

FOR LEASE: CLASS-A OUTPATIENT MEDICAL BUILDING



EDEN HILL MEDICAL CENTER

3,346-7,430 RSF Available

200 Banning St, Dover, DE 19904



CHARLES RODRIGUEZ, R&R COMMERCIAL REALTY
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randrcommercialrealty.com



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.

CAMPUS SETTING

Off-Campus

BUILDING DETAILS

140,205 RSF
Built in 2008
Three stories

AVAILABLE

Suite 210: 3,346 RSF
Suite 130: 6,143 RSF
Suite 340: 7,430 RSF Available Q1 2026
Suite 350: 4,927 RSF
Suite 360: 3,894 RSF

ACCESS

Convenient access to
N. Dupont Highway

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NEARBY HEALTHCARE

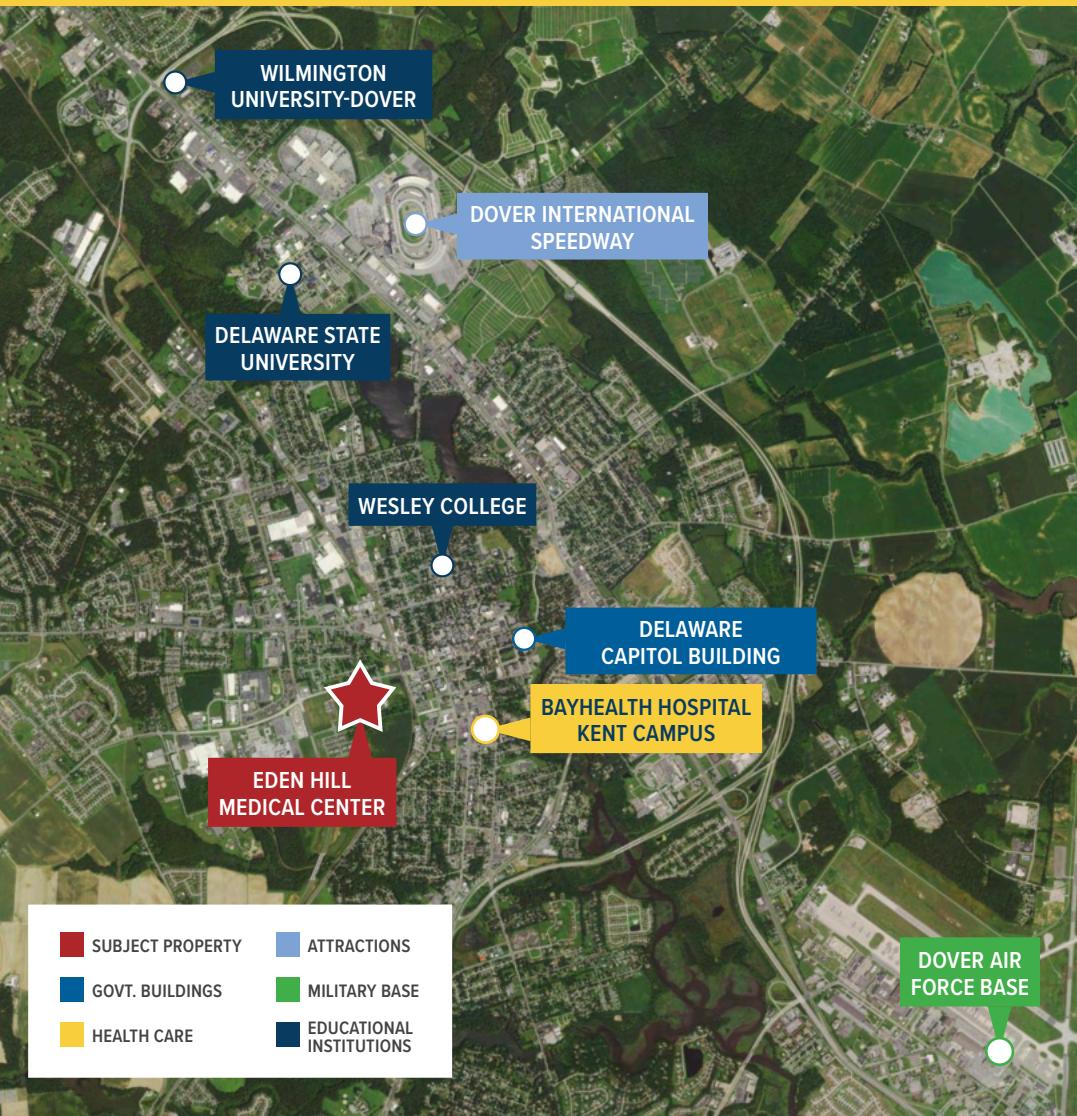
The nearby Bayhealth Hospital – Kent Campus is part of Bayhealth, an extensive health care system in Delaware affiliated with Penn Medicine for Heart and Vascular, Cancer, and Orthopaedics. Campus services include cancer care, emergency & trauma center, heart & vascular, imaging, maternal & fetal medicine, 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.

