

HIGH-VISIBILITY
RETAIL PROPERTIES
FOR SALE ON
ROUTE 40

772-780 PULASKI HWY

Bear, DE 19701

JOSEPH LATINA, SIOR

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**.51 +/- ACRE
2,160 +/- SF BUILDING**

**1.35 +/- ACRES
4,639 +/- SF BUILDING**

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PROPERTY DESCRIPTION

This well-located commercial property is for sale along busy Route 40 in Bear. Situated on a combined 1.86 +/- acres, the property features two buildings totaling 6,799 +/- SF, including a 4,639 +/- SF freestanding building with open showroom and a 2,160 +/- SF building operating as a car dealership. This site offers excellent potential for a wide range of retail, service, or automotive-related uses. The property benefits from strong daily traffic counts and high visibility with prominent signage opportunities. Its flexible layout, large showroom, and ample outdoor space make it ideal for businesses that require indoor/outdoor display, sales floor, or customer-facing operations.

PROPERTY HIGHLIGHTS

- 1.86 +/- Combined Acres with Plenty of Parking
- 4,639 +/- SF Freestanding Building with Open Showroom Layout
- 2,160 +/- SF Freestanding Building currently being used a Car Dealership
- Excellent Visibility and Signage along Route 40

OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	6,799 +/- SF
Lot Size:	1.86 +/- AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,237	27,451	59,913
Total Population	10,694	70,796	153,361
Average HH Income	\$91,047	\$95,502	\$94,978

