

WELL-LOCATED MEDICAL OFFICE SUITES FOR LEASE



Christiana Spine Center

1101 Twin C Lane
Newark DE 19713

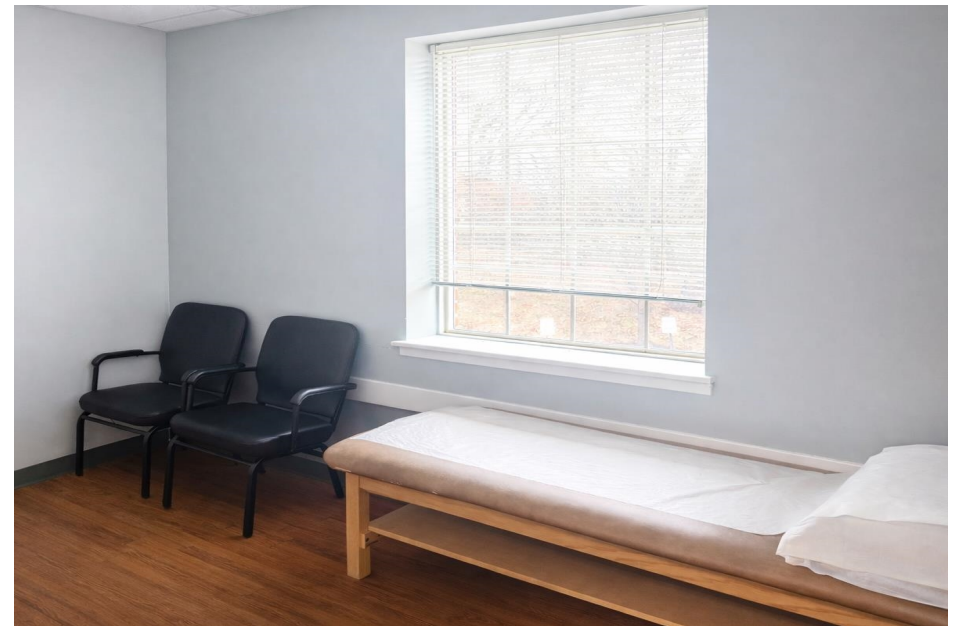
Ryan Bree
DSM Commercial
(302) 283-1800
rbree@dsmre.com

Davis Mitchell
DSM Commercial
(302) 283-1800
dmitchell@dsmre.com

DSM
COMMERCIAL

HIGHLIGHTS

- 1101 Twin C Lane is a well-located medical office building offering flexible leasing opportunities in Newark, Delaware. The property features two available suites totaling approximately ±1,602 SF and ±1,911 SF, each designed to accommodate a range of medical, dental, therapy, and healthcare-related users.
- The building is purpose-built for medical use with efficient layouts, professional finishes, and patient-friendly configurations. The location provides convenient access to major roadways, nearby Christiana-area amenities, and a strong surrounding medical and professional presence. Ample on-site parking and ease of access support patient convenience and daily operations.
- This offering presents an excellent opportunity for healthcare providers seeking a professional setting within an established Newark medical corridor.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,090	64,399	206,158

