



**PROPERTY DESCRIPTION**

Welcome to the ultimate shopping and dining experience at Governor's Square Shopping Center II in Bear, DE! Join Longhorn Steakhouse, Chick-fil-A, Moe's, Five Guys burgers, Sweet Frog Yogurt and many more! With additional must-visit stores like Mattress Warehouse, Cycle City, Edible Arrangements and others, our vibrant retail destination offers something for everyone. Conveniently located at the bustling intersection of Route 7 and Route 40, Governor's Square II is your go-to hub for commercial excitement and unbeatable convenience.

**PROPERTY HIGHLIGHTS**

- **Available:**
  - > Unit 1231: 1,600 SF
  - > Unit 1269: 1,600 SF
  - > Units 1257-1263: 1,600 - 6,400 SF
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 45,865 VPD
- Prime visibility with easy access
- Ample parking
- Less than one minute from Route 1
- Pylon Signage available



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,549	74,396	139,537
Total Households	4,562	29,003	55,018
Average HH Income	\$73,158	\$84,965	\$83,063
Median Age	36.9	37.9	38.5

**For More Information, Contact:**

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Dan Wham  
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302.283.1800 Office  
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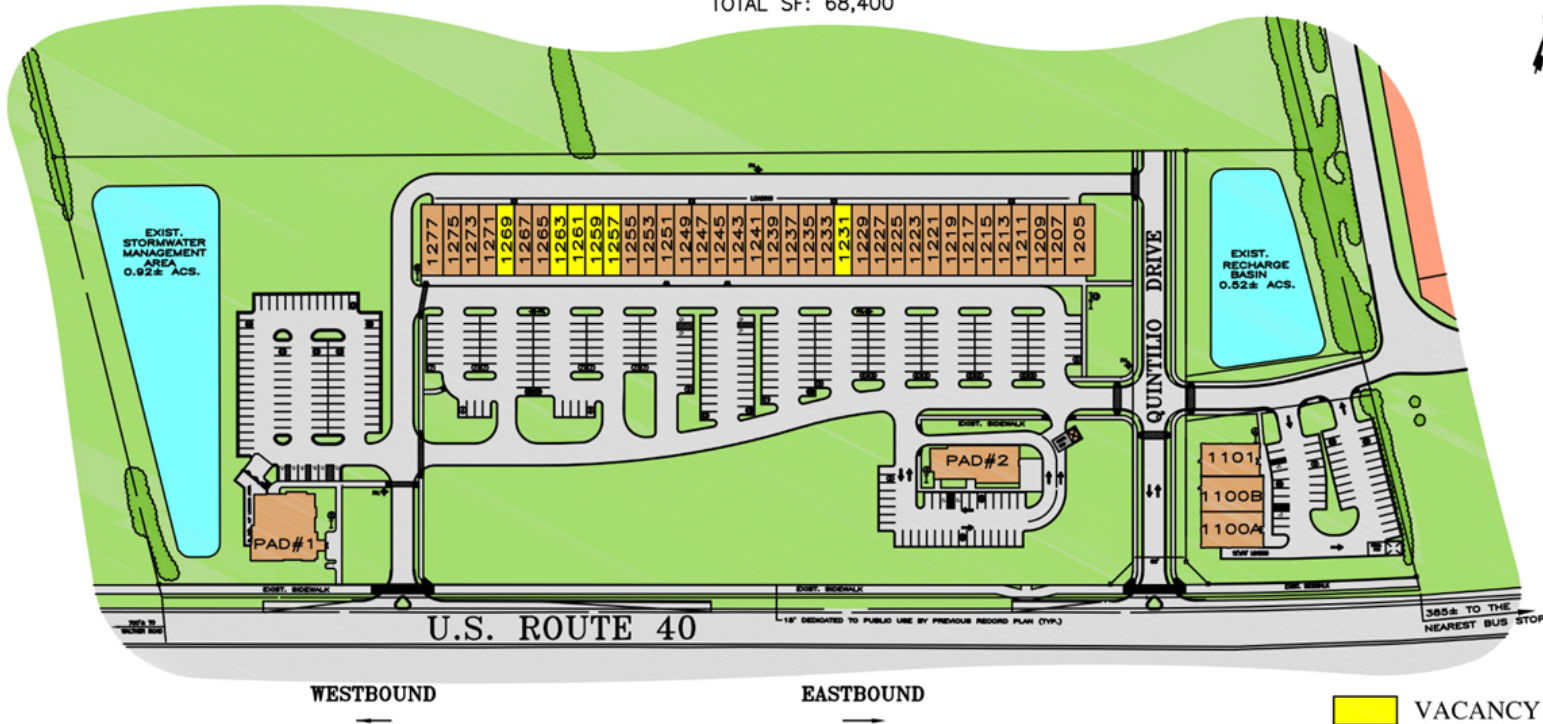
Owned & managed by:  
**DELLE DONNE**  
&  
ASSOCIATES.

