

LAND FOR SALE OR LEASE

Office/Retail/Multifamily/Institutional



For Sale: \$550,000
Build to Suit or Ground Lease

711 E Chestnut Hill Road

Newark, Delaware 19713

Property Features

- Approved for +/- 10,900 sf single story medical office complex.
- Corner site is accessible from both east and westbound lanes of busy Route 4 and benefits from an existing access road. Location is near major highway corridors including Interstate 95, SR 273, 72 and 896 also proximate to Christiana Hospital and the University of Delaware.
- Zoned Commercial Neighborhood (CN) in New Castle County, Delaware allowing for a wide variety of retail/office/multifamily/institutional uses.

For more information:

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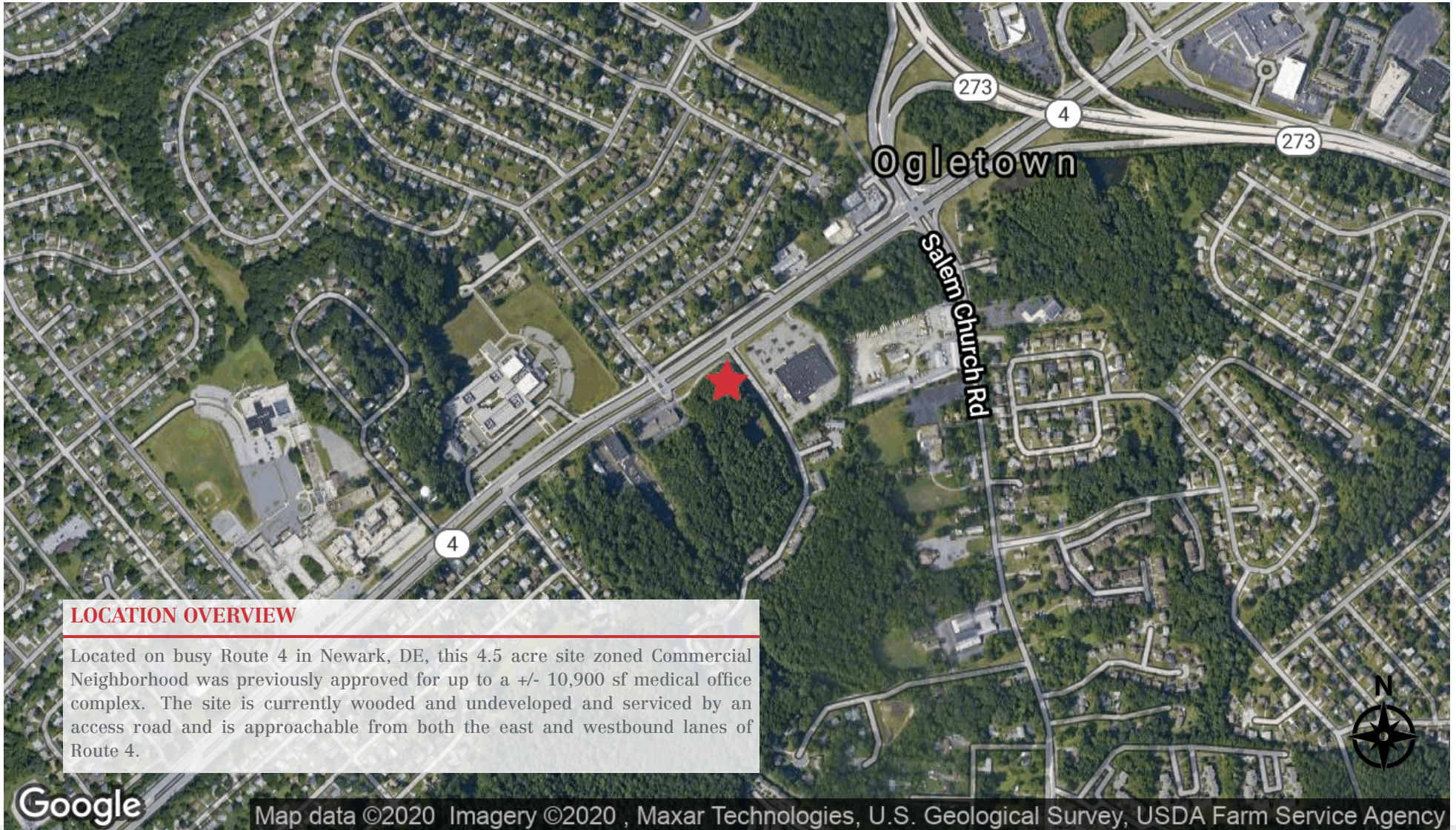
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NAI Emory Hill

