

Governor's Square III/IV

Owned & managed by
DELLE DONNE
& ASSOCIATES.



MEDICAL RETAIL FOR LEASE - 1,750 SF AVAILABLE

1011 East Songsmith Drive
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	1011 East Songsmith Drive Bear, DE 19701
County	New Castle County
Available	1,750 SF: Unit 1002B
Lease Rate	Please contact listing agent
Traffic Count	45,865 AADT

HIGHLIGHTS

- ±1,750 SF retail space available (Unit 1002B)
- Ideal for medical, wellness, and professional service users benefiting from adjacent healthcare traffic
- Ideal uses include: Optometry / Eye Care Dental / Orthodontics Chiropractic Podiatry Audiology / Hearing Aid Center Primary Care / Concierge Medicine Mental Health / Counseling Practice Speech or Occupational Therapy (complementary to PT) Nutritionist / Dietitian
- Located within the established Governor's Square retail corridor
- Prime Route 40 (Pulaski Highway) frontage with 45,865 VPD
- Excellent visibility with signalized access and convenient ingress/egress
- Less than one minute from Route 1, providing regional connectivity
- Ample shared parking serving the center
- Strong surrounding retail presence including national and regional tenants



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,798	77,407	141,774

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$92,039	\$107,770	\$107,721

NUMBER OF HOUSEHOLDS

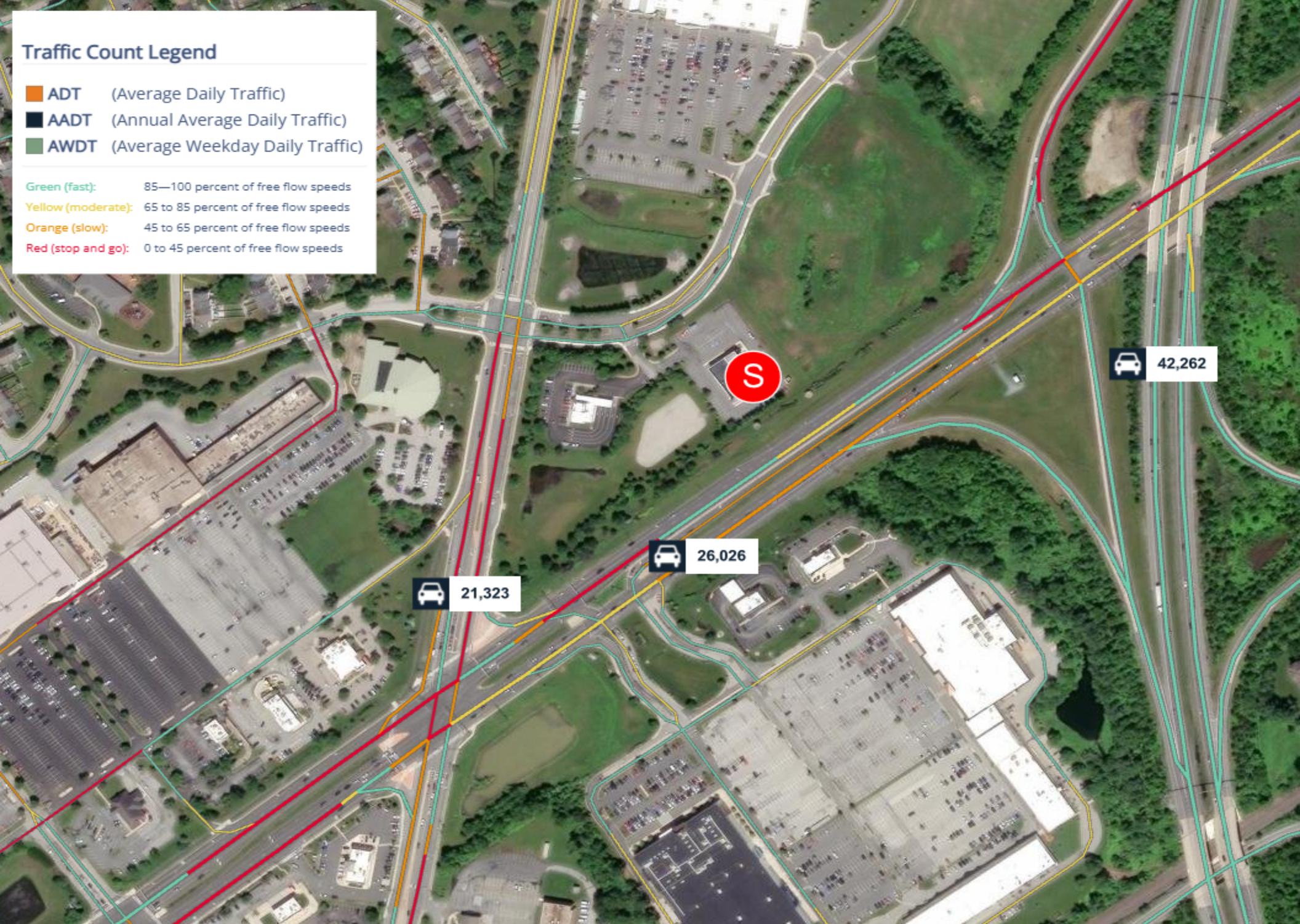
	1.00 MILE	3.00 MILE	5.00 MILE
	3,972	30,552	56,484



