

Salem Shopping Center

Owned & managed by:
DELLE DONNE
&
ASSOCIATES.



FOR LEASE | INLINE RETAIL SPACE AVAILABLE

1645-1679 Pulaski Highway
Bear, DE 19701

Dann Gladnick
DSM Commercial
(302) 283-1800
dgladnick@dsmre.com

Dan Wham
DSM Commercial
(302) 283-1800
dwham@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	1645-1679 Pulaski Highway Bear, DE 19701
County	New Castle County
Available	Two ±1,600 SF inline suites
Lease Rate	Please contact listing agent
Traffic Count	44,981 AADT

HIGHLIGHTS

- Join Wawa and Food Lion at Salem Shopping Center, a well-established neighborhood shopping center offering approximately 40,000 square feet of retail space at the signalized intersection of Route 40 and Salem Church Road in Bear, Delaware. Located in one of the county's fastest-growing areas, the center provides strong visibility, high traffic counts, and a dynamic tenant mix, making it an ideal location for retail and service-oriented users seeking exposure in a high-traffic corridor.
- Two inline retail suites totaling 3,200 SF (±1,600 SF each)
- Positioned at the signalized intersection of Route 40 and Salem Church Road
- Anchored by Wawa and Food Lion, generating consistent daily traffic
- Pylon signage available for strong visibility
- Located within one of New Castle County's fastest-growing trade areas



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	16,640	67,481	157,597

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$100,590	\$114,239	\$114,275

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	6,430	26,195	60,445

SALEM SHOPPING CENTER

BEAR, DELAWARE

Unit#	Tenant Name	SF	Unit#	Tenant Name	SF
1605	Food Lion	34,928	1663	Nino's Pizza	1,600
1639	Atexcan Mexican Restaurant	1,082	1665	Nino's Pizza	1,600
1641	Metro PCS	918	1667	Beauty Max	1,600
1643	Jamican Cafe	1,600	1669	Kevin's Nails	1,600
1645	The Tobacco Store	1,600	1671	NY Fried Chicken	1,600
1647	Barber Shop	1,600	1673	Rita's Water Ice	1,600
1649	Pivot Physical Therapy	1,600	1675	Allstate Insurance	1,600
1651	Pivot Physical Therapy	1,600	1677	VACANT	1,600
1653	Pivot Physical Therapy	1,600	1679	Dollar General	1,600
1655	Pivot Physical Theraov	1,600	1681	Dollar General	1,600
1657	Leased		1683	Dollar General	1,600
1659	Advance America	1,600	1685	Dollar General	1,600
1661	JMH Studios	1,600			

Total SF: 72,128





Traffic Count Legend

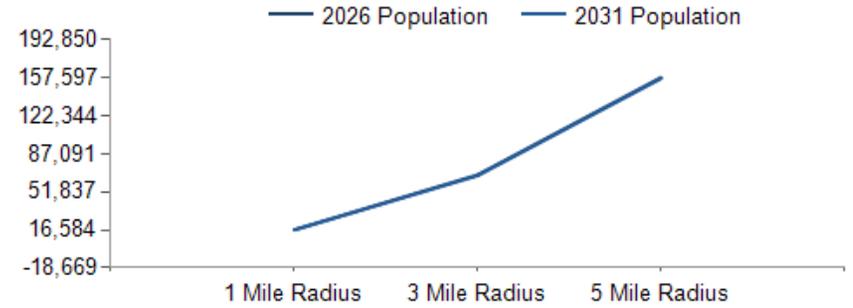
- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds