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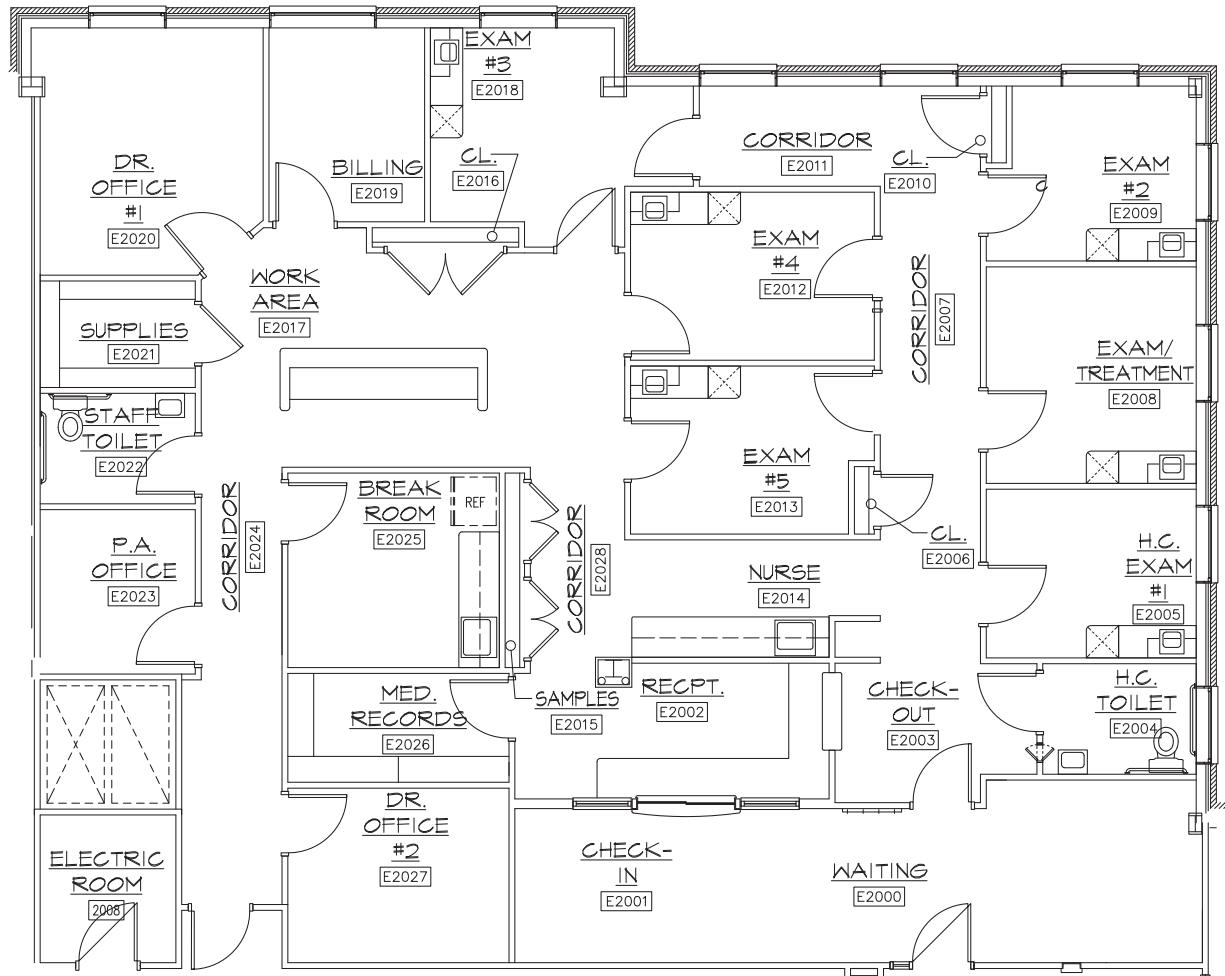
DEMOGRAPHICS

