



R&R Commercial Realty, Inc.



MEDICAL OFFICE SPACE FOR LEASE

COLLEGE PARK MEDICAL PAVILION
21635 BIDEN AVE, GEORGETOWN DE 19947

THE SPACE

Location **21635 Biden Ave
Georgetown, DE 19947**

County **Sussex**

HIGHLIGHTS

- ❖ Medical Office space for lease
- ❖ Suite 201 - 1,492 sf / Suite 204 - 1,590 sf
- ❖ Suite 203 - 3,146 sf (Time Share Space)
- ❖ Excellent location in the College Park Center in the Medical Pavilion building with Beebe Healthcare.
- ❖ Join other medical tenants; VA Health Clinic, La Red Healthcare, Sun Behavioral and Brandywine Podiatry.
- ❖ College Park Center is located at the Northwest corner of the major intersection of Route 113 & Route 404 with direct access to both. During the summer tourist season traffic counts swell over 100,000 ADT.
- ❖ Central Location: The complex is located in the "crossroads of Sussex County," which provides significant visibility and access to the general public.
- ❖ Growing community: The Georgetown real estate market is expanding, with a rising median sales price for homes and a growing number of sales year-over-year. This indicates a healthy and expanding customer base in the area.
- ❖ A growing local market with high visibility.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,199	10,707	17,871

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$65,976	\$70,798	\$84,432

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,031	3,295	5,436



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46 S. State Street, Dover, DE 19901

COLLEGE PARK CENTER

Georgetown, DE



THE VILLAGE OF COLLEGE PARK

College Park APARTMENTS

Walmart

24,870

Walgreens

REDNER'S
myeverdr. Great Clips
DOLLAR TREE ATi PHYSICAL THERAPY

verizon MATTRESS Warehouse
STARBUCKS COFFEE

Future Home of the Georgetown Police Station & Municipal Building

La Red Healthcare

SUN Behavioral

Quality INN & SUITES

DUNKIN'

VA Outpatient Clinic

FINS

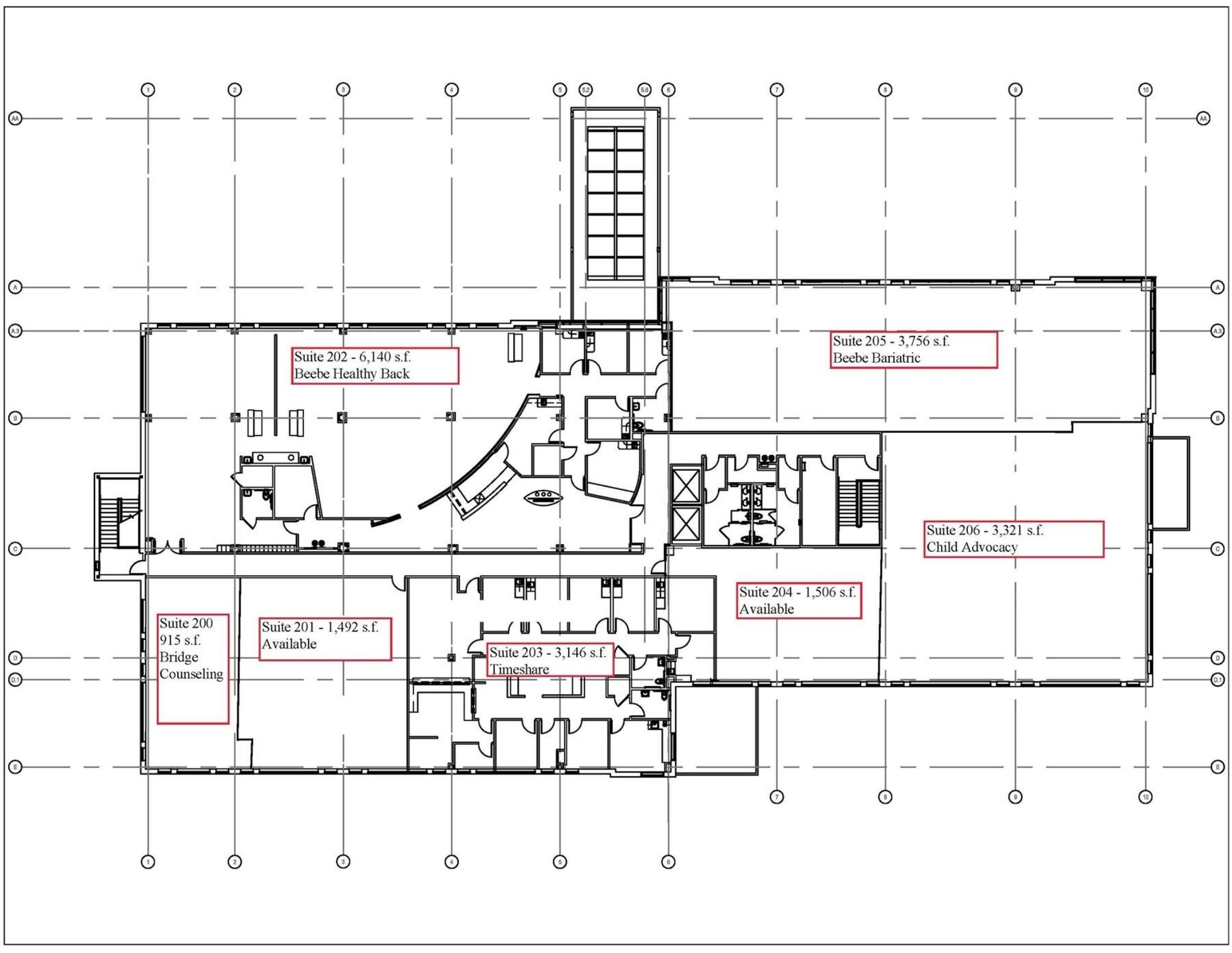
20,715

Beebe Healthcare

Medical Office Space for Lease
Suite 201 - 1,492 sf
Suite 204 - 1,590 sf
Suite 203 - 3146 sf

20,180





Suite 200
915 s.f.
Bridge
Counseling

Suite 201 - 1,492 s.f.
Available

Suite 202 - 6,140 s.f.
Beebe Healthy Back

Suite 203 - 3,146 s.f.
Timeshare

Suite 204 - 1,506 s.f.
Available

Suite 205 - 3,756 s.f.
Beebe Bariatric

Suite 206 - 3,321 s.f.
Child Advocacy

MEDICAL OFFICE SPACE FOR LEASE

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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



Exclusively Marketed by:

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<http://www.randrcommercialrealty.com>

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