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Location Map



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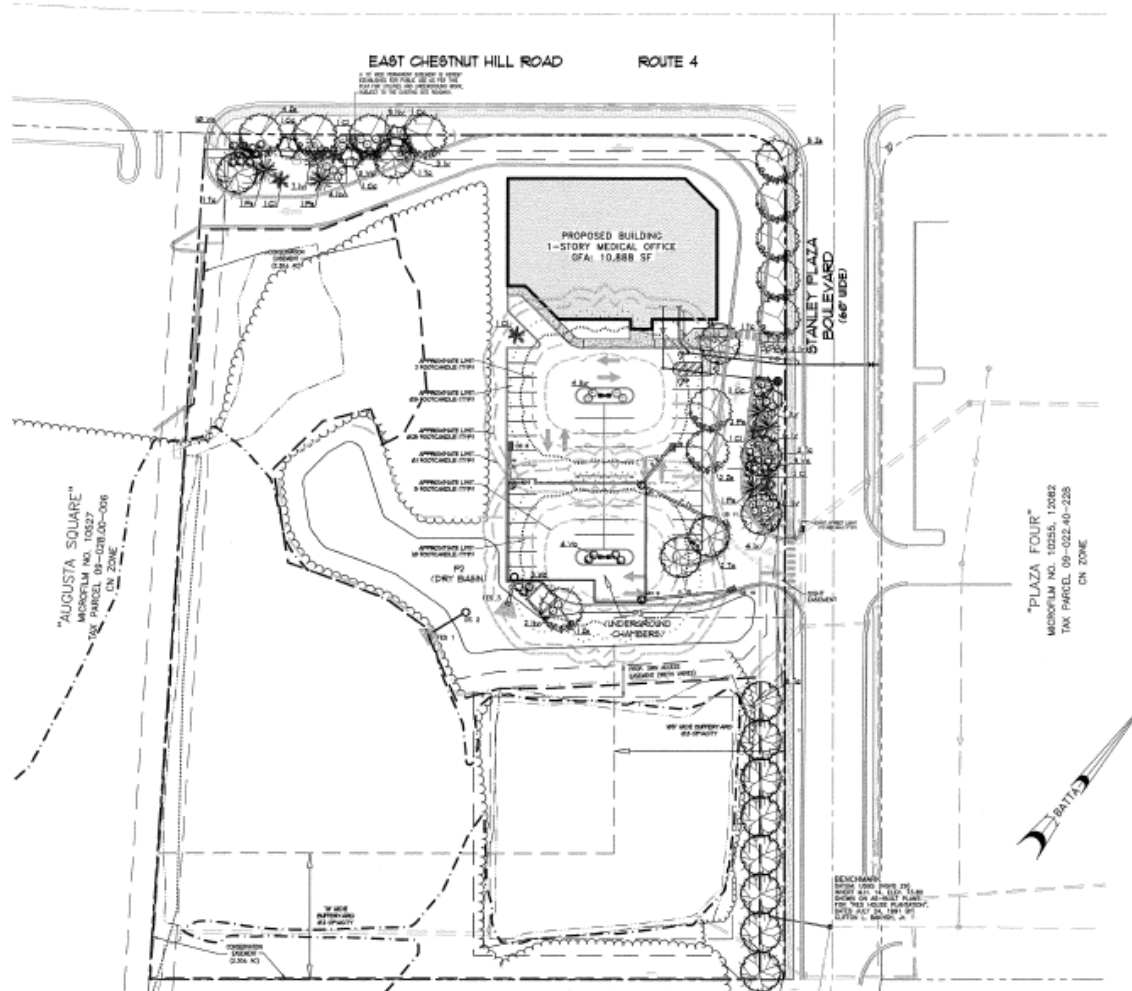
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Site Plan

