

Retail Opportunities Available at Hockessin Square

683 Yorklyn Road, Hockessin, DE 19707



6,556 SF

Available SF



1,640 SF

Minimum Divisible



\$25/SF NNN

Lease Rate



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THE SPACE

Location	683 Yorklyn Road Hockessin, DE 19707
Size	6,556 SF (Minimum Divisible: 1,640 SF)
Space	Former Dover Saddlery
Lease Rate	\$25.00 PSF (Yearly) - \$5/SF NNN's
Lease Type	NNN

HIGHLIGHTS

- Located within Hockessin Square, this highly visible retail opportunity offers up to 6,556 SF of contiguous space with divisibility options as small as 1,640 SF.
- Situated along Lancaster Pike (Route 41), the center serves one of New Castle County's most affluent and established trade areas.
- The property benefits from strong daily traffic, ample on-site parking, and excellent accessibility.
- Join established tenants Concord Pet Foods & Supplies and Graze & Craze in this rarely available retail location serving the Hockessin, Pike Creek, and Kennett Square markets.
- Affluent surrounding demographics with strong household purchasing power
- Existing co-tenancy generates consistent repeat customer traffic
- Flexible floor plan accommodates a variety of retail, service, and wellness users



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,421	30,308	88,186

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$240,619	\$223,181	\$178,391

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,634	11,506	34,098

Traffic Count Legend

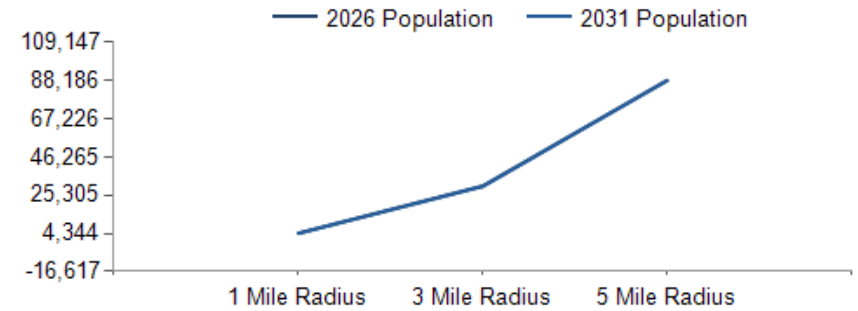
- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

Green (fast): 85—100 percent of free flow speeds
Yellow (moderate): 65 to 85 percent of free flow speeds
Orange (slow): 45 to 65 percent of free flow speeds
Red (stop and go): 0 to 45 percent of free flow speeds

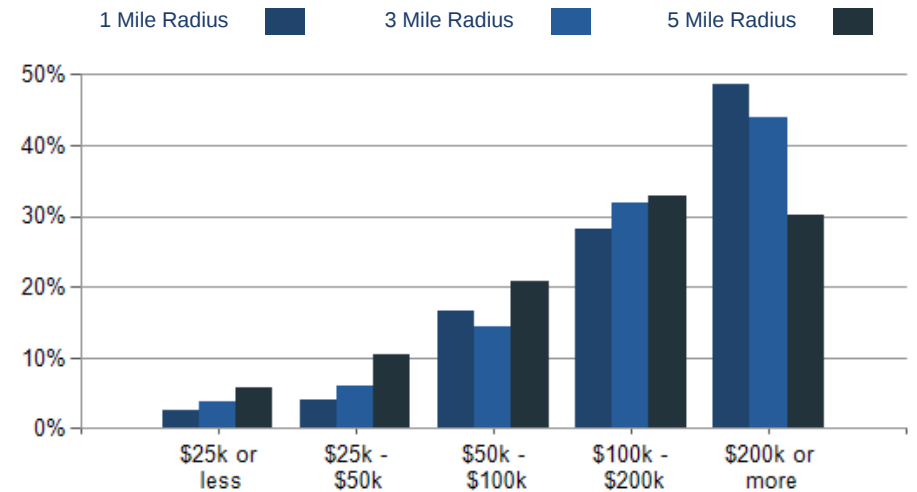


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,477	28,812	82,683
2010 Population	4,408	30,211	87,764
2026 Population	4,421	30,308	88,186
2031 Population	4,344	30,086	88,065
2026 African American	173	1,022	4,163
2026 American Indian	6	34	304
2026 Asian	443	3,952	7,701
2026 Hispanic	234	1,599	11,840
2026 Other Race	88	506	5,074
2026 White	3,404	22,739	62,827
2026 Multiracial	306	2,050	8,100
2026-2031: Population: Growth Rate	-1.75%	-0.75%	-0.15%

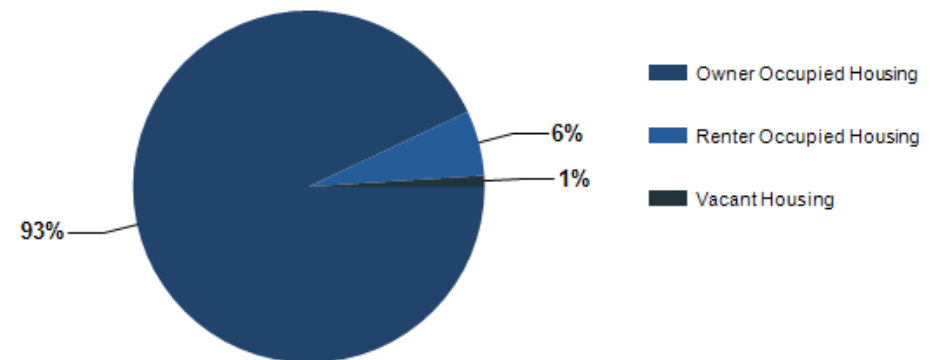
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	22	238	1,042
\$15,000-\$24,999	18	204	908
\$25,000-\$34,999	43	189	1,524
\$35,000-\$49,999	23	498	2,044
\$50,000-\$74,999	186	878	3,821
\$75,000-\$99,999	86	775	3,246
\$100,000-\$149,999	162	1,690	5,960
\$150,000-\$199,999	299	1,980	5,280
\$200,000 or greater	796	5,053	10,274
Median HH Income	\$195,356	\$178,610	\$135,739
Average HH Income	\$240,619	\$223,181	\$178,391



