

TURNKEY MEDICAL CONDO FOR SALE

OFFERING MEMORANDUM



Christiana Spine Center

1101 Twin C Lane
Newark DE 19713

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DSM
COMMERCIAL

OFFERING SUMMARY

| | |
|---------------|-------------------------------------|
| ADDRESS | 1101 Twin C Lane Newark DE 19713 |
| PROPERTY TYPE | Medical Office Condo |
| AVAILABLE | Suite 202: +/-3,381 SF |

FINANCIAL SUMMARY

| | |
|-------|-------------|
| PRICE | \$1,150,000 |
|-------|-------------|

Position Your Practice in Newark's Established Healthcare Corridor

- Suite 202 at 1101 Twin C Lane presents a rare opportunity to acquire a fully built-out medical office condominium within one of Newark's most established healthcare corridors. This turnkey suite is thoughtfully designed to support a wide range of medical users, featuring eight exam rooms, a dedicated MRI suite, and a functional back-office area with administrative workspace.
- Patients are welcomed by a spacious, professional waiting area, while the efficient layout supports seamless patient flow and day-to-day operational efficiency. Located in close proximity to Christiana-area medical providers and major roadways, this offering provides both immediate usability and long-term value for owner-users and investors alike.

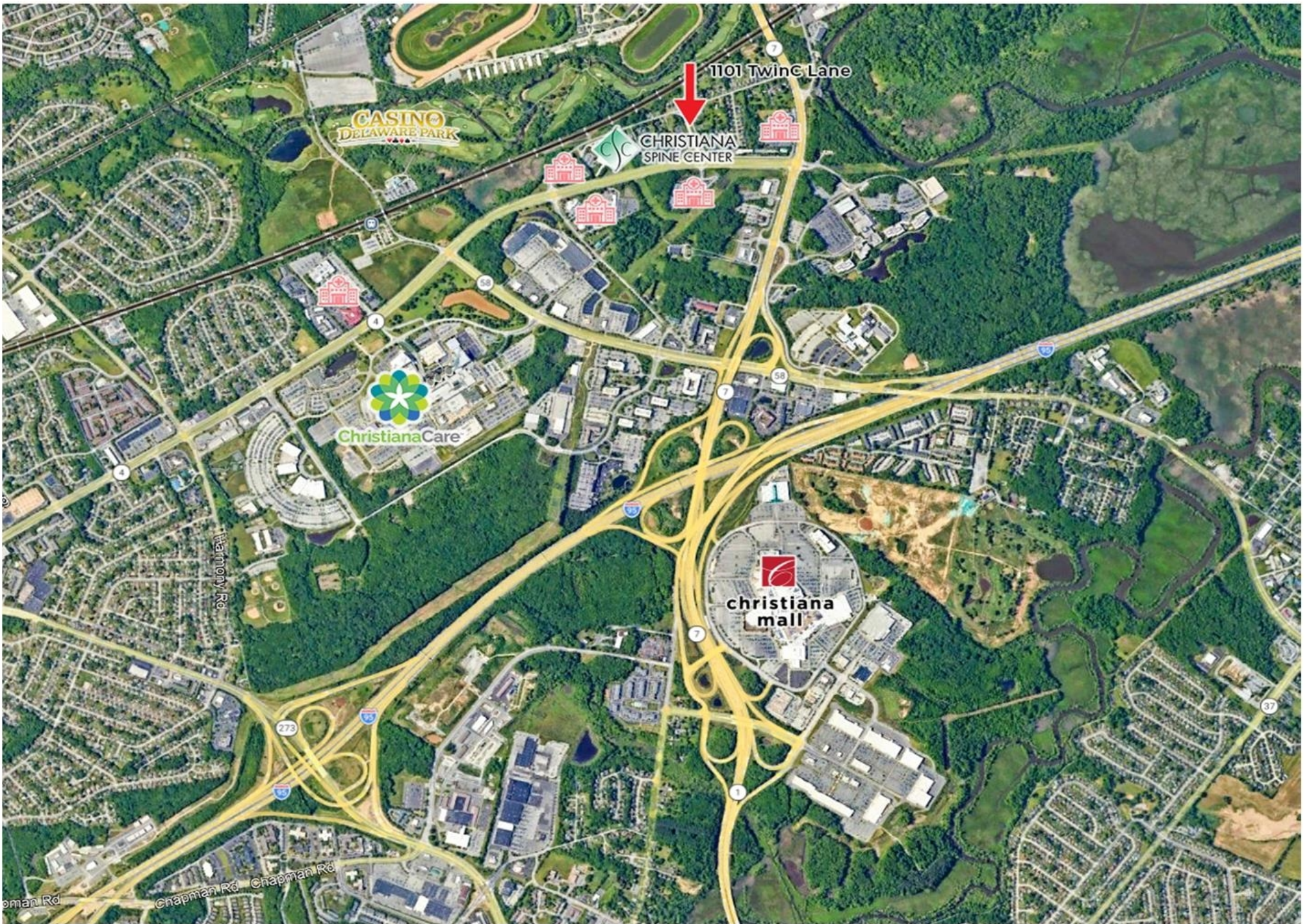
Key Advantages

- Eight (8) exam rooms + dedicated MRI suite
 - Efficient layout designed for patient flow and staff productivity
 - Professional reception and waiting area
 - On-site parking with convenient access for patients and staff
 - Located in an established medical corridor
 - Ideal for owner-users or investors seeking a stable medical asset



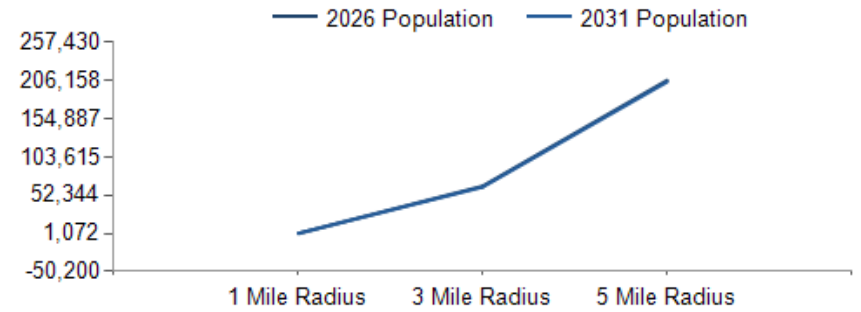




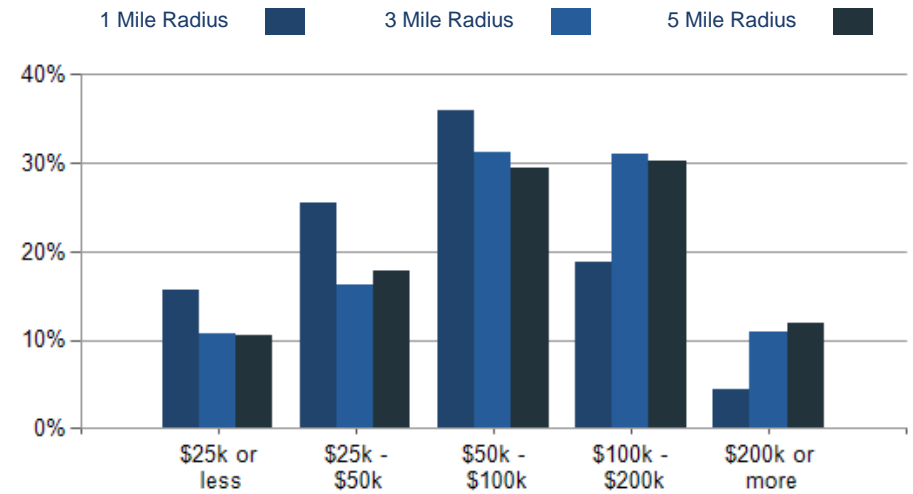


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 990 | 64,349 | 197,293 |
| 2010 Population | 902 | 63,277 | 201,465 |
| 2026 Population | 1,090 | 64,399 | 206,158 |
| 2031 Population | 1,072 | 63,325 | 204,168 |
| 2026 African 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 |
| 2026-2031: Population: Growth Rate | -1.65% | -1.70% | -0.95% |