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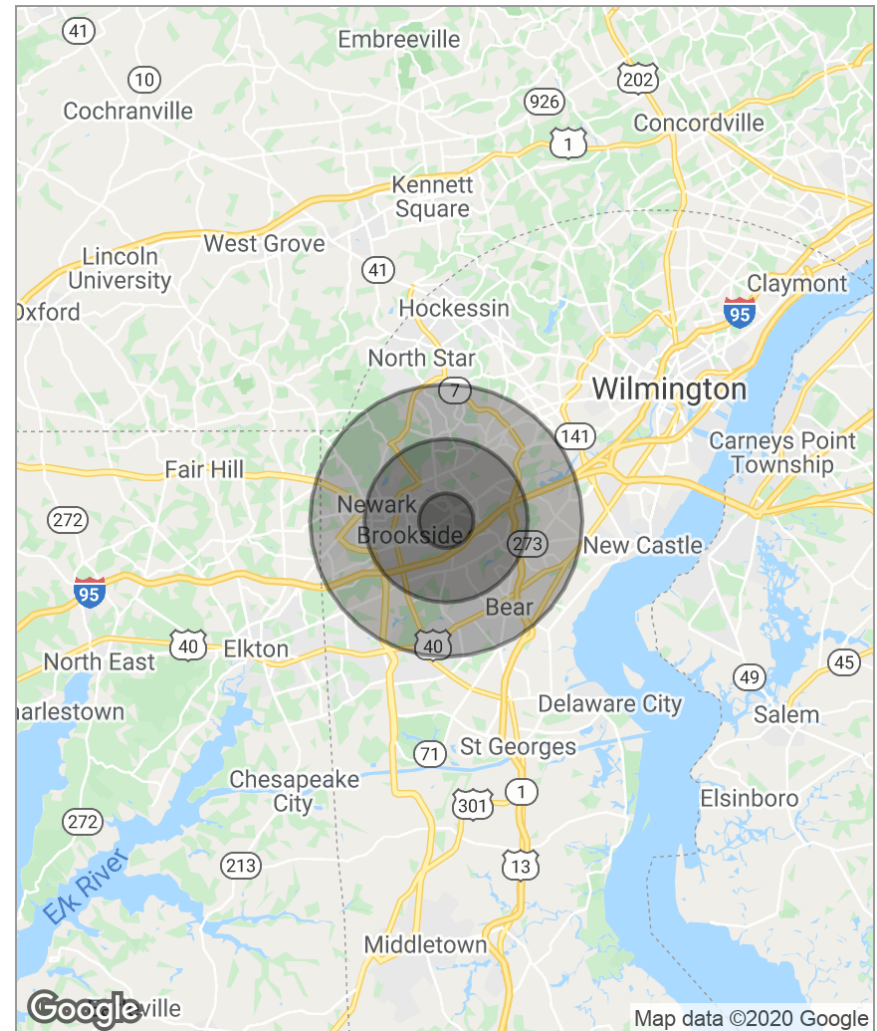
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For Sale or Lease Land Development Opportunity

Demographics and Regional Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,736	76,918	192,022
MEDIAN AGE	32.4	32.8	33.2
MEDIAN AGE (MALE)	31.9	31.9	32.0
MEDIAN AGE (FEMALE)	33.6	34.0	34.6

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,310	28,337	70,249
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$60,656	\$68,050	\$73,073
AVERAGE HOUSE VALUE	\$212,350	\$239,066	\$264,709



