

Pike Creek

LEASING OPPORTUNITIES IN ACTIVE REDEVELOPMENT

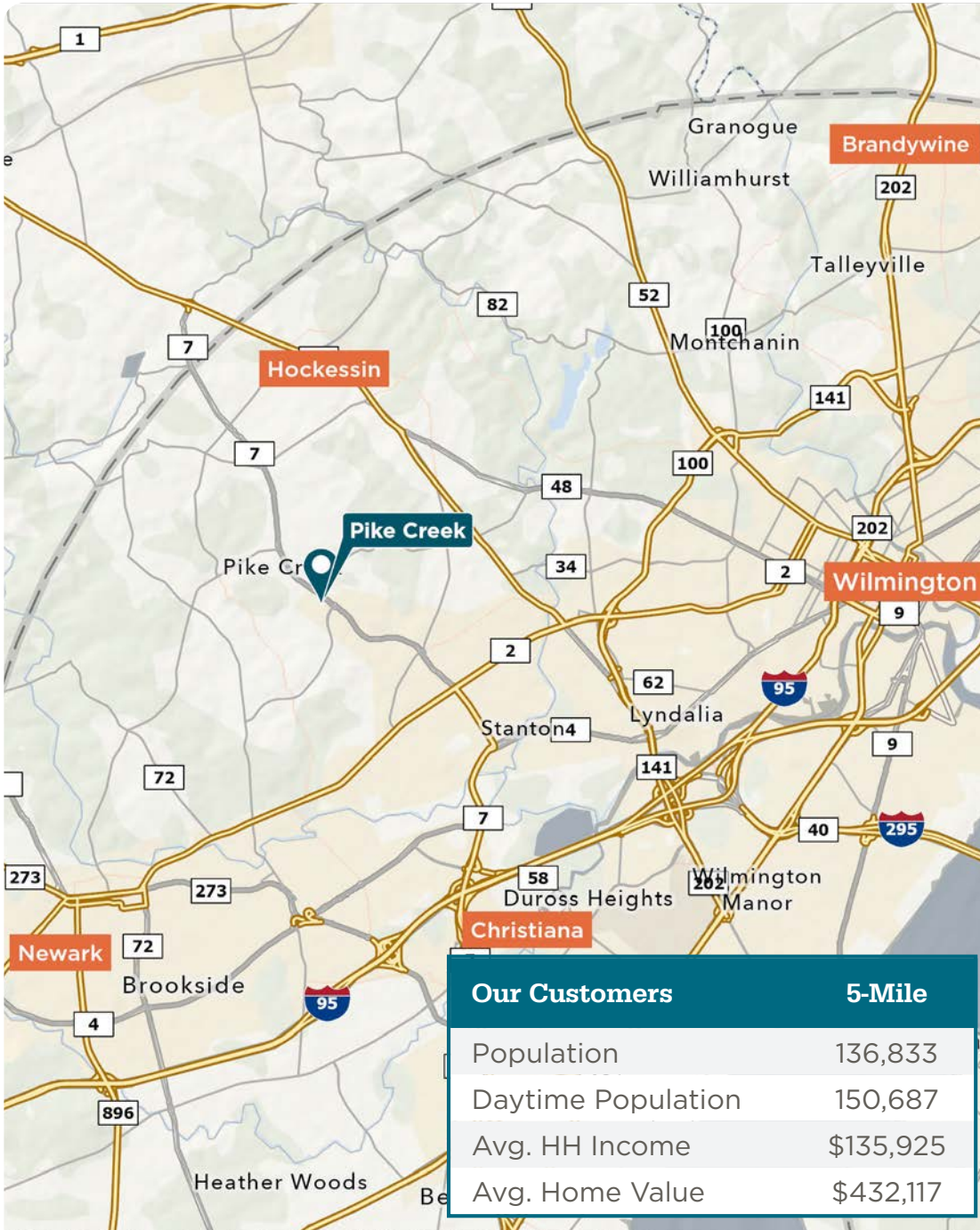
4700 Limestone Road
Wilmington, DE 19808

Regency
Centers.

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BEFORE AND AFTER | REDEVELOPMENT UNDERWAY



The Location

Embedded in the Wilmington community

Pike Creek is approximately one hour outside Philadelphia on Limestone Road. It serves the Hockessin and Christiana communities with a mix of national and regional retailers.

The center has 2.9M visits annually from 246.7K customers and an average dwell time of 48 minutes. Pike Creek has seen year over year visits increase by 32.3% and 46.9% over the last two years.

This redevelopment will transform the shopping center with a new look and an upgraded merchandising mix.



The Location






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The Market

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	3-Mile Radius	5-Mile Radius	10-Min Drive
 Population	62,634	136,833	62,432
 Total Daytime Population	51,417	150,687	48,856
 Average Household Income	\$142,698	\$135,925	145,409
 Average Home Value	\$427,385	\$432,117	\$428,905
 Bachelor's Degree or Higher	50.7%	46.8%	50.5%



Demographic Snapshot

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Center Size: 229,330 SF

	AVAILABLE	SF
07	AVAILABLE (DIVISIBLE 3,000 SF/6,000 SF)	±9,000
12	RESTAURANT OPPORTUNITY	8,000
20	AVAILABLE	1,600
27B	2ND FLOOR SPACE AVAILABLE	2,623
34	2ND FLOOR SPACE AVAILABLE	1,709
35A	2ND FLOOR SPACE AVAILABLE	1,446
50	2ND FLOOR SPACE AVAILABLE	381
	AVAILABLE SOON	
30	AVAILABLE SOON	2,100
	LEASED	
01	EDGE FITNESS	38,237
1B	PIKE CREEK COMMUNITY HARDWARE	39,612
02	SOYBEAN ASIAN GRILLE	2,000
03	KABAB AND CURRY	2,000
04	BARCELONA PIZZA	2,000
05	SUSHI XTREME	2,000
06	KYUSHU RAMEN BAR	2,000
08	ACME MARKETS	49,069
09	GOHEALTH URGENT CARE	3,000
10	PIKE CREEK WINE & SPIRITS	6,000
11	JPMORGAN CHASE BANK	3,500
14	FRAZZBERRY	1,600
15	SUPERCUTS	1,600
16	THE ORIGINAL HOT BAGELS	1,200
17	WAXING THE CITY	2,028
18	TROPICAL SMOOTHIE CAFE	1,927
19	STARLIGHT NAIL SALON & SPA	1,225
21	RENO'S ICE CREAM	732
22	CODE NINJAS	2,015
23	KAREN OPTICAL	1,247
24	VALLE CUCINA ITALIANA	3,099
25	ORANGETHEORY FITNESS	3,000
26	H & R BLOCK	3,000
27	GOLDFISH SWIM SCHOOL	7,200
29	BUFF CITY SOAP	3,039
29A	HONEY BAKED HAM	2,533
29B	TIGER KICKS TAE KWON DO	5,859
31	HEART & HOME	4,341
32	KIDSTRONG	4,930
35	BRAIN BALANCE	2,100



ACME



Edge Fitness



Valle Cucina Italiana

Leasing Plan

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Before and After

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About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 24 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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