

FORMER RESTAURANT
WITH PATIO
SPACE AVAILABLE
FOR LEASE

701 ACE MEMORIAL

Hockessin, DE 19707

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PROPERTY DESCRIPTION

Rare opportunity to lease a former end-cap restaurant with patio space in Hockessin, Delaware. The space is available with the option to purchase the existing furniture, fixtures, kitchen, and catering equipment, providing a streamlined path to opening your restaurant or food service concept.

Well-suited for owner-operators, expanding brands, or catering businesses seeking a turnkey location in a highly desirable market.

PROPERTY HIGHLIGHTS

- Existing restaurant infrastructure in place
- End-cap with patio
- Option to purchase furniture, fixtures, kitchen, and catering equipment
- Located in the affluent Hockessin market with strong surrounding demographics

OFFERING SUMMARY

| | |
|---------------|------------------|
| Lease Rate: | \$25 SF/yr (NNN) |
| Available SF: | 2,040 +/- SF |

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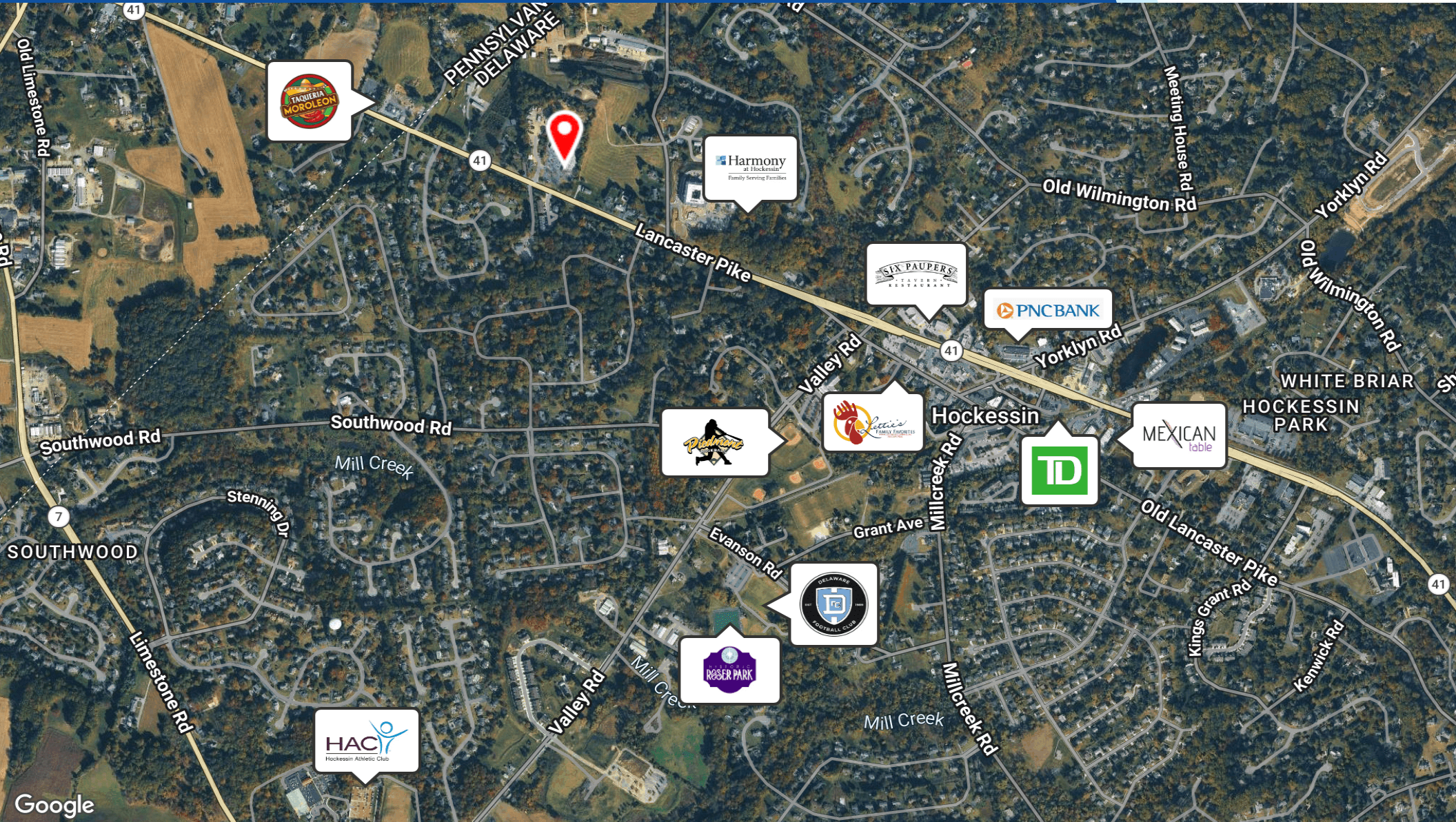
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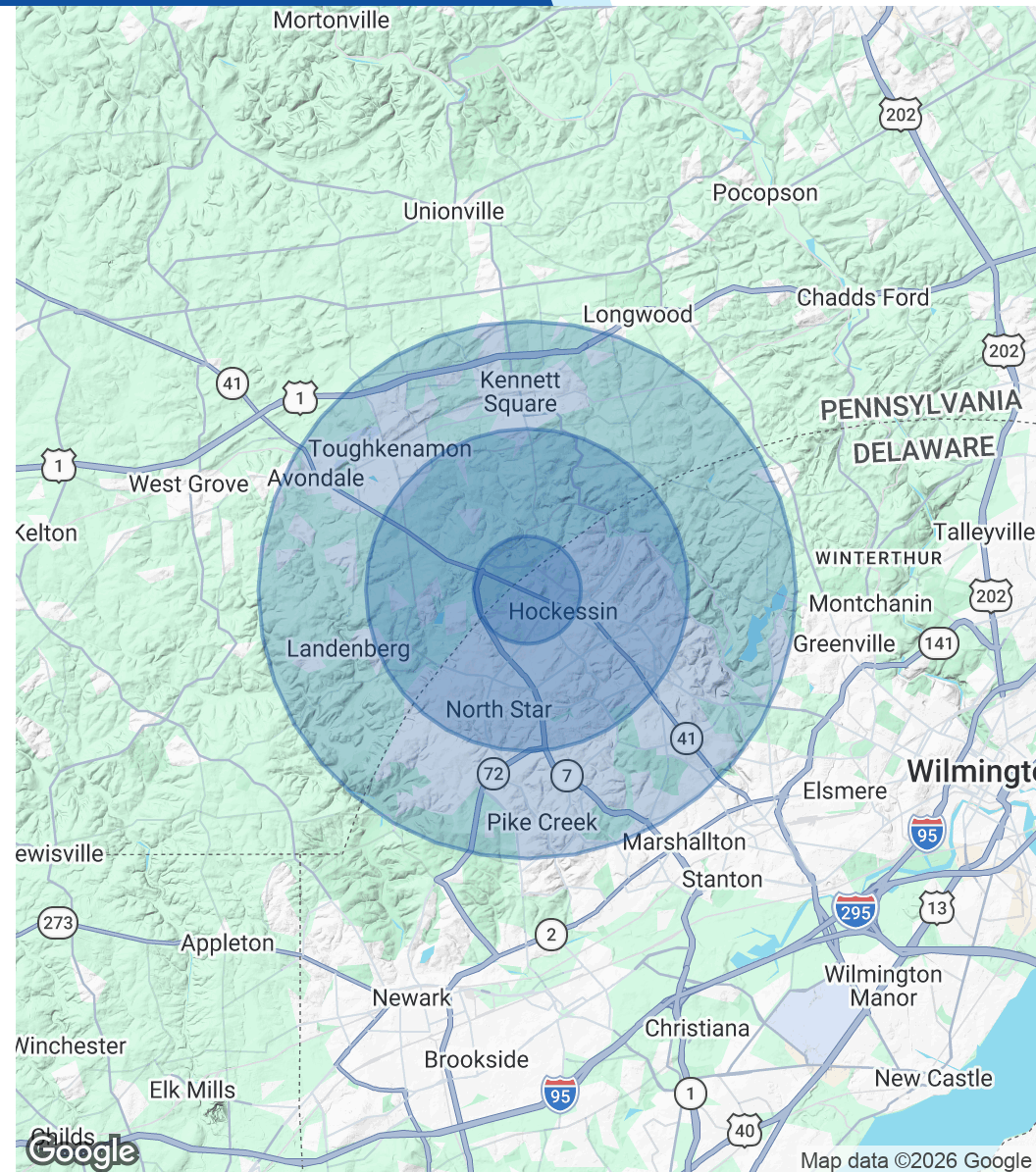
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,912 | 29,764 | 84,914 |
| Average Age | 44 | 45 | 44 |
| Average Age (Male) | 44 | 44 | 42 |
| Average Age (Female) | 45 | 46 | 45 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,439 | 10,719 | 32,052 |
| # of Persons per HH | 2.7 | 2.8 | 2.6 |
| Average HH Income | \$240,666 | \$206,515 | \$169,438 |
| Average House Value | \$632,652 | \$592,972 | \$525,273 |

2020 American Community Survey (ACS)



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