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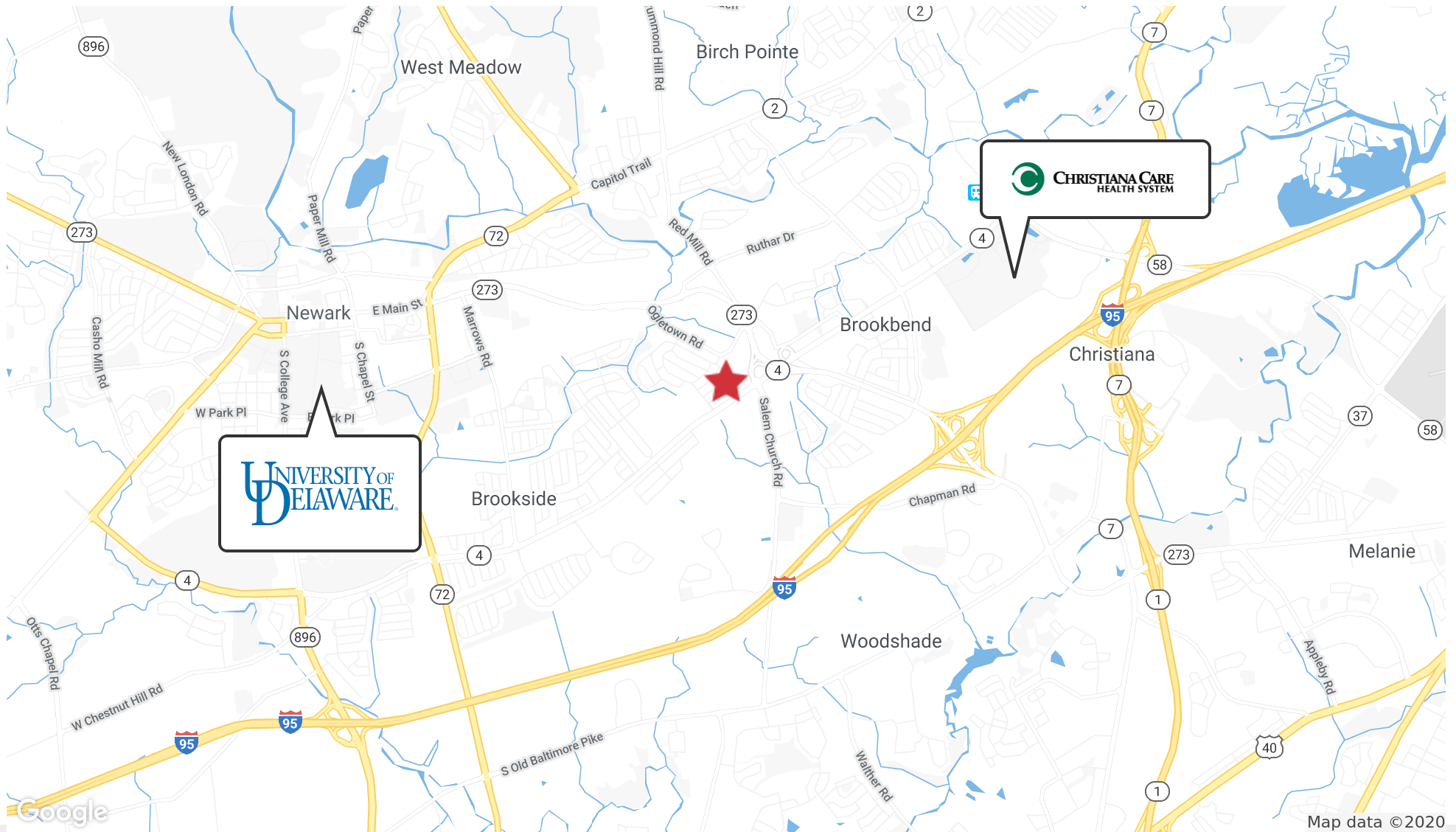
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Area Map



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