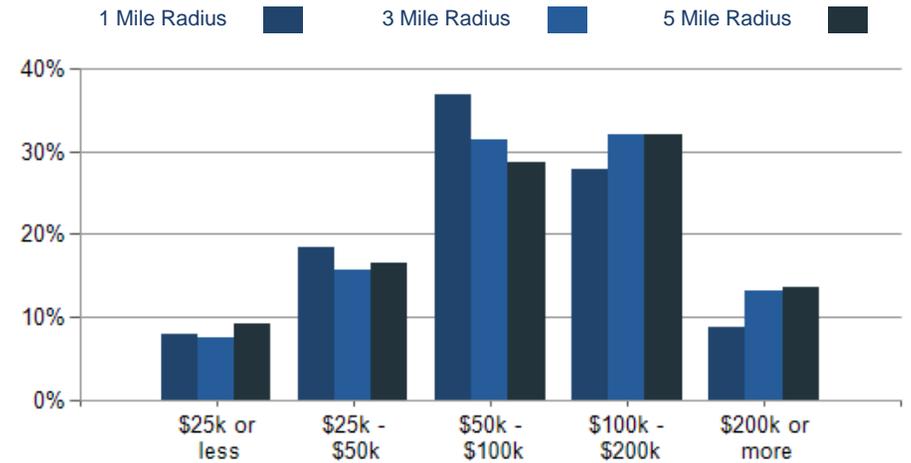


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,969	57,200	132,270
2010 Population	14,154	63,441	147,619
2026 Population	16,640	67,481	157,597
2031 Population	16,584	66,802	156,784
2026 African American	6,942	24,683	52,318
2026 American Indian	102	268	645
2026 Asian	1,019	6,151	14,754
2026 Hispanic	3,427	8,707	19,670
2026 Other Race	1,942	4,408	9,407
2026 White	5,008	26,342	67,015
2026 Multiracial	1,625	5,618	13,413

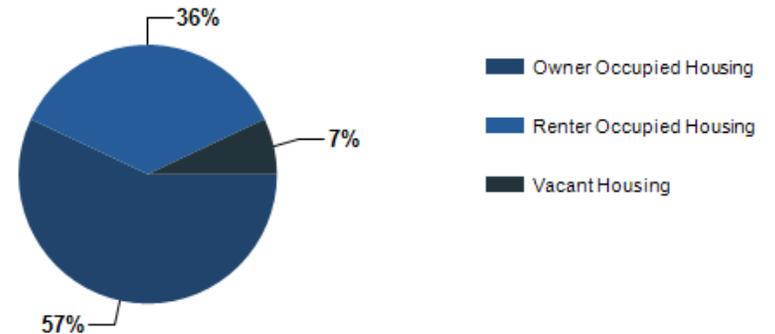
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	269	1,152	3,282
\$15,000-\$24,999	245	832	2,216
\$25,000-\$34,999	561	1,509	3,804
\$35,000-\$49,999	624	2,628	6,226
\$50,000-\$74,999	939	4,217	9,197
\$75,000-\$99,999	1,438	4,032	8,201
\$100,000-\$149,999	1,160	4,970	11,674
\$150,000-\$199,999	633	3,429	7,657
\$200,000 or greater	561	3,427	8,189
Median HH Income	\$82,847	\$90,478	\$90,184
Average HH Income	\$100,590	\$114,239	\$114,275



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,337	5,489	12,126
2026 Population Age 35-39	1,260	4,962	11,111
2026 Population Age 40-44	1,179	4,860	10,607
2026 Population Age 45-49	992	4,053	9,310
2026 Population Age 50-54	958	4,141	9,485
2026 Population Age 55-59	911	4,090	9,865
2026 Population Age 60-64	923	4,189	9,781
2026 Population Age 65-69	862	3,945	8,967
2026 Population Age 70-74	664	3,067	6,816
2026 Population Age 75-79	520	2,134	4,944
2026 Population Age 80-84	277	1,122	2,869
2026 Population Age 85+	152	654	1,987
2026 Population Age 18+	12,815	53,209	125,666
2026 Median Age	37	39	38
2031 Median Age	38	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,260	\$89,451	\$90,992
Average Household Income 25-34	\$101,175	\$111,262	\$111,706
Median Household Income 35-44	\$89,858	\$104,749	\$107,483
Average Household Income 35-44	\$110,612	\$128,723	\$131,224
Median Household Income 45-54	\$88,756	\$109,199	\$112,531
Average Household Income 45-54	\$109,459	\$132,053	\$136,603
Median Household Income 55-64	\$87,408	\$104,170	\$104,809
Average Household Income 55-64	\$107,259	\$125,707	\$126,622
Median Household Income 65-74	\$70,646	\$75,128	\$71,657
Average Household Income 65-74	\$90,949	\$97,734	\$96,141
Average Household Income 75+	\$73,752	\$71,538	\$70,155

Population By Age