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

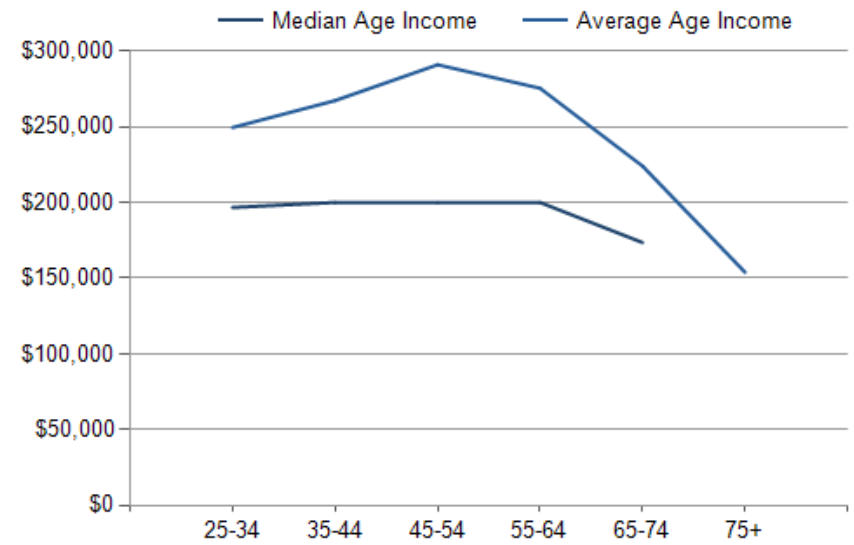
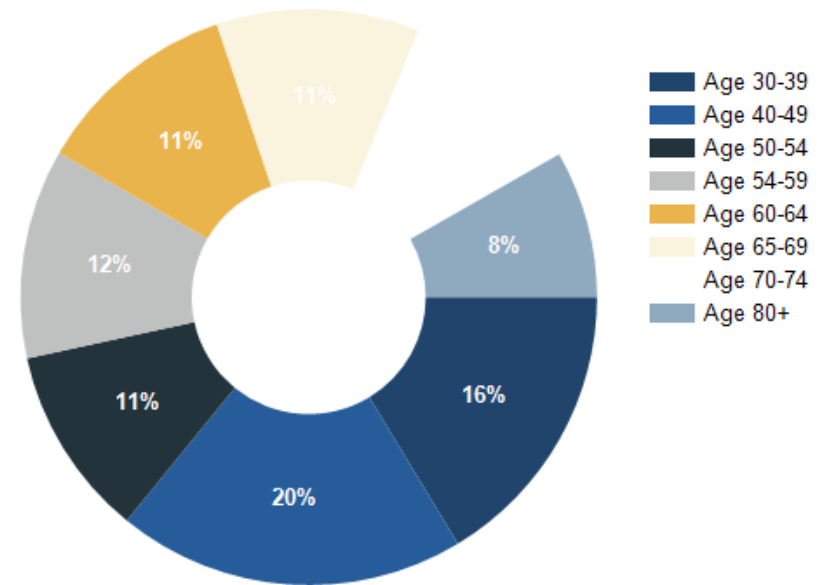


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	222	1,224	4,857
2026 Population Age 35-39	231	1,524	5,296
2026 Population Age 40-44	277	1,778	5,370
2026 Population Age 45-49	264	1,772	5,136
2026 Population Age 50-54	297	2,022	5,426
2026 Population Age 55-59	326	2,255	6,123
2026 Population Age 60-64	318	2,328	6,517
2026 Population Age 65-69	315	2,276	6,254
2026 Population Age 70-74	292	1,969	5,247
2026 Population Age 75-79	229	1,698	4,116
2026 Population Age 80-84	135	1,162	2,785
2026 Population Age 85+	101	1,116	2,628
2026 Population Age 18+	3,526	24,615	71,356
2026 Median Age	46	49	45
2031 Median Age	46	49	46

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$196,700	\$189,300	\$130,461
Average Household Income 25-34	\$249,569	\$239,233	\$172,263
Median Household Income 35-44	\$200,001	\$200,001	\$158,776
Average Household Income 35-44	\$267,340	\$260,244	\$201,181
Median Household Income 45-54	\$200,001	\$200,001	\$174,584
Average Household Income 45-54	\$291,016	\$277,938	\$219,916
Median Household Income 55-64	\$200,001	\$200,001	\$168,431
Average Household Income 55-64	\$275,467	\$268,433	\$210,672
Median Household Income 65-74	\$173,535	\$143,859	\$112,176
Average Household Income 65-74	\$224,050	\$193,834	\$159,601
Average Household Income 75+	\$153,882	\$126,334	\$108,462

Population By Age



Hockessin Square

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