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

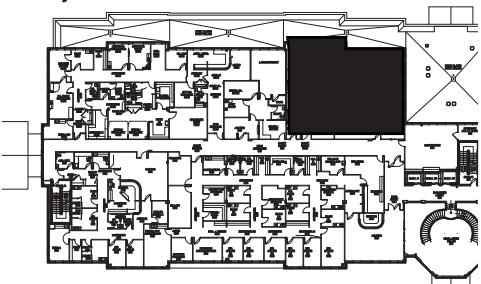


SECOND FLOOR SOUTH

SUITE 210: 3,346 RSF

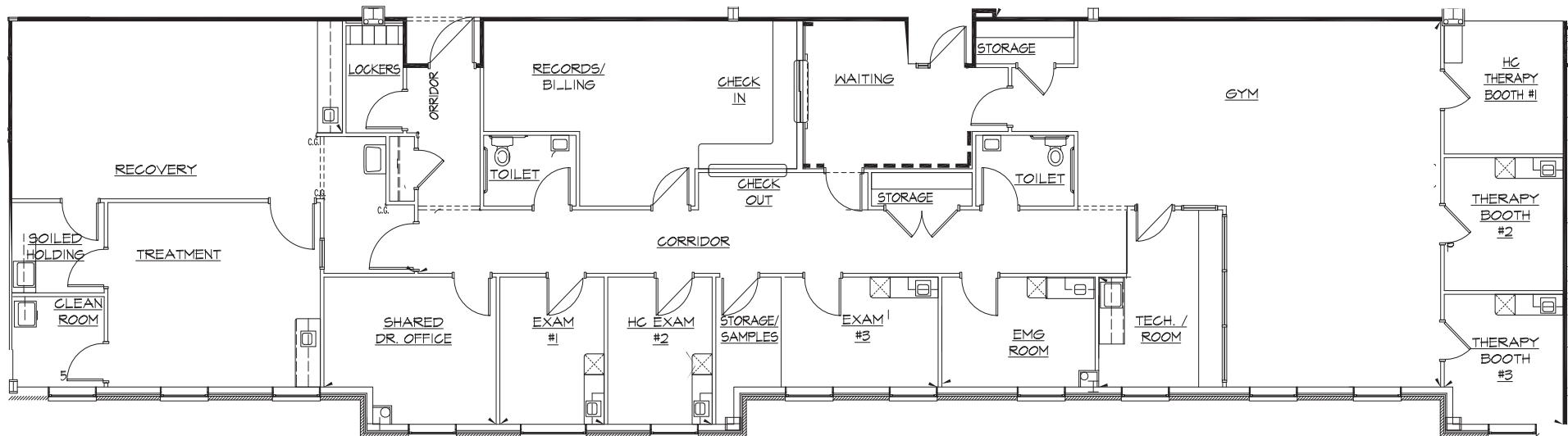
Available 1/1/24

Key Plan

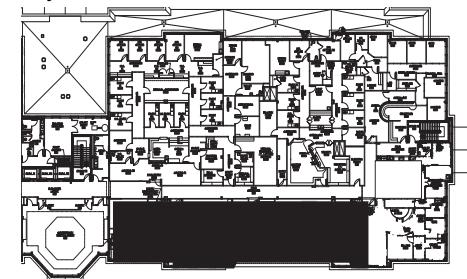


THIRD FLOOR
NORTH

SUITE 350: 4,927 RSF



Key Plan



Scan for
VIRTUAL TOUR

