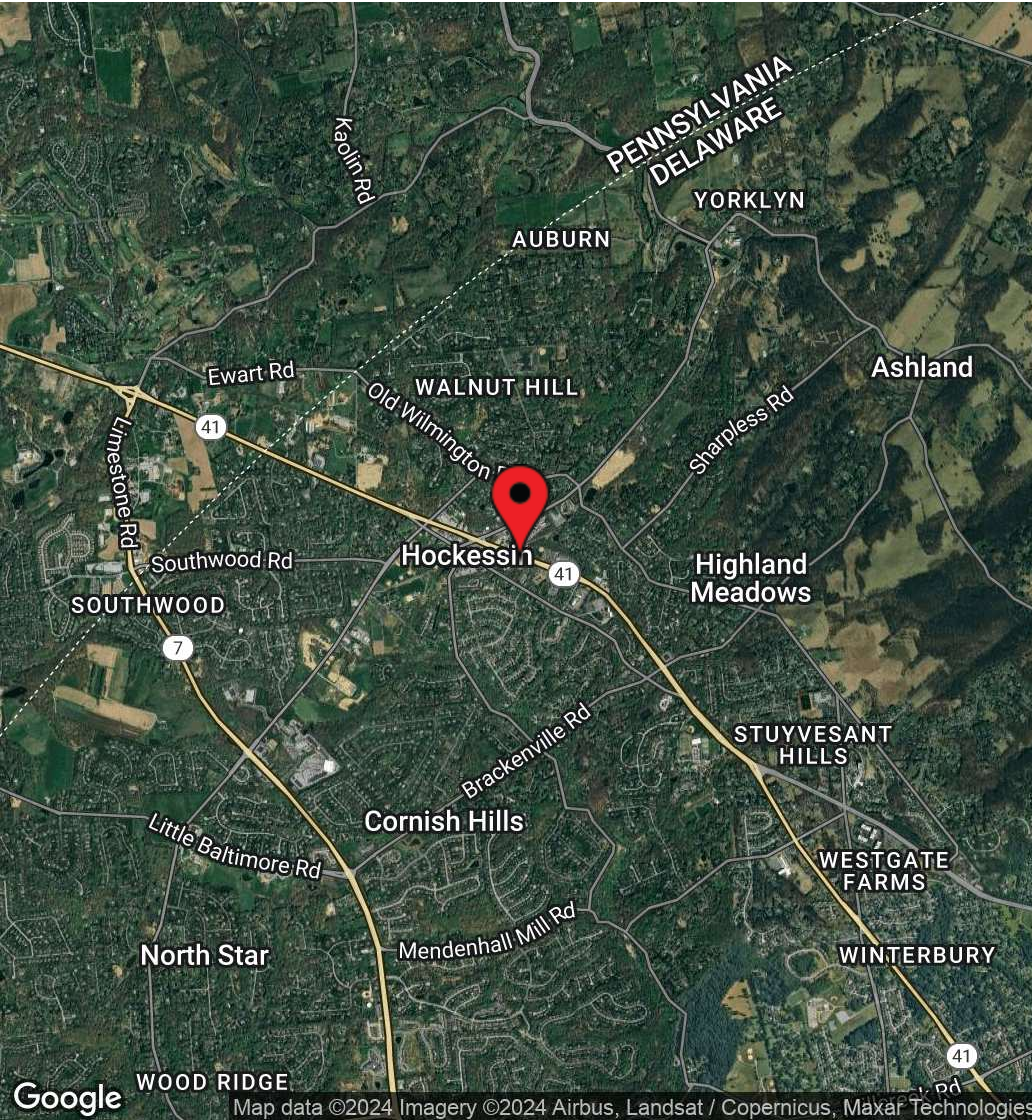


Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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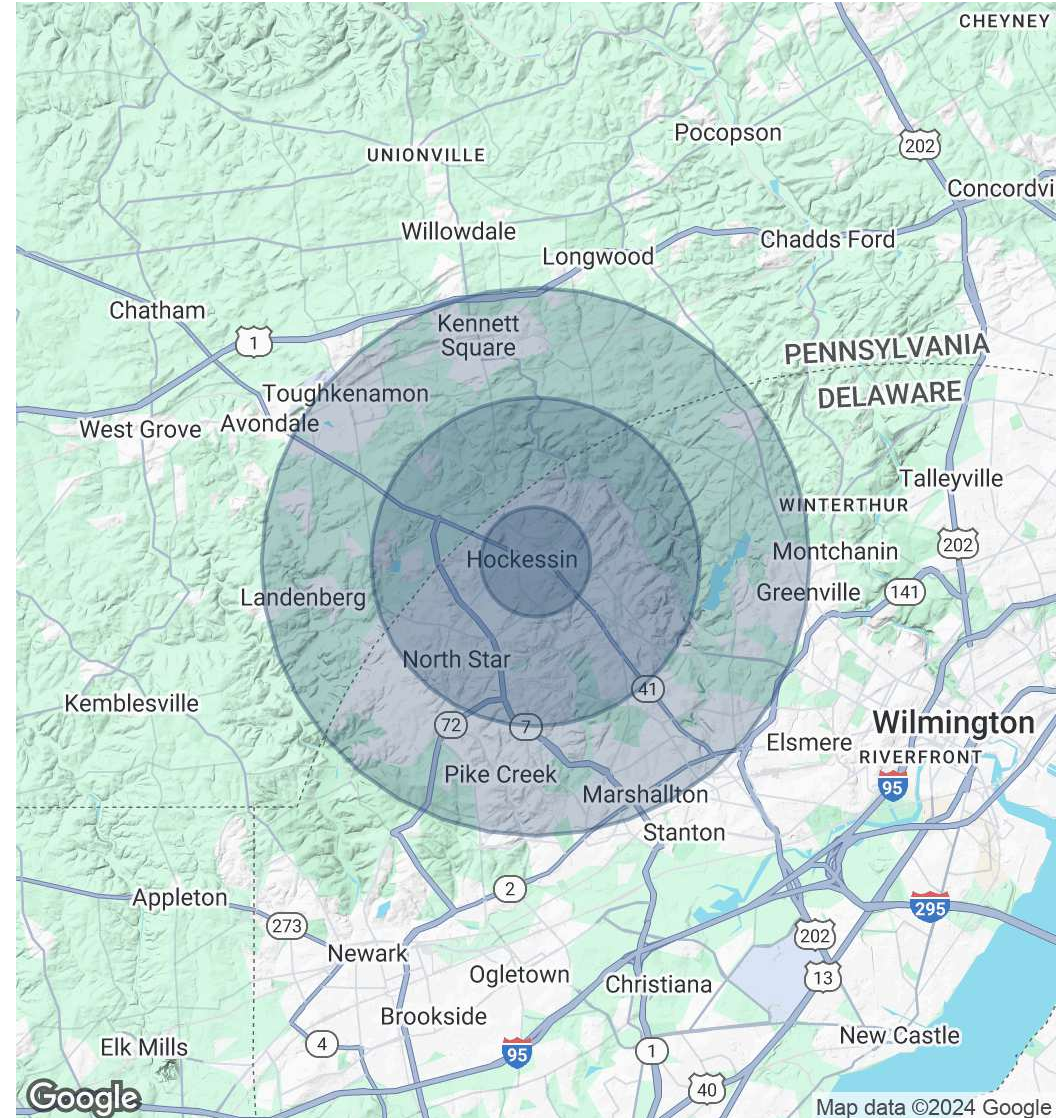


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,790	31,798	91,888
Average Age	44	46	44
Average Age (Male)	44	45	43
Average Age (Female)	45	47	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,763	11,966	35,394
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$209,684	\$197,606	\$158,151
Average House Value	\$597,594	\$576,230	\$509,921

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,653	24,203	66,328
Total Population - Black	188	1,132	4,633
Total Population - Asian	506	3,840	7,217
Total Population - Hawaiian	1	6	16
Total Population - American Indian	7	31	348
Total Population - Other	101	490	4,896

Demographics data derived from AlphaMap



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