

Gordon Winegar

302.283.1800

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# HUNTFIELD PLAZA

51 HUNTFIELD DRIVE, SMYRNA, DE 19977

MEDICAL/GENERAL OFFICE SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



**PROPERTY DESCRIPTION**

Join Kirkwood Dental Associates, Smyrna Pediatric Dentistry, and Delaware Orthodontics! This is an exceptional opportunity to lease first-floor medical/general office space in Huntfield Plaza, Smyrna's premier medical office building.

Situated in the rapidly expanding Smyrna area, this prime location offers unmatched convenience and accessibility, making it an ideal choice for medical practices and general offices alike. The building is ideally situated along Route 13 just off S.R. 1. This property is centrally located to service the Smyrna market, as well as the MOT and north Dover markets.

**PROPERTY DETAILS**

- **Available:** 4,814 RSF
- **Lease Rate:** \$21/SF/NNN (\$3.50)

**PROPERTY HIGHLIGHTS**

- **Prime Location in a Growing Market:** Increased demand for healthcare services
- **Easy Accessibility:** Located on Route 13 near Route 1 ramps
- **Strong Demographics:** Diverse patient or client base for medical and office users
- **Proximity to Nearby Medical Providers:** Ideal for synergy/referral opportunities
- **Ample Parking & ADA Accessibility:** A must-have for medical practices
- **Shell Condition Space:** A blank canvas, allowing for easy and customized fit-out

**DEMOGRAPHICS AT A GLANCE**

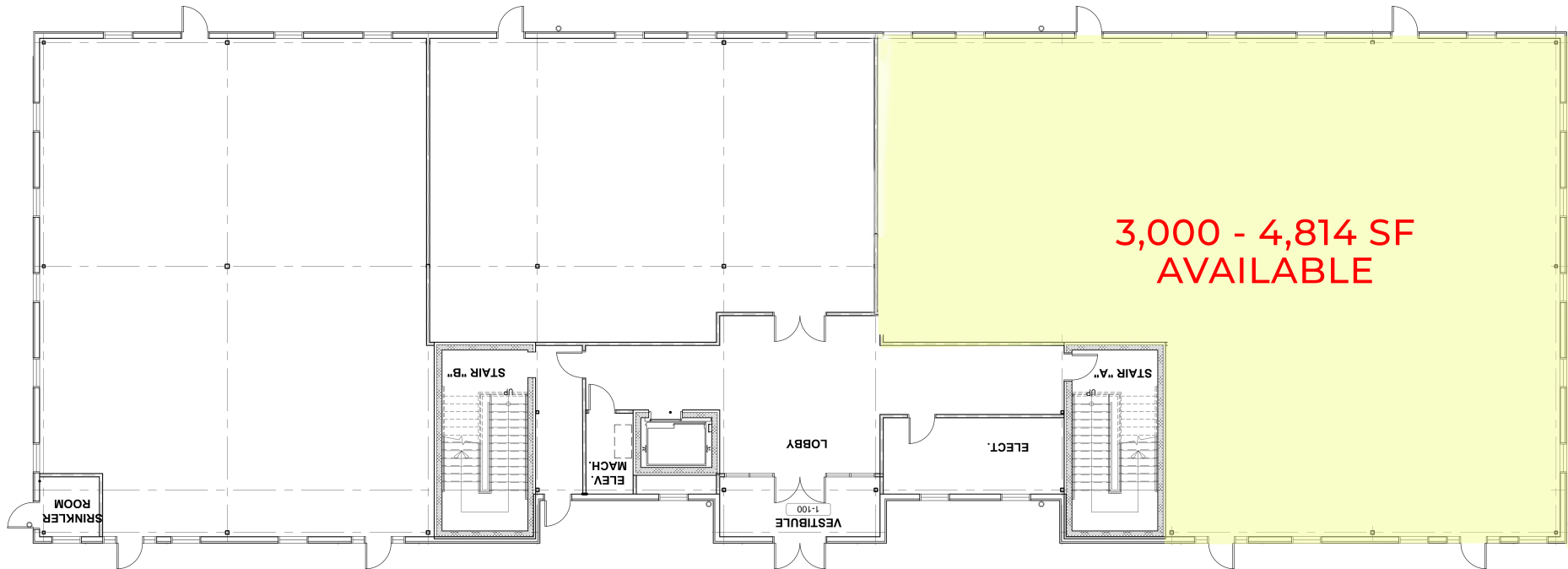
	<b>3 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	31,336	44,913	112,141
Total Households	11,430	16,177	41,371
Average HH Income	\$95,872	\$96,078	\$87,285
Median Age	40	41	40