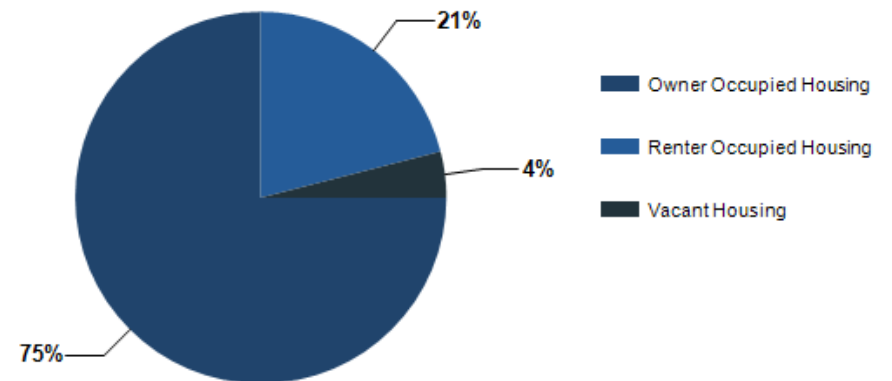
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 29 | 1,635 | 4,945 |
| \$15,000-\$24,999 | 53 | 1,261 | 3,721 |
| \$25,000-\$34,999 | 71 | 1,771 | 5,424 |
| \$35,000-\$49,999 | 63 | 2,625 | 9,417 |
| \$50,000-\$74,999 | 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

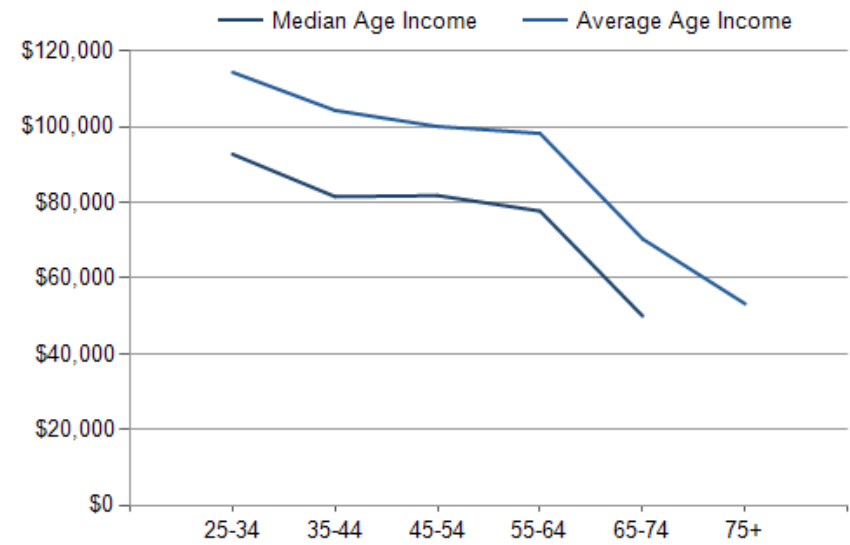
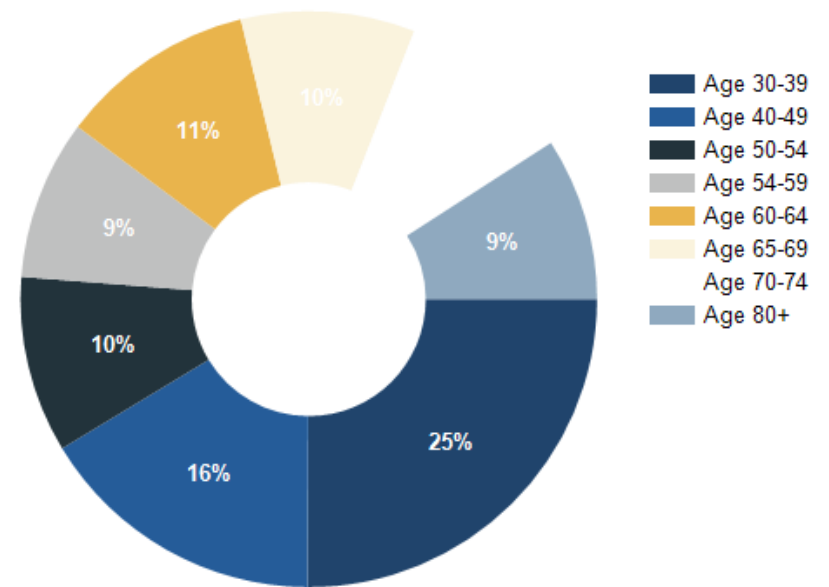


Source: esri

| 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



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