# **N**/IEmory Hill

For Sale

Investment Fully Leased +/- 13,626 SF



### Stoney Batter / Units 101, 102, 103

5311 Limestone Road, Wilmington, Delaware 19808

#### **Property Features**

- Total Square Footage: +/-13,626 SF
- Three Medical Office Condominium Units (can be purchased independently or collectively)
- Fully Leased
- Strong In-Place Income
- Credit Tenants
- Excellent Rental History
- Ideal Limestone Road Location



For more information:

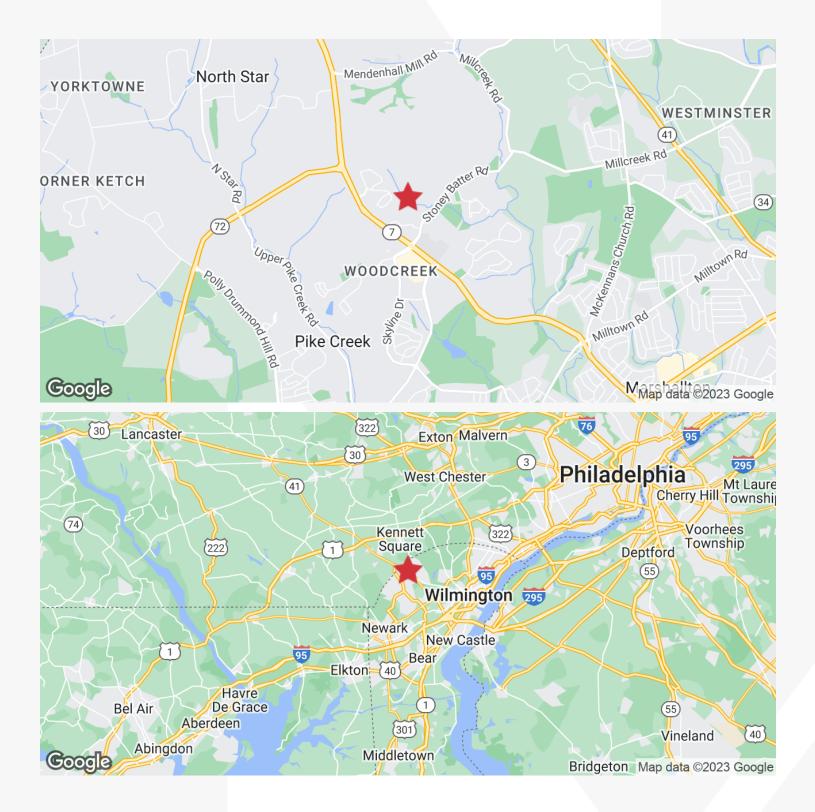
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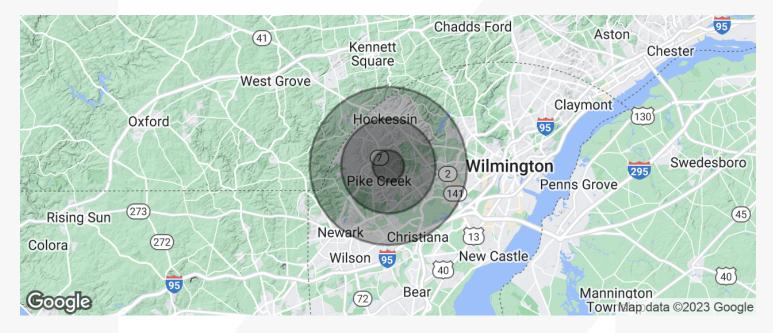
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## For Sale Investment





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POPULATION	1 MILE	3 MILES	<b>5 MILES</b>
Total population	9,425	63,550	135,930
Median age	40.7	40.8	40.1
Median age (Male)	38.0	39.4	38.8
Median age (Female)	43.3	42.4	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,005	25,233	52,351
# of persons per HH	2.4	2.5	2.6
# of persons per HH Average HH income	2.4 \$104,087	2.5 \$100,118	2.6 \$98,147

\* Demographic data derived from 2020 ACS - US Census