For More Information, Contact:

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## MEDICAL/GENERAL BUILDING FOR LEASE



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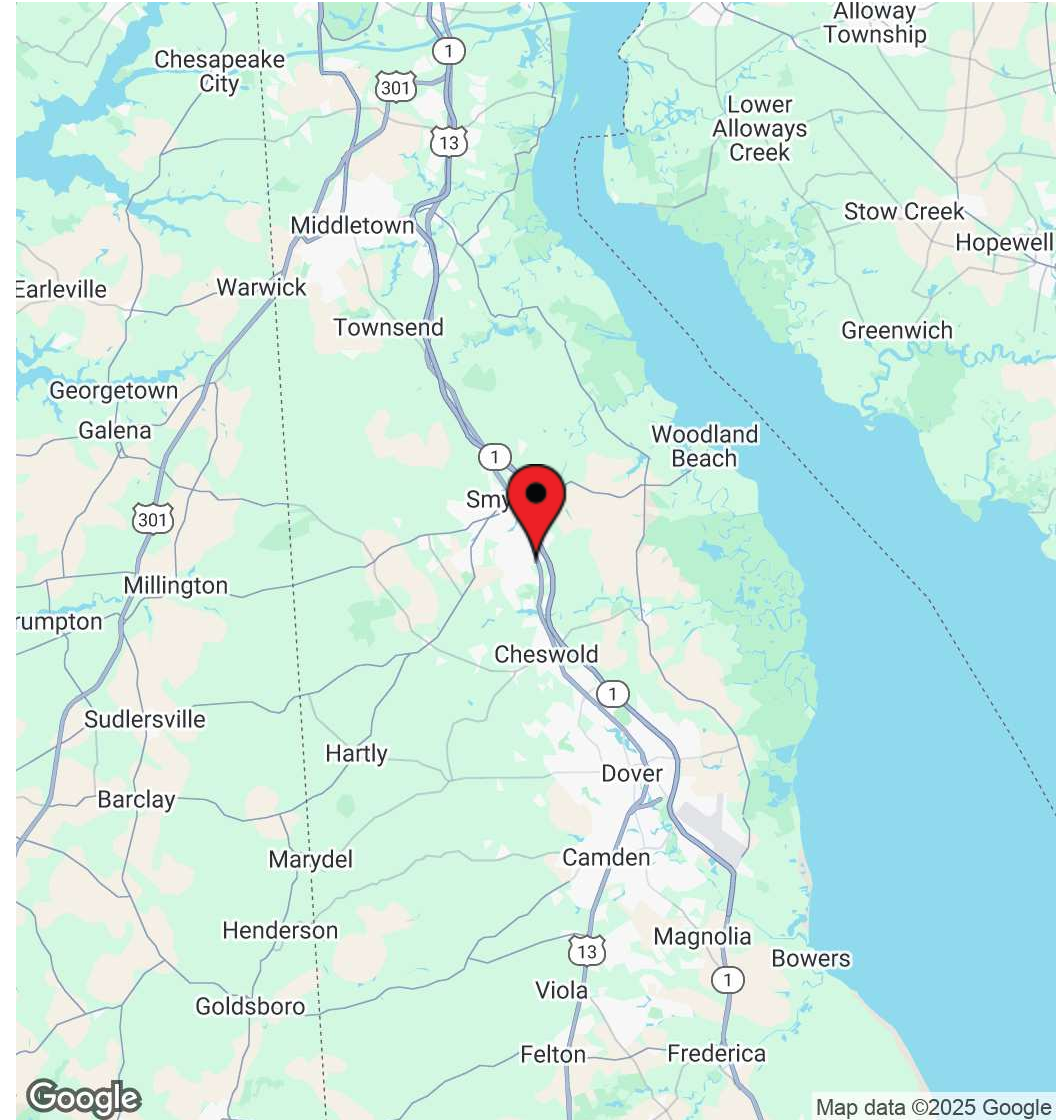
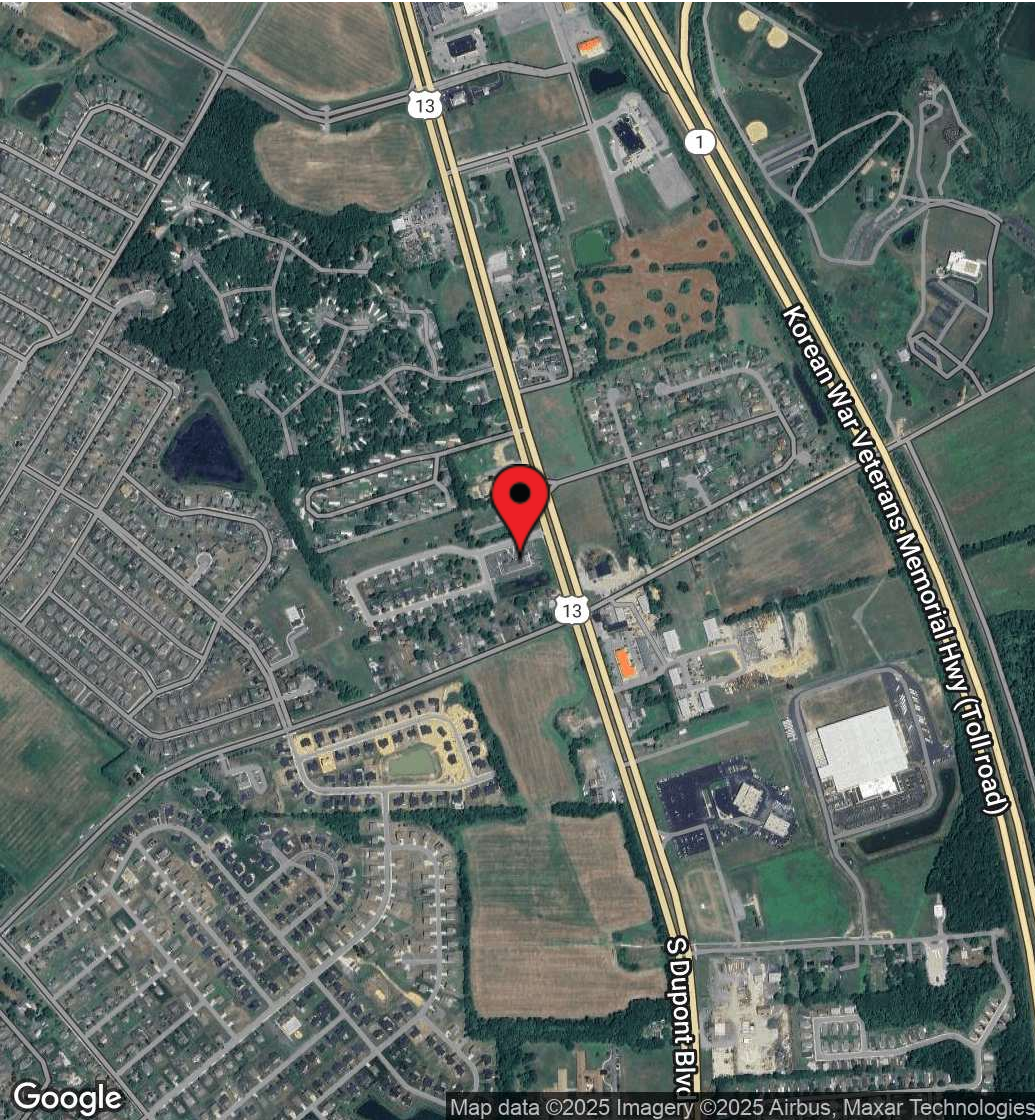
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# MEDICAL/GENERAL BUILDING FOR LEASE