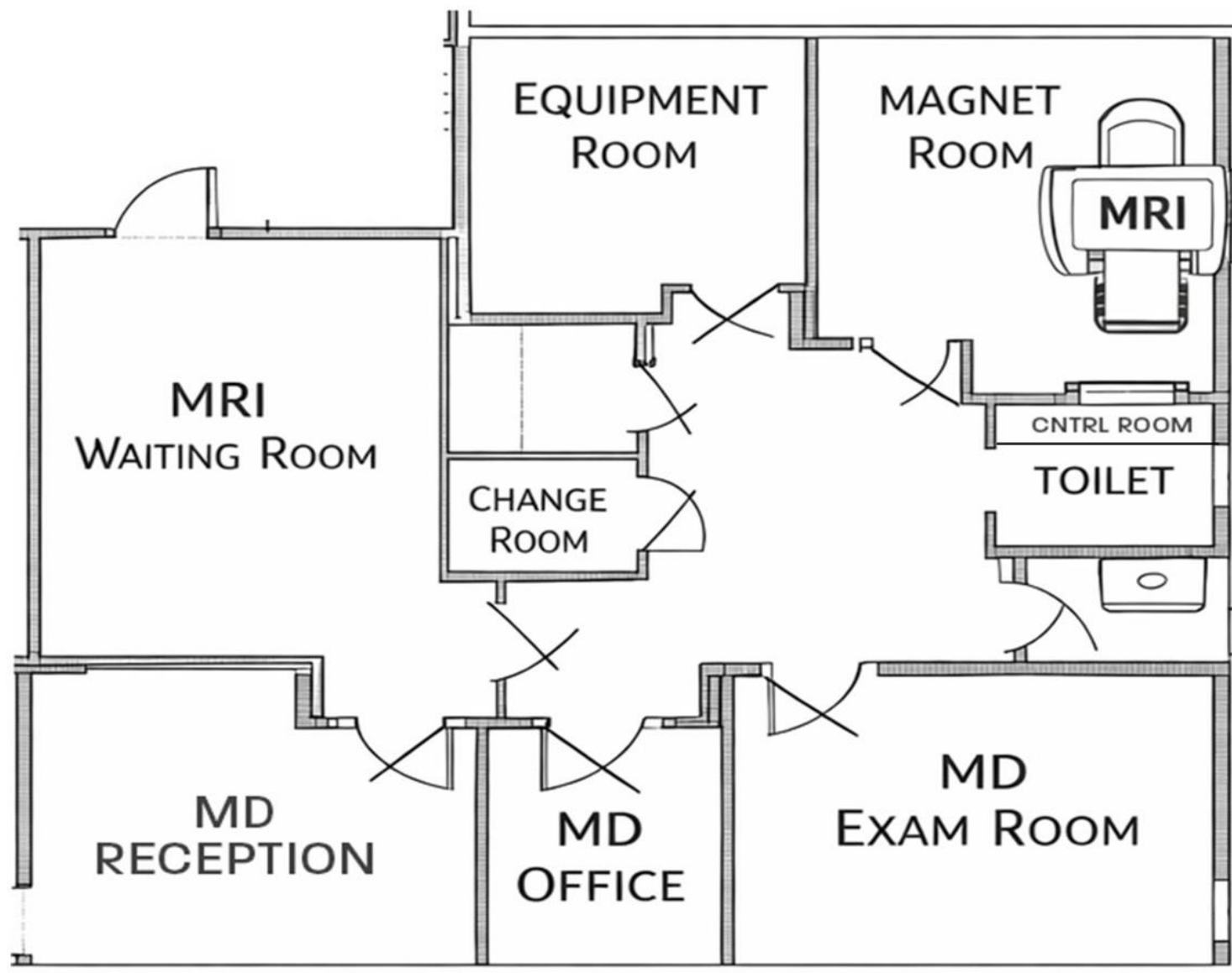
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,343	\$107,385	\$111,351

