



 **JLL** SEE A BRIGHTER WAY

For sale

Class A Office Building
+/- 113,000 SF

100 S Main St
Smyrna, DE 19977

Property Highlights

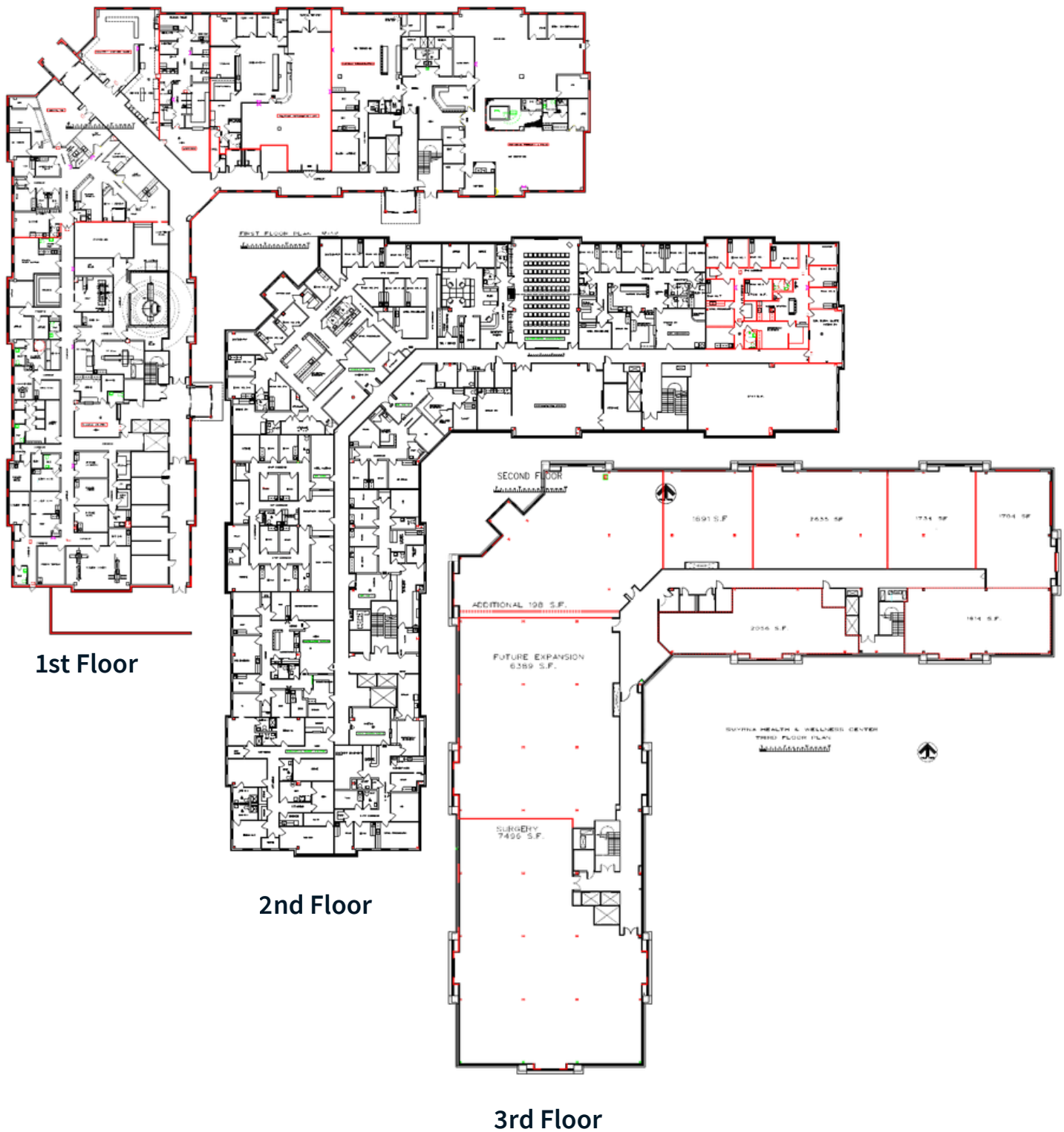
- Modern, purpose-built Class A medical office complex
- ±113,000 SF three-story building on 3.14-acre campus
- 74% leased, anchored by major regional healthcare tenants
- Ample parking with professionally managed campus setting
- Located in Delaware's growth corridor between Dover and Wilmington

Location & Access

- Ideally positioned two blocks off Dupont Blvd. (Route 13)
- Within one mile of DE Route 1 interchange
- Easily accessible from northern and southern Delaware markets
- Smyrna's established medical district location
- Central Delaware healthcare hub with strong market fundamentals



Floorplans



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	12,835	32,480	114,129
Median Age	37.2	36.4	36.1
Median Age (Male)	33.9	36.9	35.3
Median Age (Female)	38.7	38.2	37.8



Ryan Ward
 Senior Associate
ryan.ward@jll.com
 M +1 302 463 1284
 O +1 302 356 2861
jll.com

Jones Lang LaSalle Brokerage, Inc.
 1011 Centre Road, Suite 117
 Wilmington, DE 19805
 O +1 302 356 2858