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com

### GOVERNORS SQUARE SHOPPING CENTER II BEAR, DELAWARE

Unit#	Tenant Name	SF	Unit#	Tenant Name	SF	Unit#	Tenant Name	SF	Unit#	Tenant Name	SF
1100A	FRANKLIN MINT CREDIT UNION	2,800	1219	Fulton Paper	1,600	1241	Moe's Southwest Grill	1,600	1261	VACANT	1,600
1100B	IVIRA PHARMACY	2,800	1221	Fulton Paper	1,600	1243	Moe's Southwest Grill	1,600	1263	VACANT	1,600
1101	T-Mobile	2,400	1223	Poke Bowl	1,600	1245	Indian Cuisine	1,600	1265	Sherwin Williams	1,600
1205	Celebree	2,800	1225	Sweet Frog Yogurt	1,600	1247	Indian Cuisine	1,600	1267	Sherwin Williams	1,600
1207	Celebree	1,600	1227	Edible Arrangements	1,600	1249	5 Guy's Burgers	1,600	1269	VACANT	1,600
1209	Celebree	1,600	1229	Family Dentist	1,600	1251B	5 Guy's Burgers	800	1271	Marlo's Jeweler	1,600
1211	Celebree	1,600	1231	VACANT	1,600	1251A	Kenny's Pan Asian	800	1273	Cycle Gear	1,600
1213	Celebree	1,600	1233	Supercuts	1,600	1253	Kenny's Pan Asian	1,600	1275	Cycle Gear	1,600
1215	Sybartic Bags	1,600	1235	Mr. Eye Dr.	1,600	1255	Kenny's Pan Asian	1,600	1277	Cycle Gear	1,600
1217	Fulton Paper	1,600	1237	Mr. Eye Dr.	1,600	1257	VACANT	1,600	PAD#1	Longhorn	-
			1239	Mr. Eye Dr.	1,600	1259	VACANT	1,600	PAD#2	Chik-fil-A	-

TOTAL SF: 68,400



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**Governor's Square I**  
Leased by DSM Commercial

Bank of America, Snap-On, McDonald's, TACO BELL, Hair cuttery, Little Caesars, ANYTIME FITNESS, RITE AID, AMERICAN SIGNATURE FURNITURE, GameStop

**Governors Square III/IV**  
Leased by DSM Commercial

Lowe's, ATI PHYSICAL THERAPY, ChristianCare URGENT CARE, TD Bank, TEXAS, DQ, Wawa

**Governor's Square II**  
Leased by DSM Commercial

SEVEN WILKINS, LONGHORN BY BARBQUE, sweetFrog, MTS southwest grill, Wawa, Dunkin' Donuts, Bear

**Eden Square Shopping Center**

Gabe's, Starbucks, Giant, GNC LIVE WELL, Express, DOLLAR TREE, LA FITNESS

**Salem Center**  
Leased by DSM Commercial

FOUR LIONS, Wawa, Auto Zone, Ritas, CUZINO'S ITALY KITCHEN, DOLLAR GENERAL

ROYAL FARMS, FLEECE HOUSE, CHIPOTLE MEXICAN GRILL, DUNKIN' DONUTS

**Glendale Plaza**

BURGER KING, ASHLEY, Pep Boys, DOLLAR GENERAL, UPS, PAPA JOHN'S, LESLIE'S SWIMMING POOL SUPPLIES, Auto Zone, HIRACHI JAPANESE STEAKHOUSE