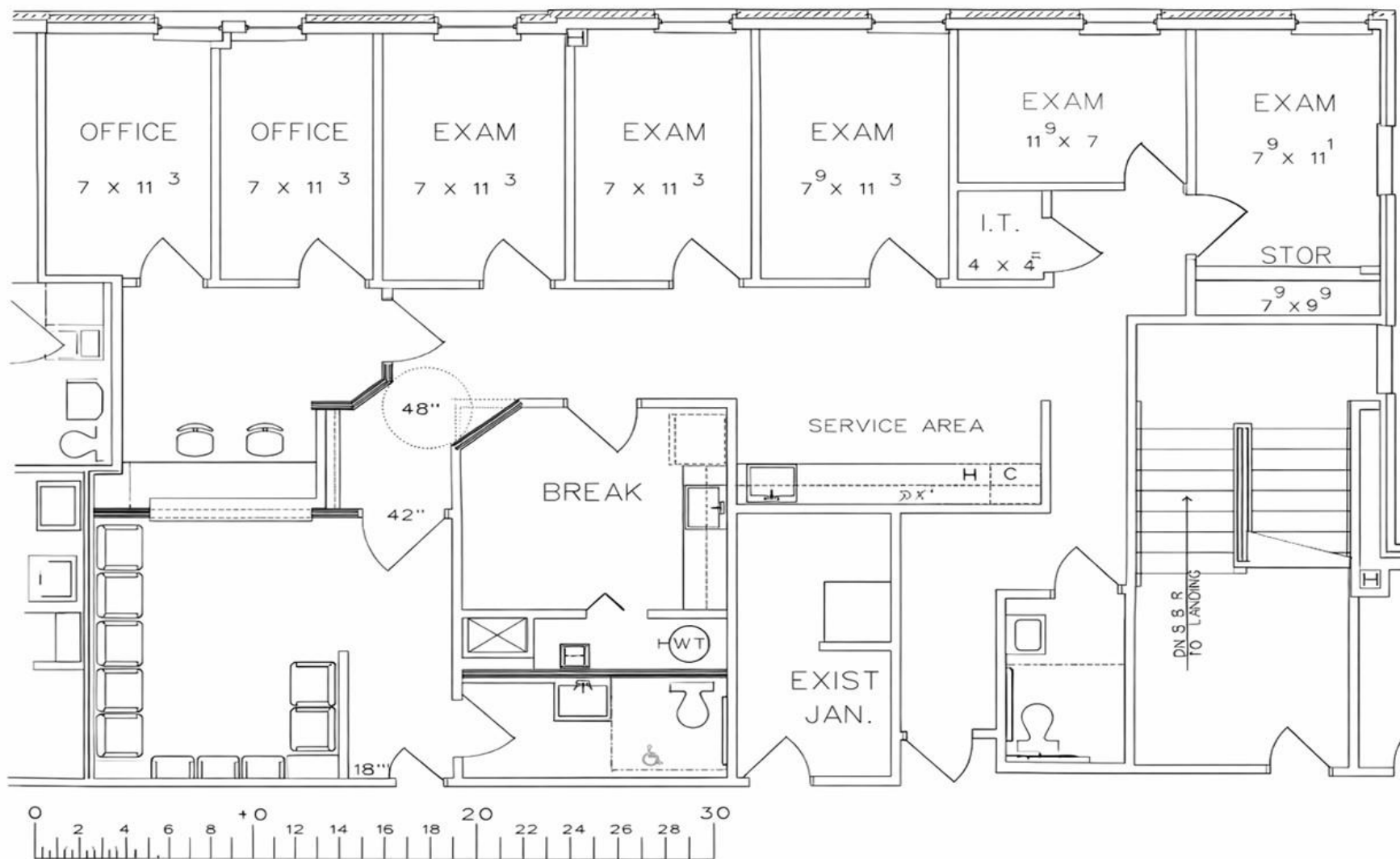
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
528	27,040	82,943

Suite	Floor	Size	Lease Rate	Lease Type	Notes
101	1	1,602 SF	\$24.00 PSF (Yearly)	NNN	Three (3) treatment rooms Dedicated waiting area
200	2	1,911 SF	\$24.00 PSF (Yearly)	NNN	Five (5) exam rooms, Dedicated waiting area, Kitchenette



