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LANTANA SQUARE

502 LANTANA DRIVE, HOCKESSIN, DE 19707

2,000 SF RETAIL SUBLEASE IN HOCKESSIN'S PREMIER SHOPPING DESTINATION



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



PROPERTY DESCRIPTION

502 Lantana Drive offers a rare **2,000 SF retail sublease opportunity** within **Lantana Square Shopping Center**, one of Hockessin's most established and highly trafficked shopping destinations. Strategically positioned with access from both **Limestone Road (28,447 VPD)** and **Valley Road (10,631 VPD)**, the center benefits from over **40,000 vehicles daily** and steady customer traffic drawn by an exceptional tenant mix.

Surrounded by **affluent residential neighborhoods**, top schools, and regional employers, the center serves as a daily convenience hub for the Hockessin community and beyond, including cross-border Pennsylvania shoppers taking advantage of Delaware's **tax-free retail environment**.

SUITE DETAILS

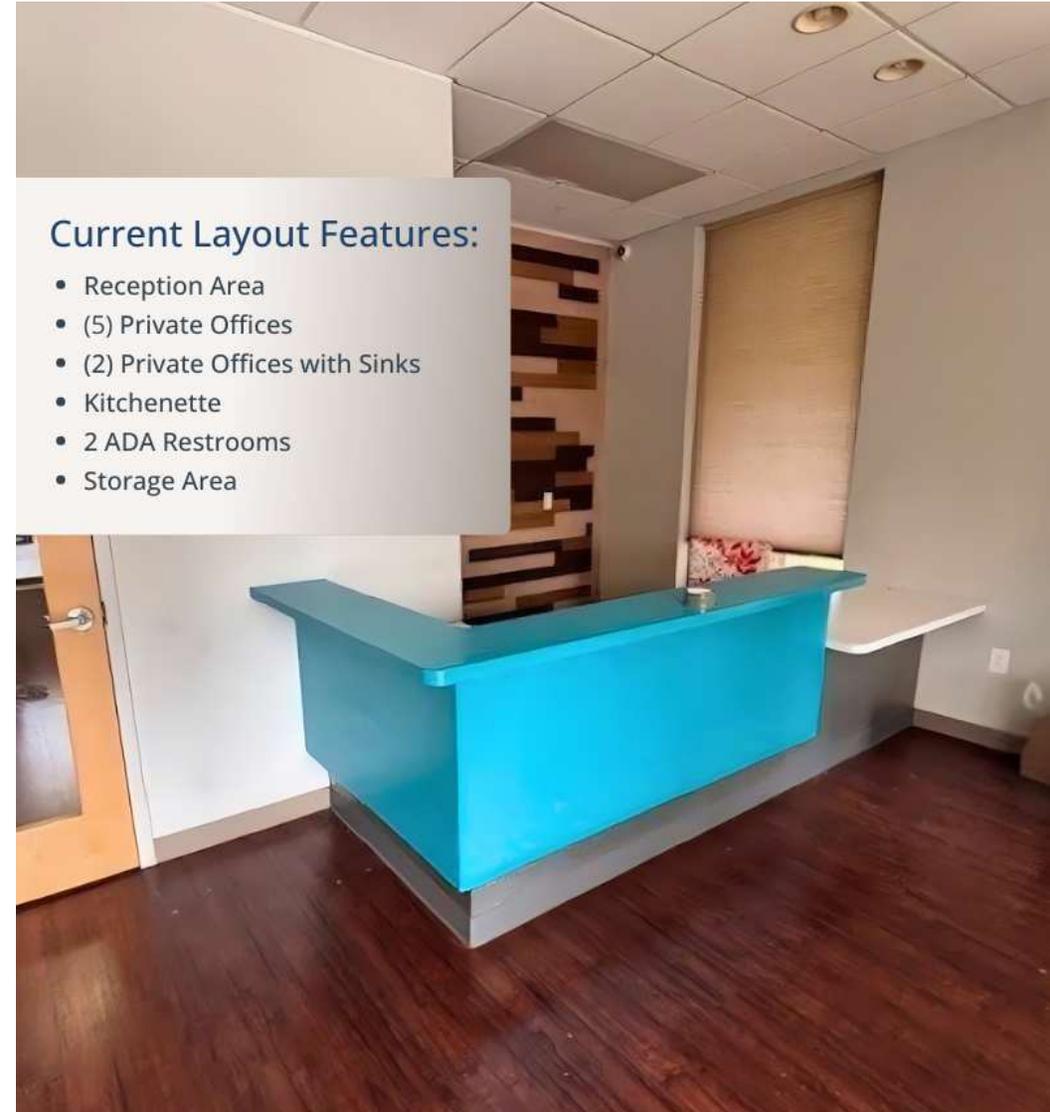
- **Available:** 2,000 SF
- **Lease Rate:** \$26/SF/NNN
- **Traffic Count:** 28,447 VPD on Limestone Rd; 10,631 VPD on Valley Rd

