



Pike Creek Sports Medicine Bldg.

3105 LIMESTONE ROAD, SUITE 301
WILMINGTON, DELAWARE 19808

Property Features:

Turnkey Medical Suite +/-5,196rsf for sale with potential lease back of +/-2,500sf (subject to mutually agreed upon demise of suite)

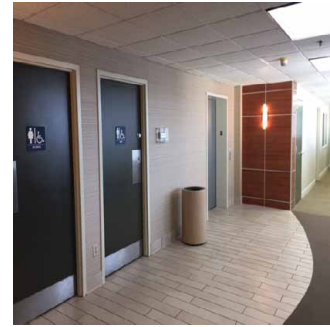
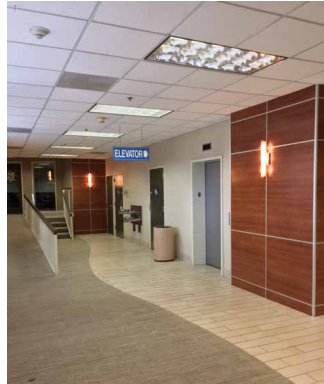
Suite Information:

- Reception Area
- 12 Exam Rooms
- 5 Offices
- 2 Nurses Stations
- Large Administration Area
- Elevator Served
- 100% ADA Accessible
- Spacious common areas. Professionally cleaned & maintained
- Premiere Pike Creek location



Neil Kilian, CCIM, SIOR

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Property Summary

Sale Price:	\$160 per SF
Lot Size:	2.15 Acres
Building Size:	48,750 SF
Building Class:	B
Year Built:	1986
Renovated:	1997
Zoning:	ON
Cross Streets:	Limestone Rd Milltown Rd

Property Overview

Join a thriving group of medical practices including Delaware Vision Academy, Lab Corp, Diagnostic Imaging, Cardiac Diagnostic Center, Family practices, Internal Medicine, dentists and other specialists.

Location Overview

Located in Wilmington, DE in the Pike Creek area and only 2 miles from Christiana Medical Center.

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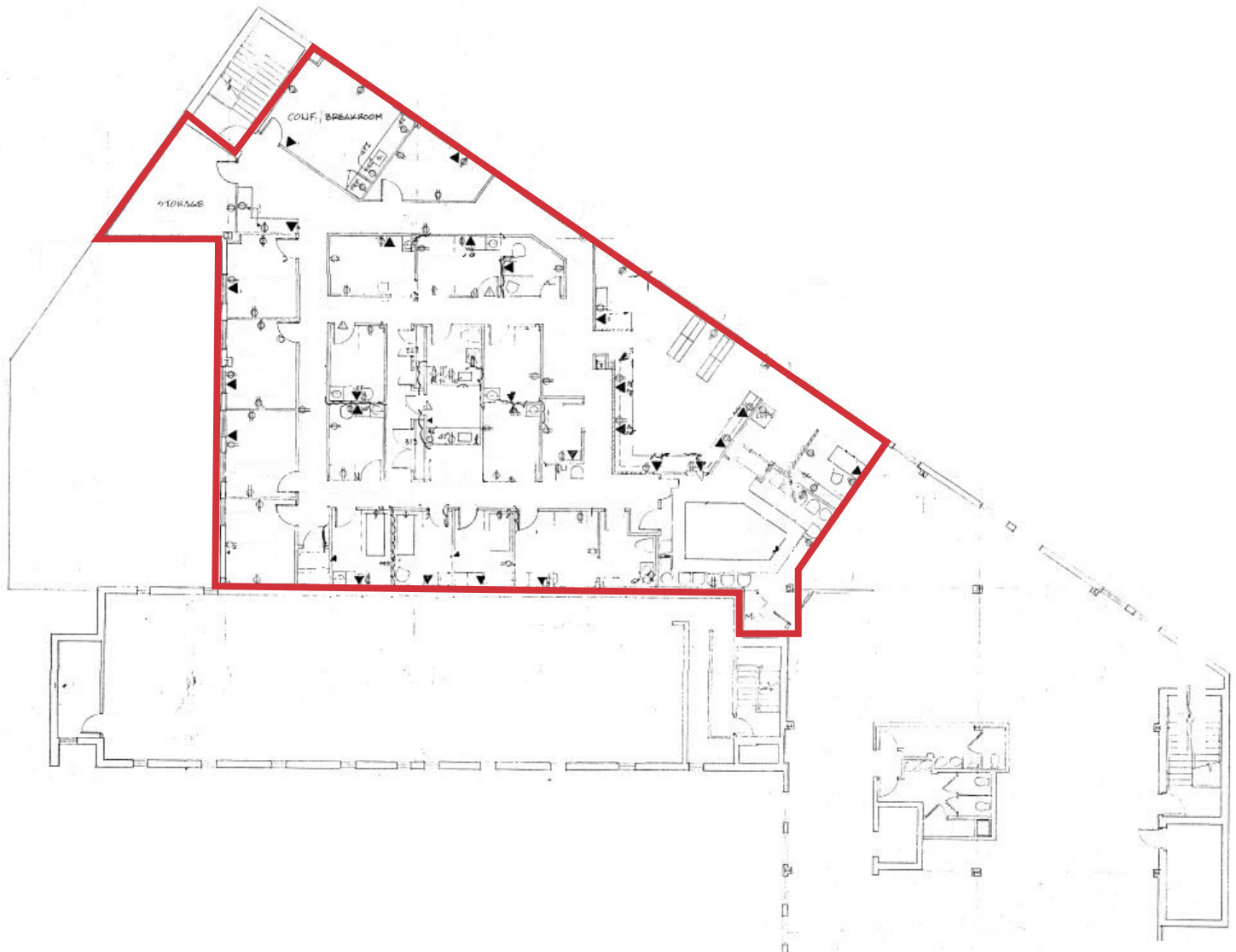
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10 Corporate Circle, Suite 100
New Castle, DE 19720
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Floor Plan