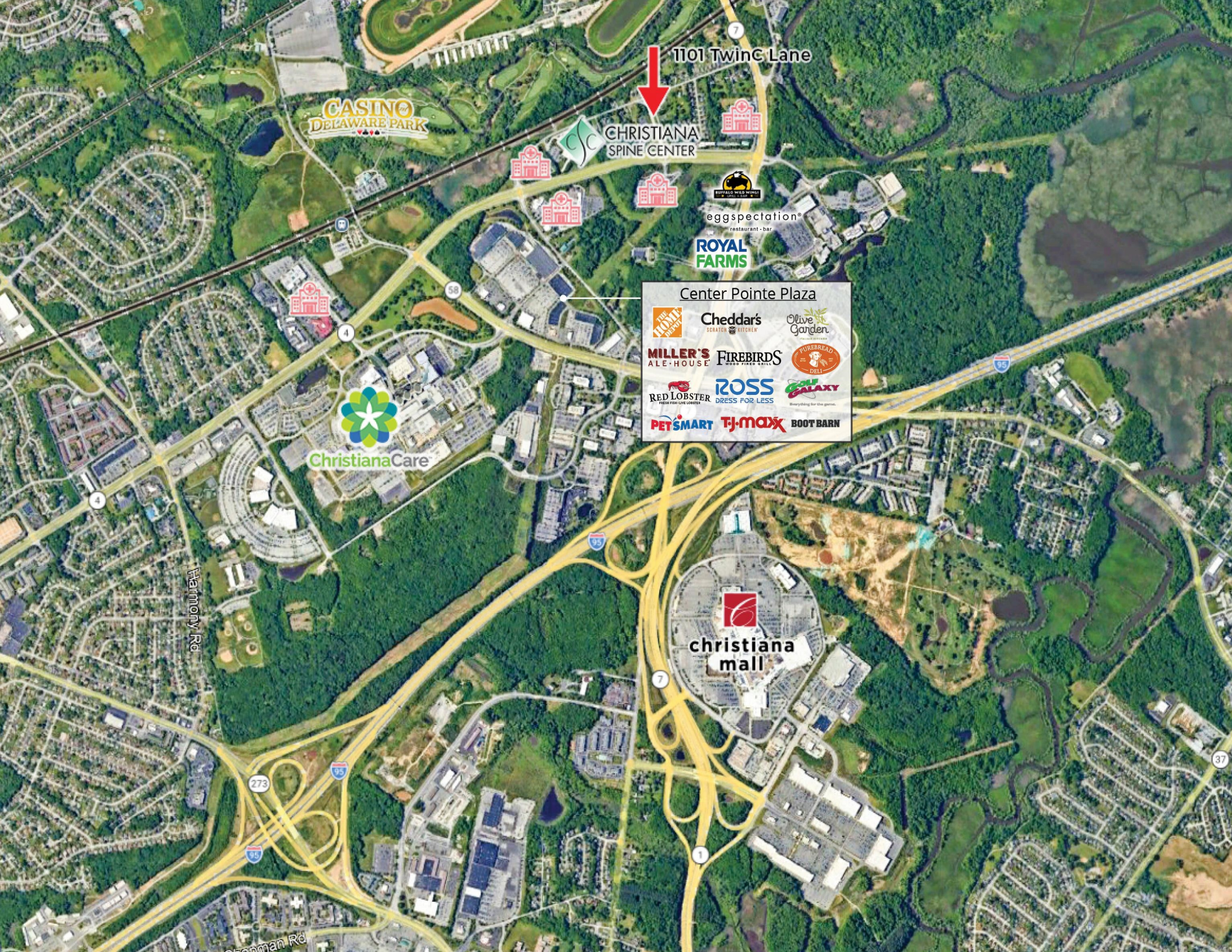
Suite 101 Floor Plan



Suite 200 Floor Plan



Exam Room



CASINO
DELAWARE PARK

1101 Twin Lane

CHRISTIANA
SPINE CENTER

eggpection®
restaurant - bar

ROYAL
FARMS

Center Pointe Plaza

THE
HONEY
HONEY

Cheddar's
SCRATCH KITCHEN

Olive
Garden

MILLER'S
ALE-HOUSE

FIREBIRDS
WOOD FIRED GRILL

PUREBREAD
DELI

RED LOBSTER
FRESH FISH-LOBSTER

ROSS
DRESS FOR LESS

GALAXY
Everything for the game.