PROPERTY HIGHLIGHTS

- **Tenant Mix:** Acme, M&T Bank, Dental Associates of Delaware, Christiana Care, Anytime Fitness, United States Postal Service, Ace Hardware
- **Affluent Trade Area:** Surrounded by dense, high-income residential population
- **Connectivity:** On multiple DART bus routes, easy access to Route 7 and PA line
- **Parking:** Ample surface parking convenient for shoppers and employees

DEMOGRAPHICS AT A GLANCE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|------------------|-----------|-----------|
| Total Population | 5,280 | 39,001 | 96,436 |
| Total Households | 1,876 | 14,794 | 37,189 |
| Average Household Income | \$217,538 | \$192,564 | \$156,173 |
| Average Age | 44 | 46 | 44 |



Current Layout Features:

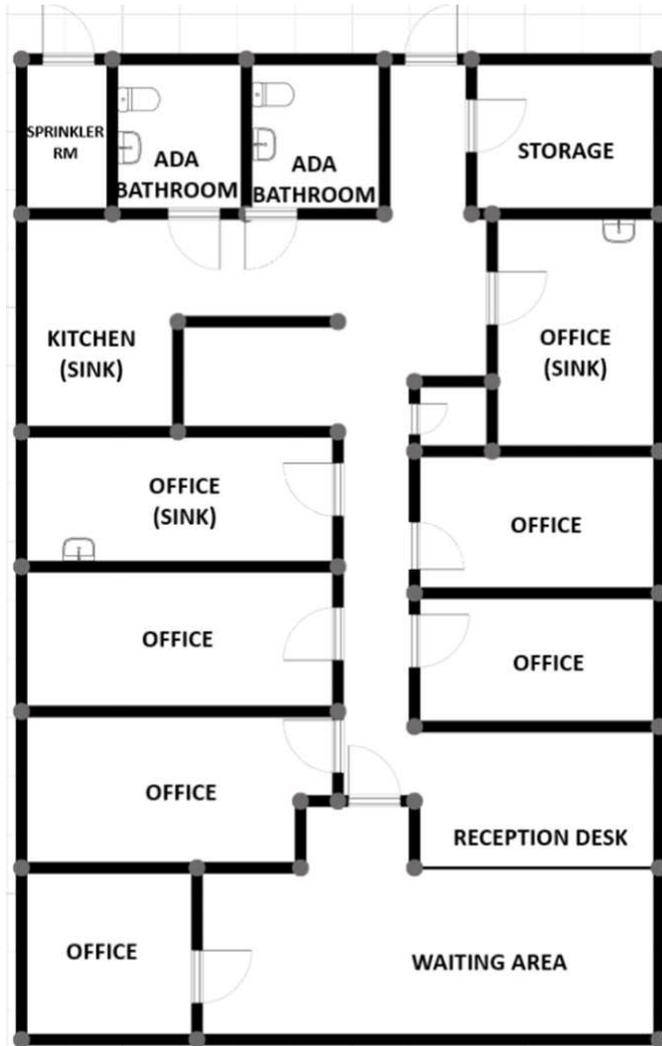
- Reception Area
- (5) Private Offices
- (2) Private Offices with Sinks
- Kitchenette
- 2 ADA Restrooms
- Storage Area

For More Information, Contact:

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Disclaimer: Floor plan is for illustrative purposes only and is not drawn to scale.