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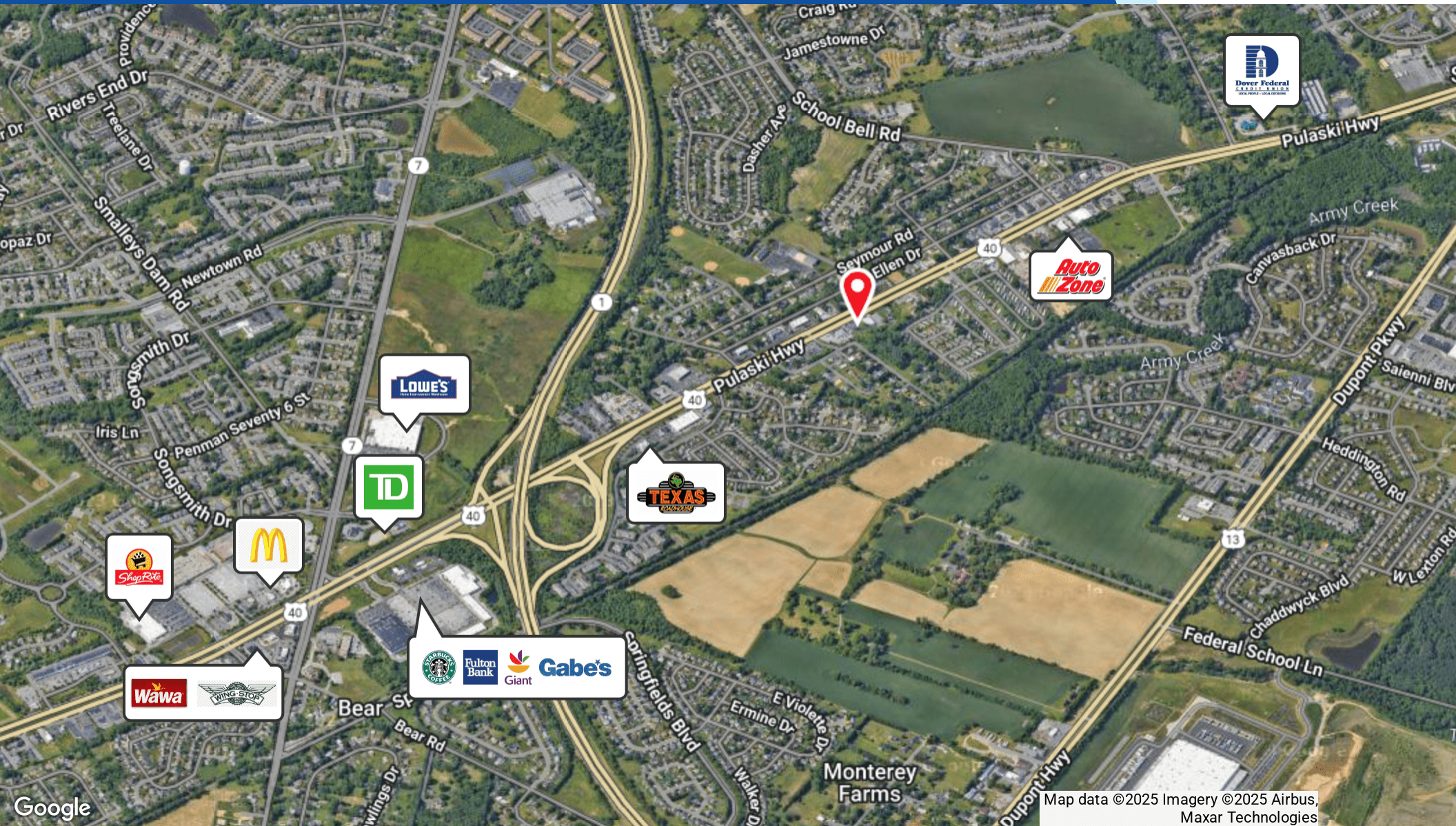
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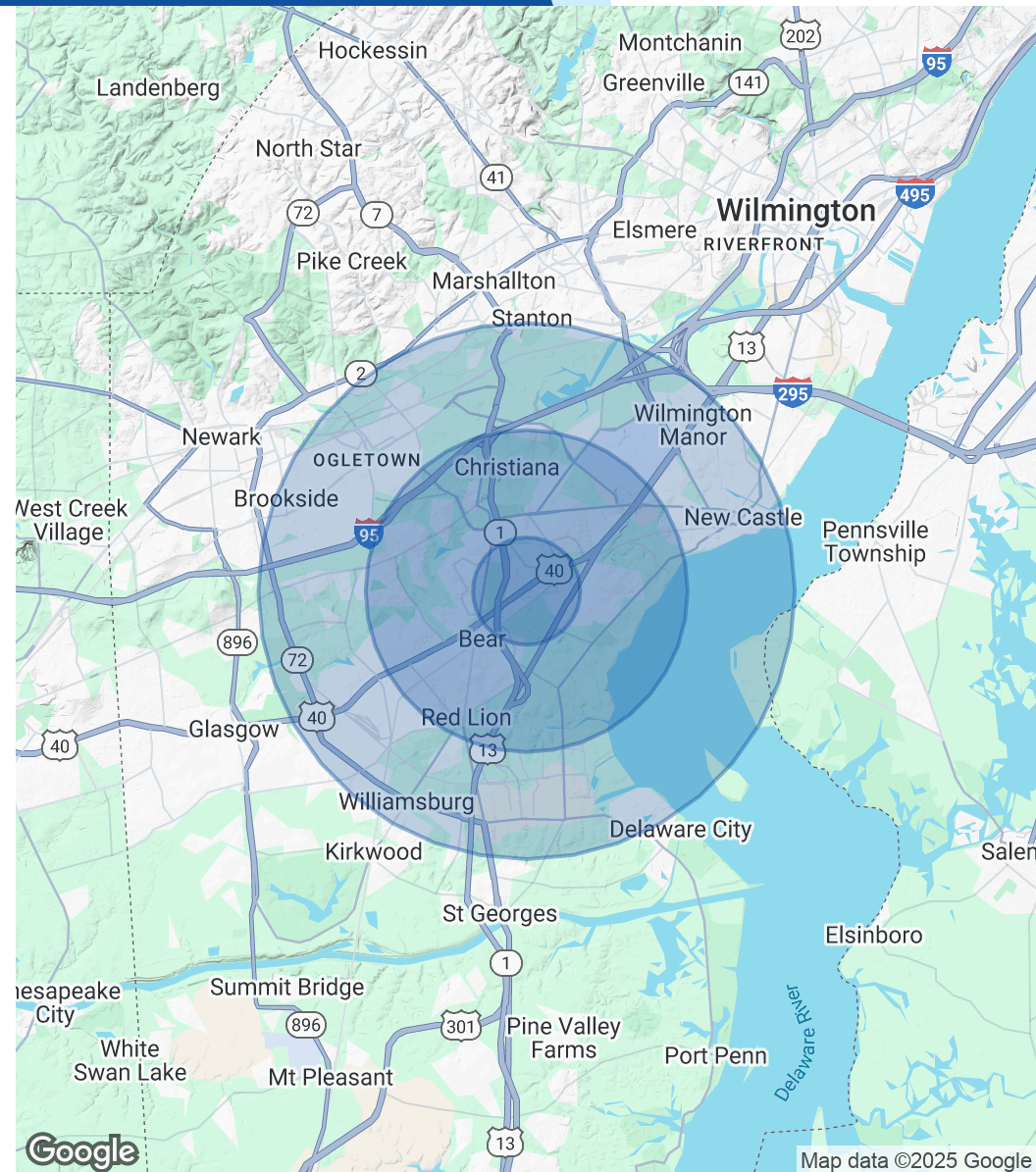
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,694	70,796	153,361
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,237	27,451	59,913
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$91,047	\$95,502	\$94,978
Average House Value	\$292,883	\$302,179	\$300,680

Demographics data derived from AlphaMap



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