PET SMART

TJ-maxx

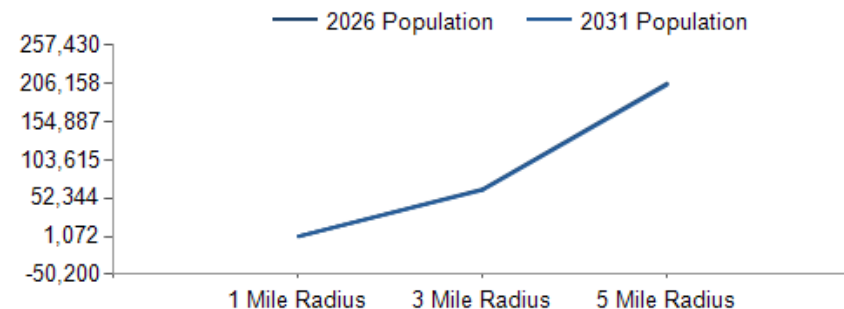
BOOT BARN

ChristianaCare

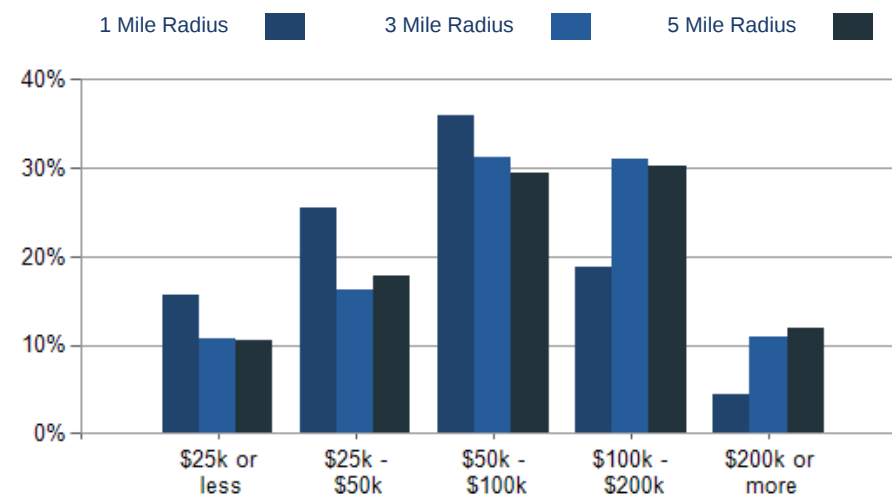
christiana
mall

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	990	64,349	197,293
2010 Population	902	63,277	201,465
2026 Population	1,090	64,399	206,158
2031 Population	1,072	63,325	204,168
2026 African American	87	12,208	48,525
2026 American Indian	7	374	1,035
2026 Asian	50	4,508	14,972
2026 Hispanic	380	11,342	33,843
2026 Other Race	191	5,125	15,816
2026 White	580	35,441	105,929
2026 Multiracial	175	6,722	19,802

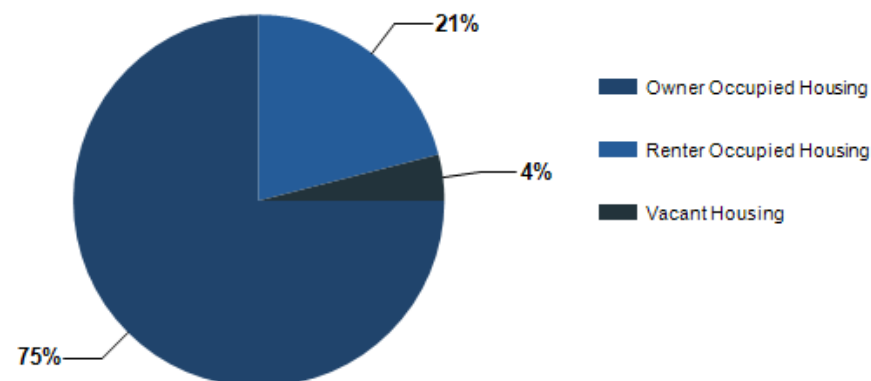
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	1,635	4,945
\$15,000-\$24,999	53	1,261	3,721
\$25,000-\$34,999	71	1,771	5,424
\$35,000-\$49,999	63	2,625	9,417
\$50,000-\$74,999	65	4,634	13,819
\$75,000-\$99,999	124	3,824	10,582
\$100,000-\$149,999	52	5,167	14,970
\$150,000-\$199,999	47	3,192	10,134
\$200,000 or greater	23	2,931	9,932
Median HH Income	\$68,806	\$83,714	\$83,210
Average HH Income	\$84,343	\$107,385	\$111,351



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	81	5,332	15,600
2026 Population Age 35-39	81	4,975	14,789
2026 Population Age 40-44	61	4,358	13,696
2026 Population Age 45-49	44	3,776	11,835
2026 Population Age 50-54	64	3,703	11,791
2026 Population Age 55-59	58	3,893	12,223
2026 Population Age 60-64	71	4,101	12,970
2026 Population Age 65-69	63	4,003	12,412
2026 Population Age 70-74	64	3,188	9,863
2026 Population Age 75-79	59	2,277	7,052
2026 Population Age 80-84	44	1,567	4,548
2026 Population Age 85+	45	1,324	3,845
2026 Population Age 18+	883	52,026	165,764
2026 Median Age	42	40	39
2031 Median Age	44	42	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,742	\$90,469	\$87,313
Average Household Income 25-34	\$114,412	\$110,474	\$109,647
Median Household Income 35-44	\$81,537	\$104,811	\$104,243
Average Household Income 35-44	\$104,323	\$127,489	\$130,493
Median Household Income 45-54	\$81,826	\$104,171	\$106,415
Average Household Income 45-54	\$100,081	\$124,143	\$132,539
Median Household Income 55-64	\$77,731	\$95,598	\$97,596
Average Household Income 55-64	\$98,250	\$115,939	\$123,906
Median Household Income 65-74	\$50,000	\$68,316	\$68,131
Average Household Income 65-74	\$70,385	\$93,312	\$98,214
Average Household Income 75+	\$53,234	\$70,961	\$71,674

Population By Age

