

NANTICOKE HEALTH PAVILION BRIDGEVILLE

9111 Antique Alley | Bridgeville, DE 19933



DEAL STORY:

Devreco plays a vitally important role in the commercial property cycle across all market sectors. As an ever changing sector, healthcare is one we keep a close eye on. As trends have emerged due to changes in policy, outcomes and technological advances, a major change taking place is the transition of the delivery of care and services outside the walls of the hospital. Nanticoke Memorial Health Services, based in Seaford, Delaware has been going through this transition since the 90's. With satellite offices in Georgetown, Seaford, Bridgeville and Laurel, Delaware, Nanticoke is bringing healthcare closer to home.

Devreco anticipated an additional location for Nanticoke Memorial in Bridgeville, DE because of its growing population, demand for services and growing number of retired physicians. Bridgeville is also home to Heritage Shores, one of southern Delaware's premier 55+ communities.

Knowing the hospital wanted to expand by finding ways to be more accessible in surrounding markets, Devreco purchased a three acre plot of land in Bridgeville before a lease was even signed. May sound risky - but in the end, Nanticoke executives valued the development team's instincts and insight and entered negotiations to develop Nanticoke Health Pavilion Bridgeville (Bridgeville Medical Center).

The development of a new health facility for Nanticoke required Devreco to focus on accessibility as a priority from the very initial stages of the project. Being that the property entrance was positioned on a county road and within DelDOT's jurisdiction, the team needed approval from DelDOT to move forward. The full approval process took nearly two years.

After approval was granted, Devreco initiated a plan for the development of two 9,900 square foot buildings. The buildings have no common doorways or stairwells and are 100% useable space, allowing users to lease only the space they use within their walls.

Nanticoke Health Pavilion is home to Nanticoke EZ Lab, providing services including phlebotomy and specimen collection, an urgent care center and additional medical offices. Nanticoke plans to bring new doctors into the area based on the community's needs.

QUICK FACTS:

- One-Stop Healthcare Center
- 19,800 Square Feet
- New Construction
- 100% Efficient

“ WE HAVE WORKED WITH BRAD AND PALMER ON SEVERAL OCCASIONS BECAUSE THEY LISTEN TO US AND DEVELOP THE TYPES OF PATIENT-FRIENDLY BUILDINGS WE WANT TO HAVE. NANTICOKE HEALTH PAVILION BRIDGEVILLE'S EASE OF ENTRY AND SEAMLESS STRUCTURE WAS THE RIGHT SOLUTION FOR THE COMMUNITY. ”

Thomas Brown
Senior Vice President
Nanticoke Physician Network