RESTRICTED USES

- No general mercantile store, bowling alley, drive-in restaurant or theater.
- No sale of fresh or frozen meats, poultry, fish, produce, bagels.
- No commercial bank or federal savings bank.
- No business performing hair cutting or styling.
- No make-up salon or business whose primary business is in the beauty industry.
- No sale of books or magazines.
- No dance studio teaching tap, ballet, jazz, or baton for young children or instruction of ballroom, Latin and swing dance.
- No children's daycare or learning center.
- No optical sales or optical laboratory.
- No general dentistry to include preventive, aesthetic and restorative services.
- No residential real estate sales office.
- No fitness center.
- No weight loss program, counseling, weight control food, drinks and supplements.
- No outpatient dialysis facility.
- No pub/tavern or craft style beer restaurant.
- No rock and roll music education studio.
- No kitchen and bath stores offering kitchen or bathroom cabinets and countertops.
- No pet supplies store.
- No hearing aid or audiology businesses.

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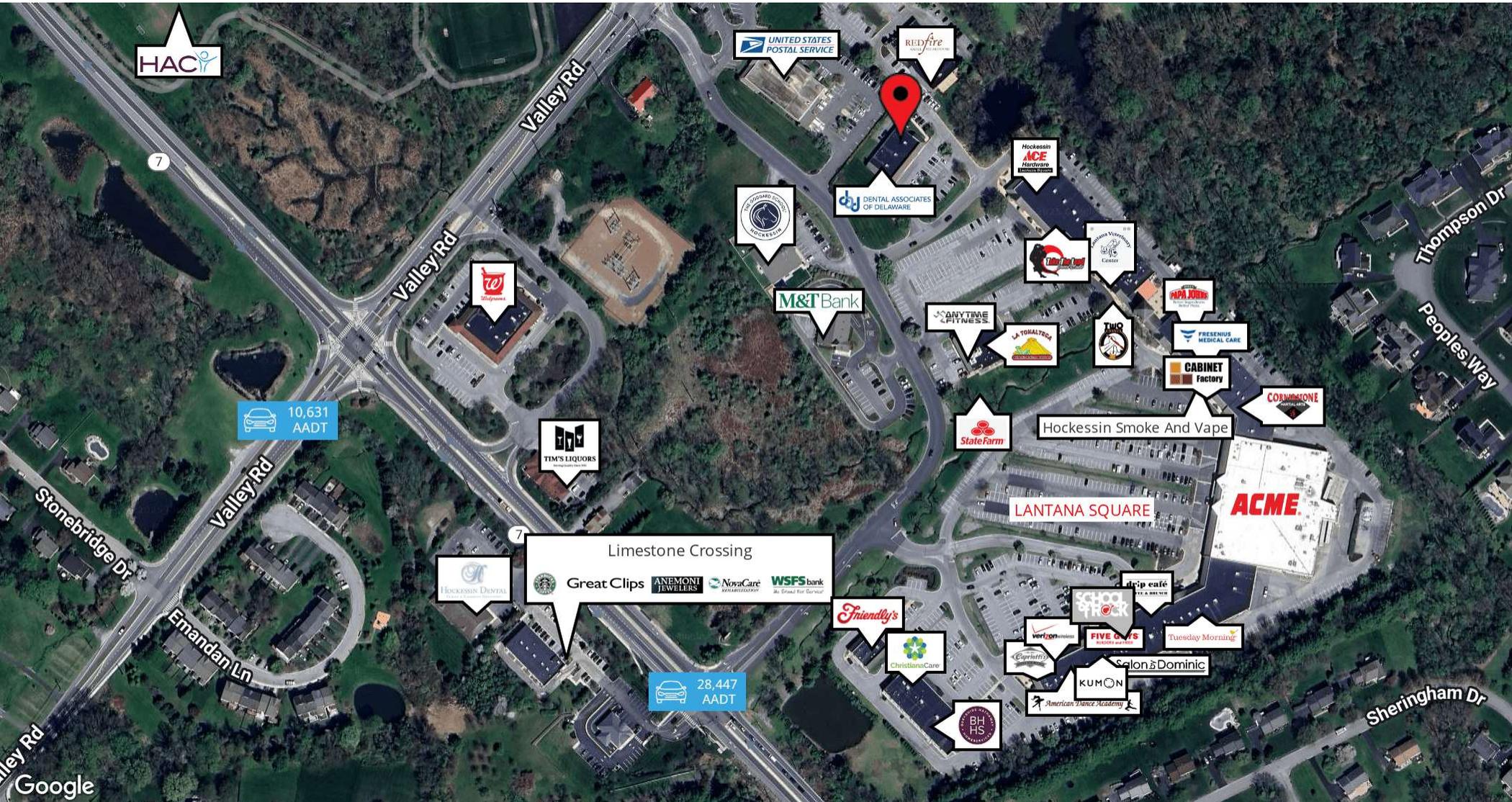
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**2,000 SQUARE FOOT
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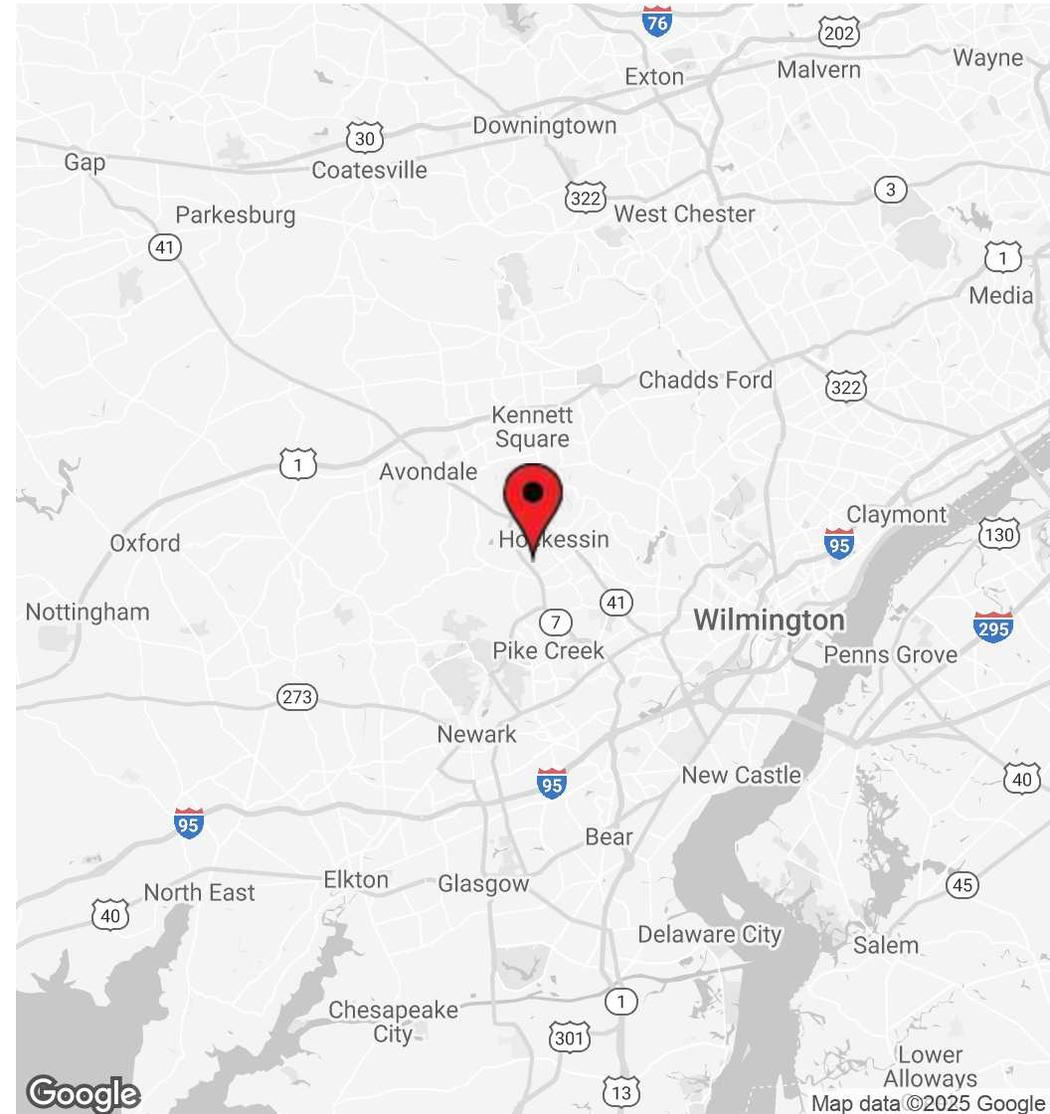
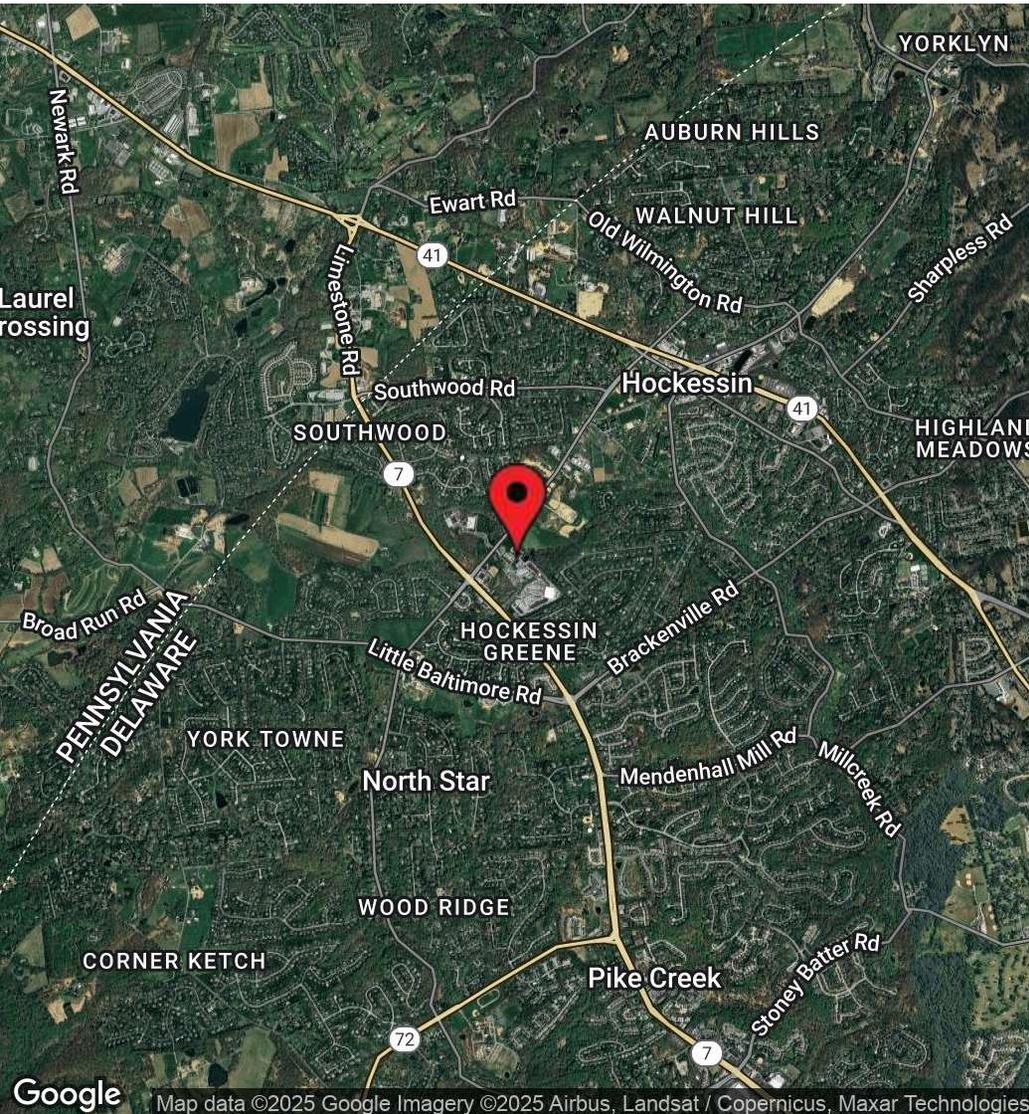
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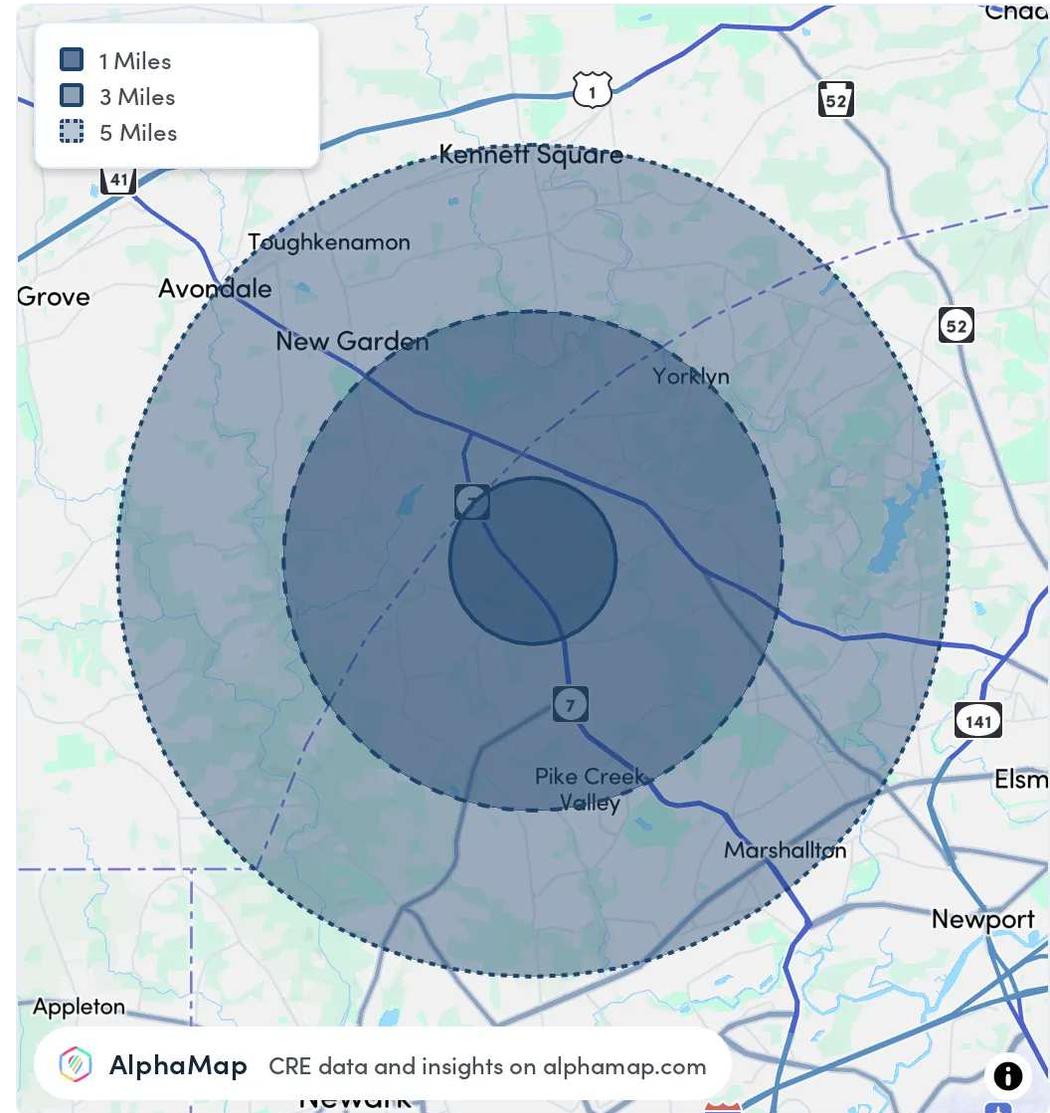


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,280 | 39,001 | 96,436 |
| Average Age | 44 | 46 | 44 |
| Average Age (Male) | 44 | 45 | 43 |
| Average Age (Female) | 45 | 46 | 45 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,876 | 14,794 | 37,189 |
| Persons per HH | 2.8 | 2.6 | 2.6 |
| Average HH Income | \$217,538 | \$192,564 | \$156,173 |
| Average House Value | \$614,635 | \$552,076 | \$488,328 |
| Per Capita Income | \$77,692 | \$74,063 | \$60,066 |

| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Population Hispanic | 256 | 2,110 | 11,623 |
| Population Non-Hispanic | 5,024 | 36,891 | 84,813 |

Map and demographics data derived from AlphaMap



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