**Sunset Station**  
Leased by DSM Commercial

POPEYES, burn boat camp, U.S. MAIL, Advance Auto Parts, 7 ELEVEN, DOLLAR GENERAL, MATTRESS FIRM

**Fox Run Shopping Center**

ACME, IHOP, PNC, Bank of America, KFC, MATTRESS Warehouse, M&T Bank

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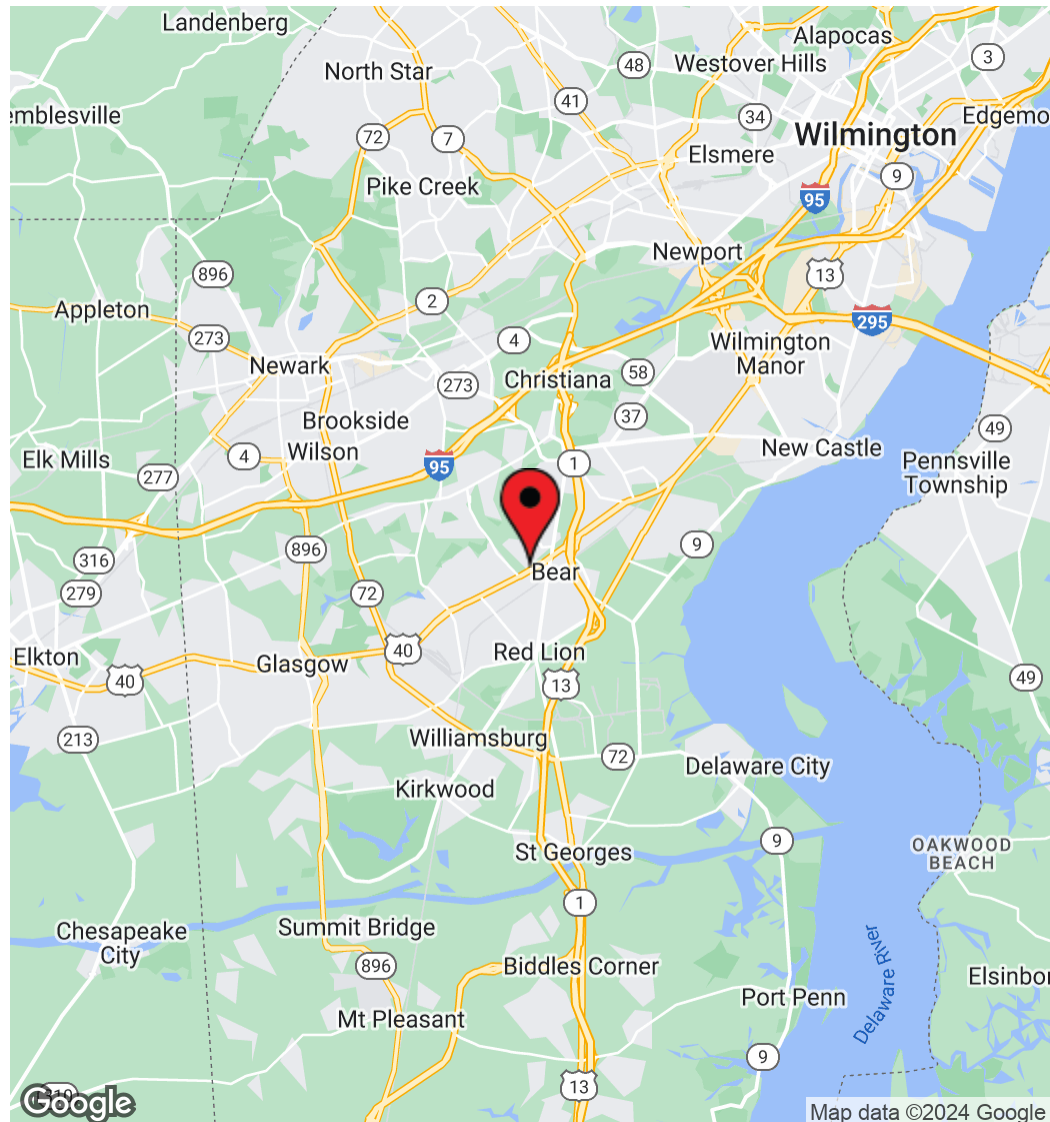
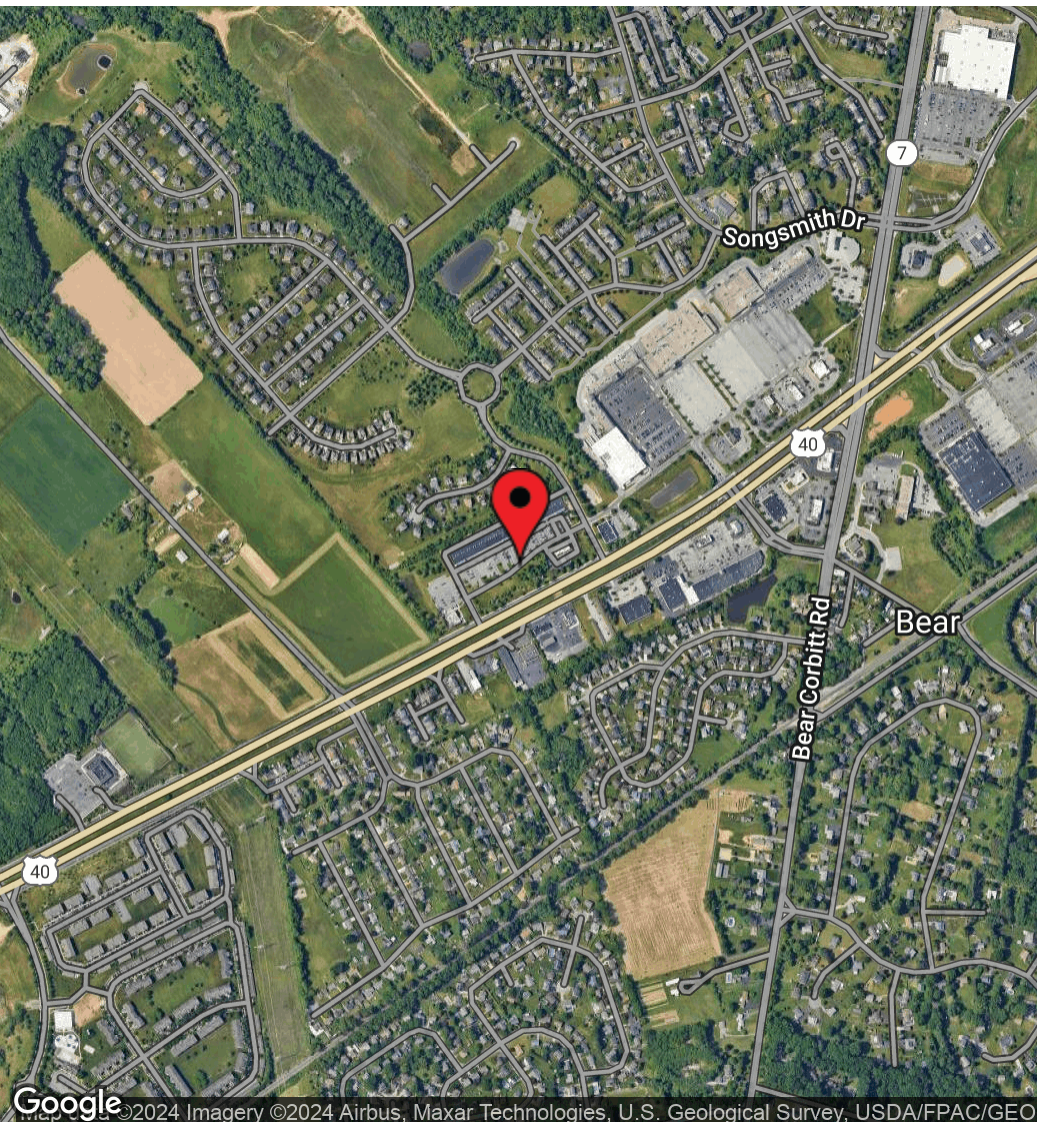




# GOVERNOR'S SQUARE II

Quintilio Drive  
Bear, DE 19701

# RETAIL SPACE FOR LEASE



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