REAL ESTATE OWNED BY

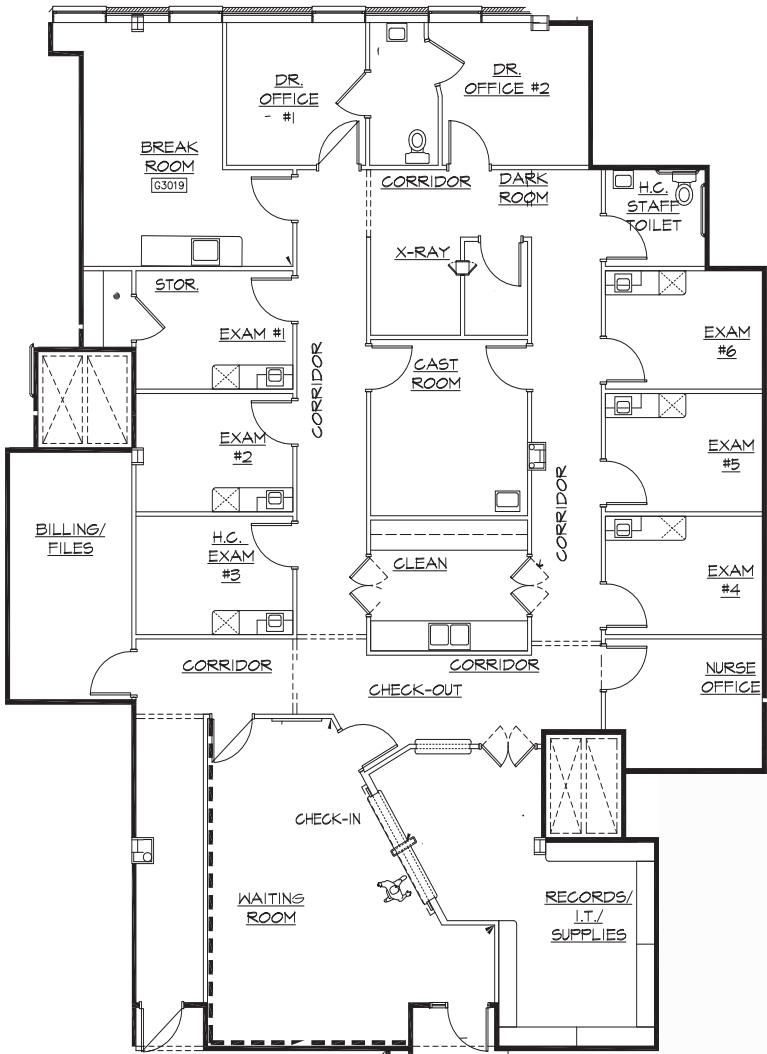


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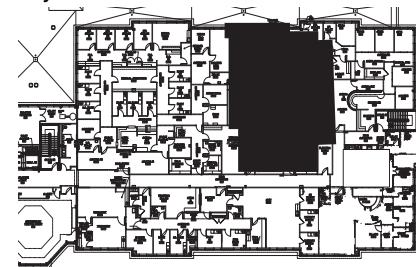
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THIRD FLOOR
NORTH

SUITE 360: 3,894 RSF

Key Plan



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