Suite 301
+/-5,196 rsf



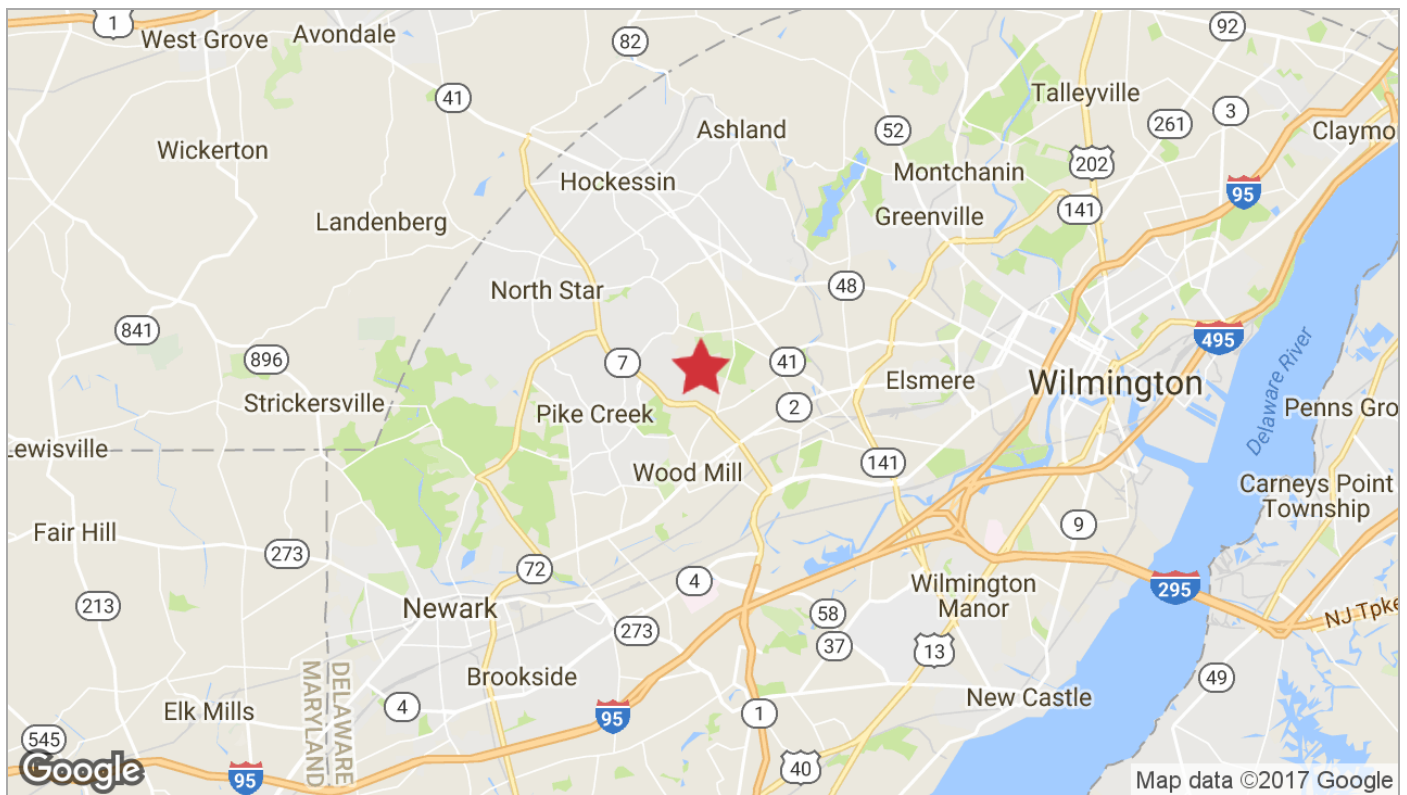
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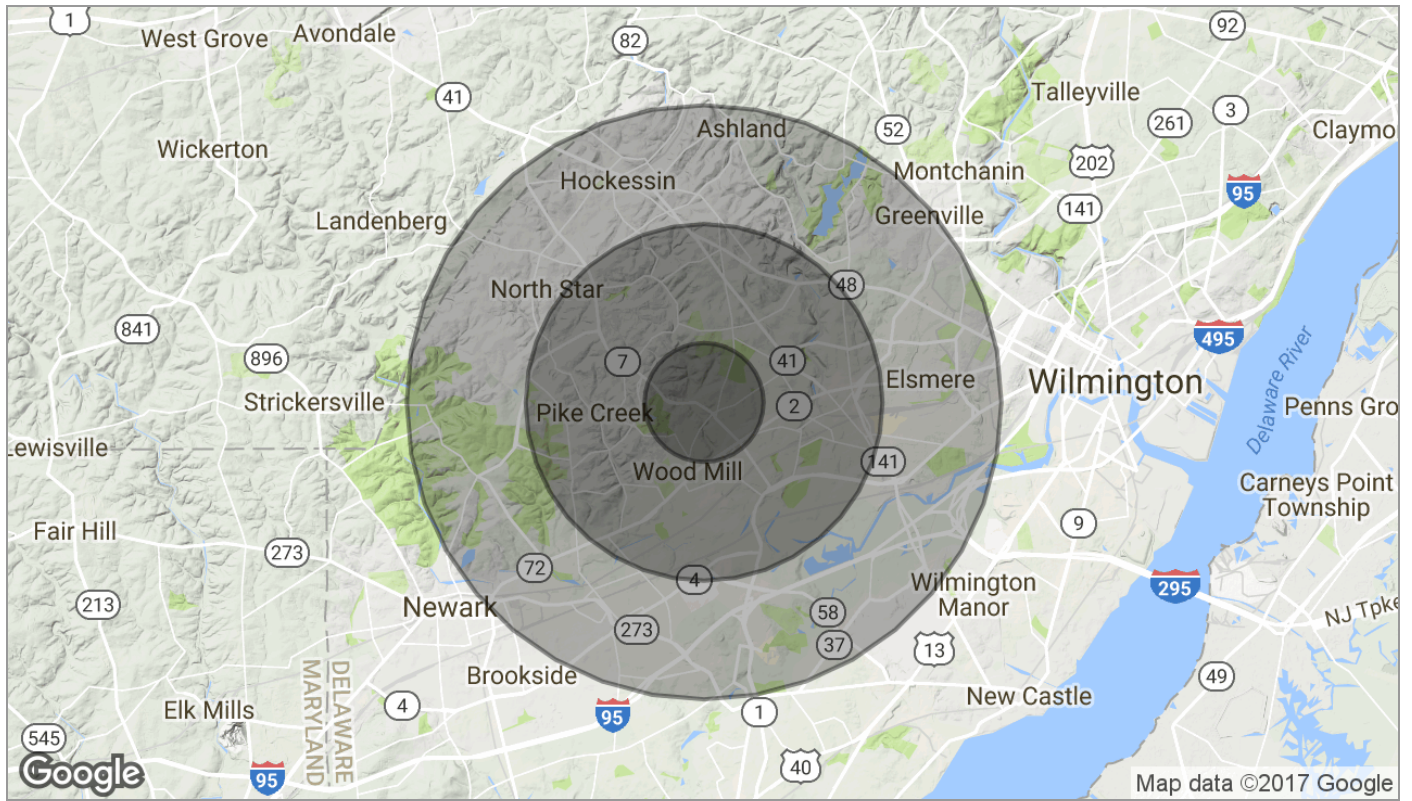
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For Sale Office Condo



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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	7,248	69,501	154,101
MEDIAN AGE	43.9	40.9	39.3
MEDIAN AGE (MALE)	41.7	39.3	37.8
MEDIAN AGE (FEMALE)	46.0	43.0	41.1
Households & Income			
TOTAL HOUSEHOLDS	2,895	28,170	60,085
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$85,600	\$86,045	\$88,120
AVERAGE HOUSE VALUE	\$313,201	\$309,303	\$306,508
Race			
% WHITE	89.6%	86.1%	82.0%
% BLACK	4.4%	5.9%	9.2%
% ASIAN	3.4%	5.8%	5.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.0%	0.2%
% OTHER	0.5%	0.7%	1.5%
Ethnicity			
% HISPANIC	4.6%	7.1%	8.6%

* Demographic data derived from 2010 US Census