

# LEASE

Limestone Medical Center  
1941 Limestone Road  
Wilmington, Delaware 19808

Physician  
Owned &  
Managed

## Medical Office Space

Signage  
opportunity on  
Limestone Rd.



Common Area Conference Room and Kitchenette

### Property Overview

- **Space Available:**  
Available now: Starting at +/-820rsf. up to +/-5,223rsf.  
(see space plans attached)
- **Lease Rate:**  
\$27.50 Full-Service – Rent Includes Utilities and Janitorial
- **Amenities:**  
Full Time maintenance crew onsite. Elevator served & stretcher accessible, Surgery Center, Laboratory, conference room with kitchenette, projector and monitor available to tenants and owners.
- **Local Area:**
  - Diverse Tenant mix
  - Excellent parking all around
  - Minutes away from Christiana Hospital
  - In very close proximity to several restaurants and shopping areas
  - Just minutes away from I95 & Rt.1.



### Demographics at a Glance (2022)

Demographics	1 Mile	3 Mile	5 Mile
Population	9,966	68,650	188,087
Households	4,046	27,897	70,419
Avg. Household Income	\$78,385	\$83,932	\$87,904

The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

### Contact:

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### Musi Commercial Properties, Inc

5700 Kennett Pike

Centreville, DE 19807

musiccommercial.com



## Second Floor

**Suite 210** - +/-5,211 sf.

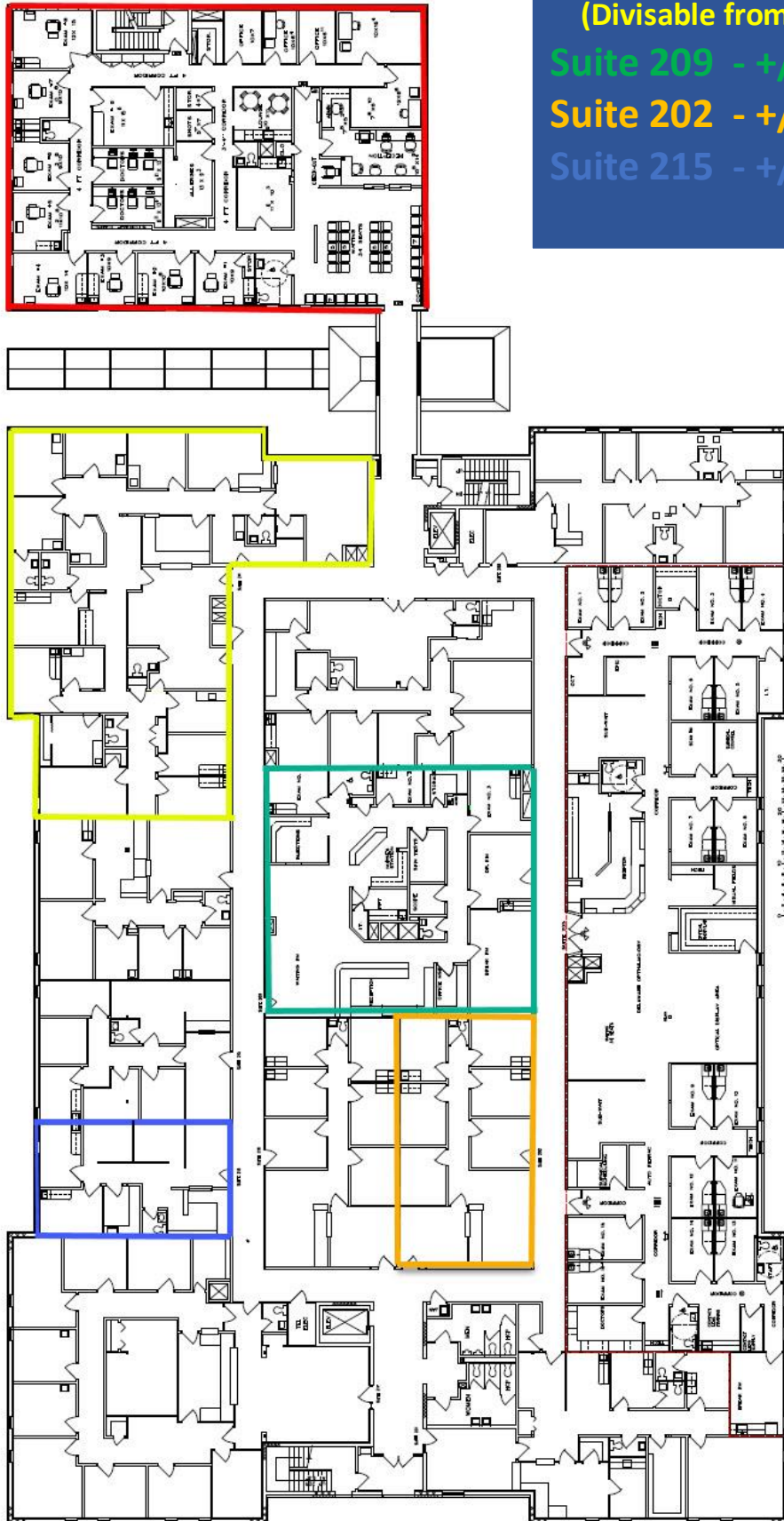
**Suite 211** - +/-4,097 sf.

(Divisible from +/-800sf)

**Suite 209** - +/-2,801 sf.

**Suite 202** - +/-1,415 sf.

**Suite 215** - +/-929 sf.



**Lower Level  
+/-1,989rsf  
Elevator Served & Discounted Rental Rate**

**+/-1,989 rsf**