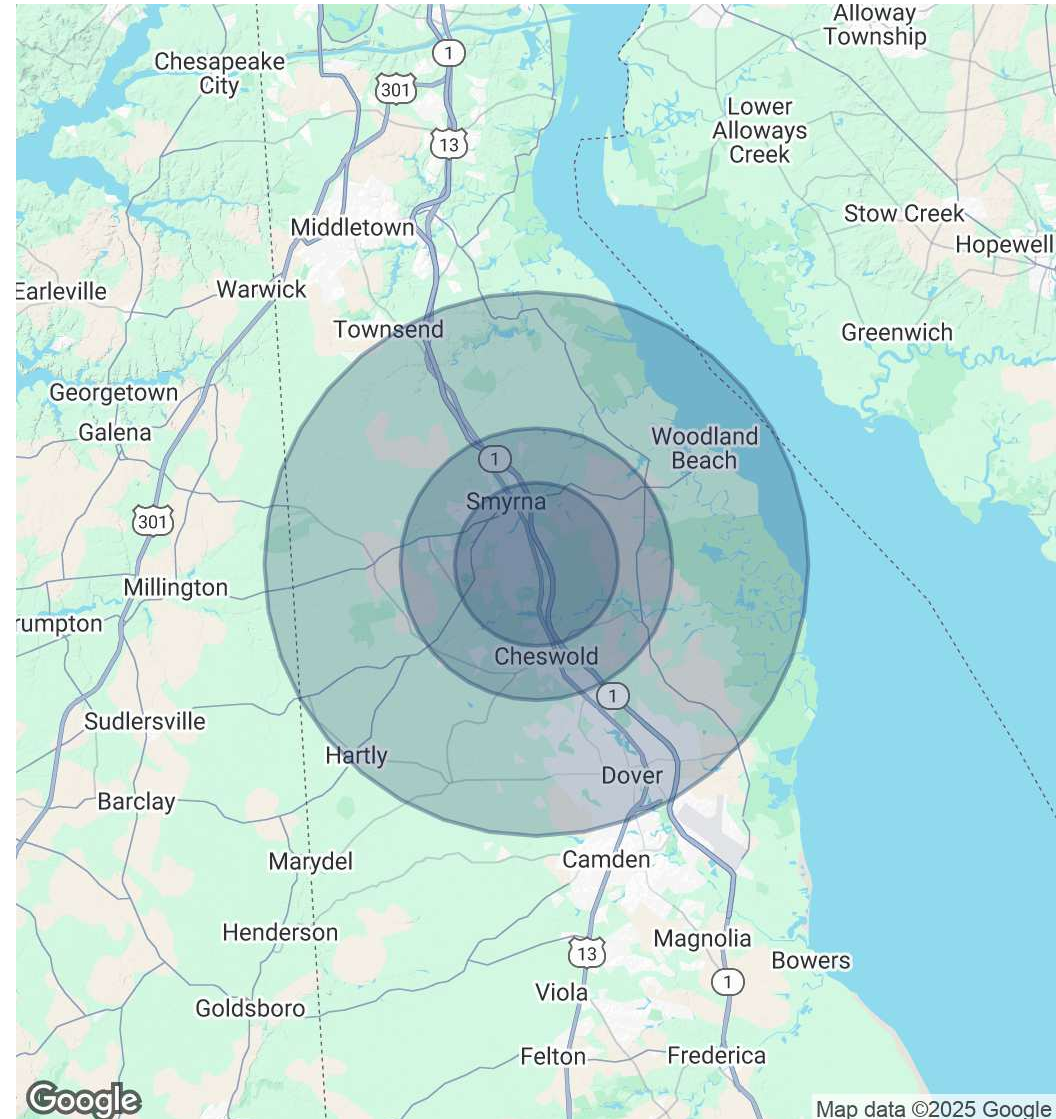


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,336	44,913	112,141
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,430	16,177	41,371
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$95,872	\$96,078	\$87,285
Average House Value	\$323,818	\$324,309	\$321,605

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	15,763	24,437	56,854
Total Population - Black	11,264	14,306	37,950
Total Population - Asian	628	849	2,725
Total Population - Hawaiian	6	13	75
Total Population - American Indian	124	259	666
Total Population - Other	886	1,332	3,849

Demographics data derived from AlphaMap



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