



**MSC**

# LINDEN HILL STATION

4500 NEW LINDEN HILL RD,  
PIKE CREEK, DE



NEW CONSTRUCTION  
MIXED-USE DEVELOPMENT  
1,731 - 1,935 SF AVAILABLE RETAIL

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**DOUGLAS GREEN**  
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- Three vacancies ideal for health/wellness, medical, pet/vet and service-oriented tenants
- Featuring ±30,000 SF of retail comprised of restaurants, boutiques and small-shop space
- A live-work-play atmosphere created by 60+ residences and ±26,000 SF of office space
- Conveniently positioned among an established and affluent residential population
- Ideally located along Rt-7 (40,836 AADT) at a fully signalized intersection

## JOIN THESE TENANTS



## JOIN THESE AREA TENANTS



## DEMOGRAPHICS



### EST. POPULATION

1 mi 9,671 | 3 mi 65,608 | 5 mi 139,642



### EST. TOTAL EMPLOYEES

1 mi 2,515 | 3 mi 17,443 | 5 mi 83,741



### EST. AVG HH INCOME

1 mi \$139,872 | 3 mi \$142,943 | 5 mi \$135,674

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MAP

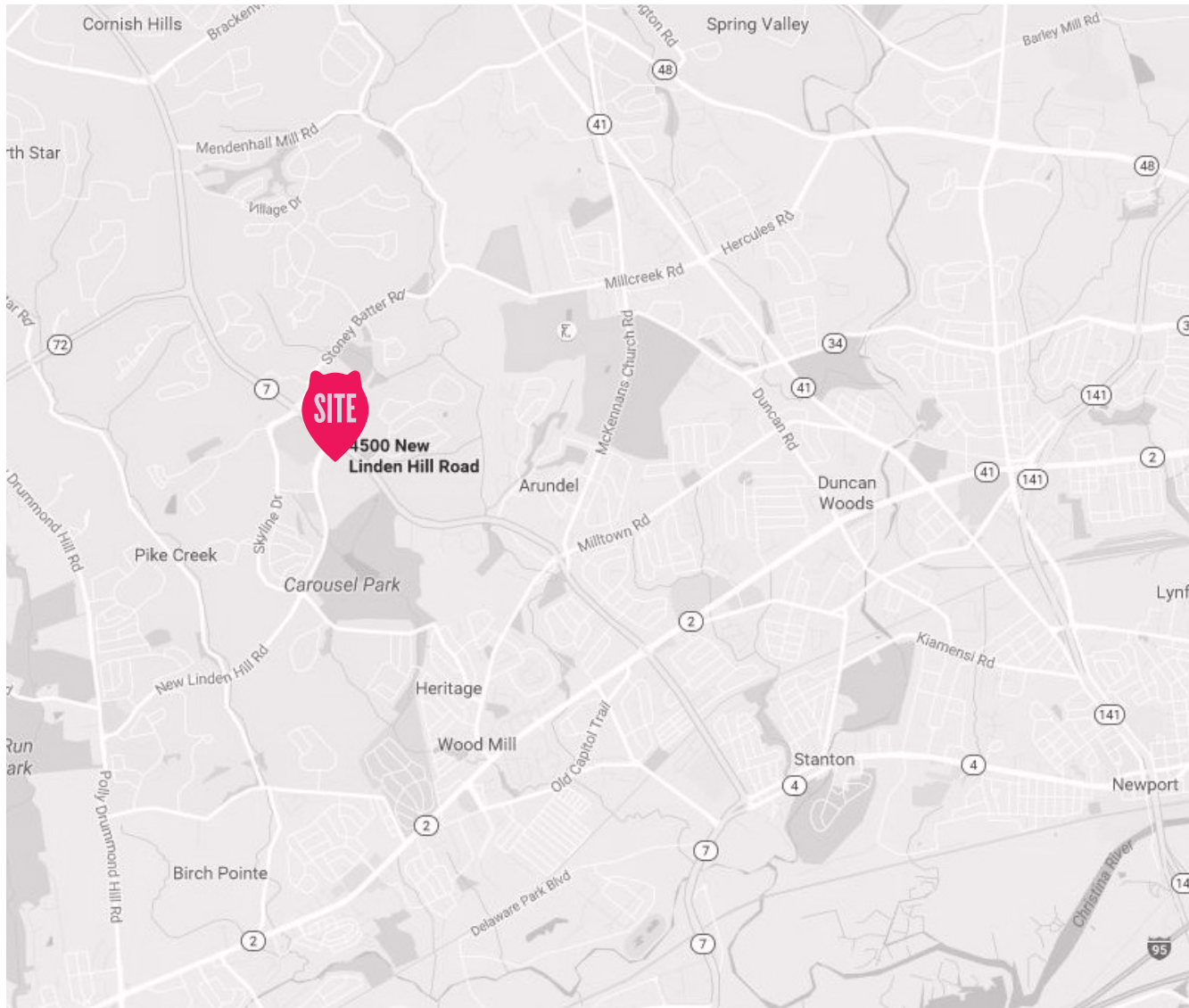


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PHOTOS



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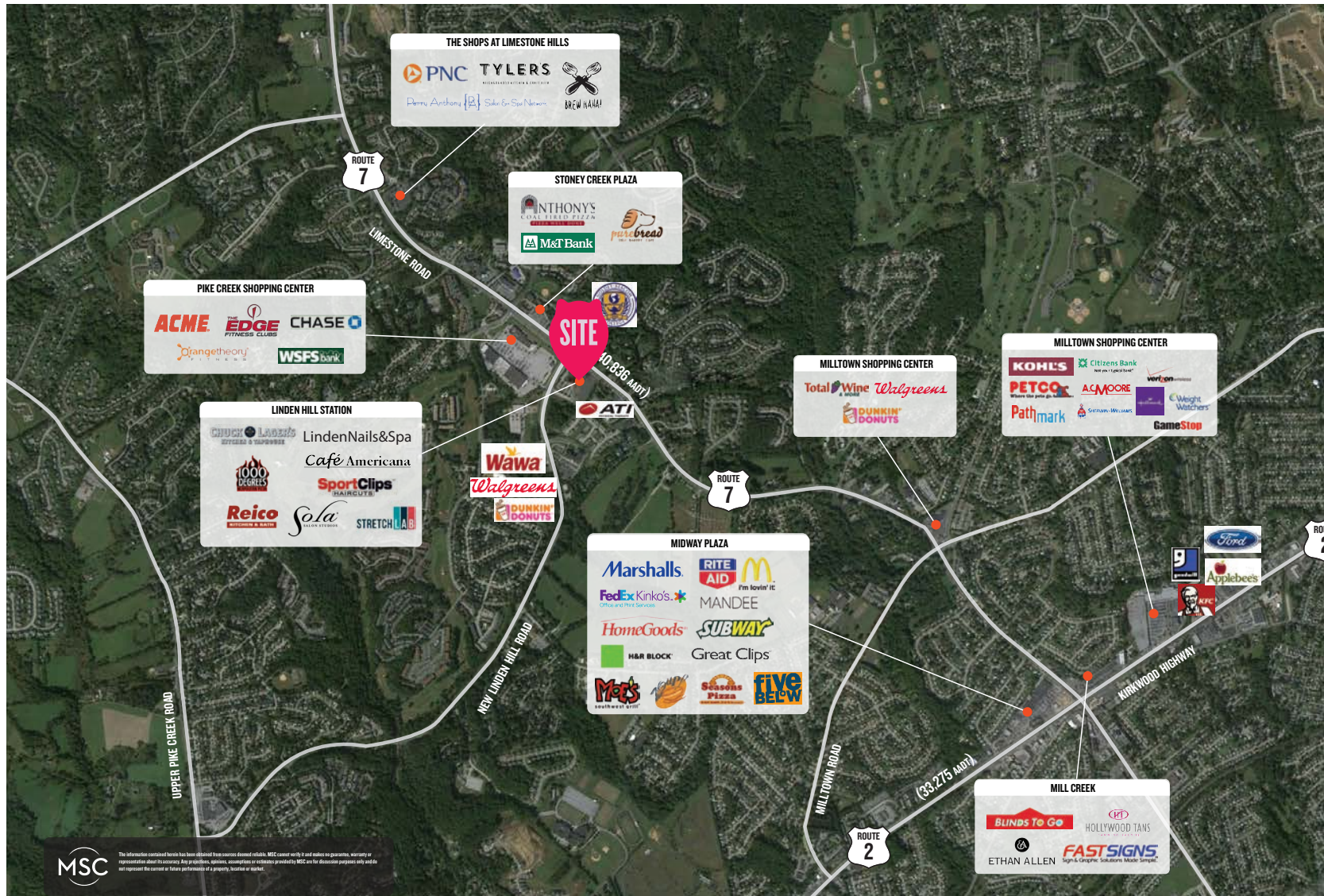


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