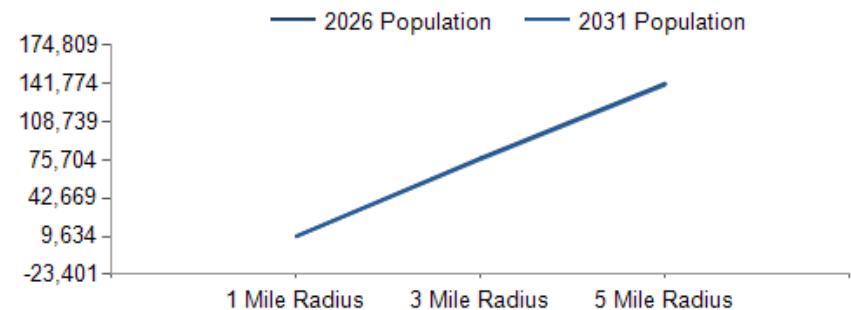
Traffic Count Legend

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

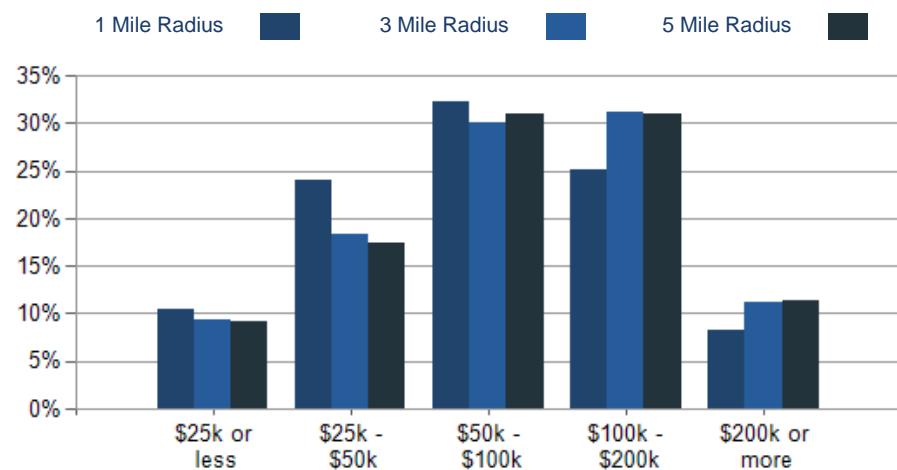
Green (fast): 85—100 percent of free flow speeds
Yellow (moderate): 65 to 85 percent of free flow speeds
Orange (slow): 45 to 65 percent of free flow speeds
Red (stop and go): 0 to 45 percent of free flow speeds



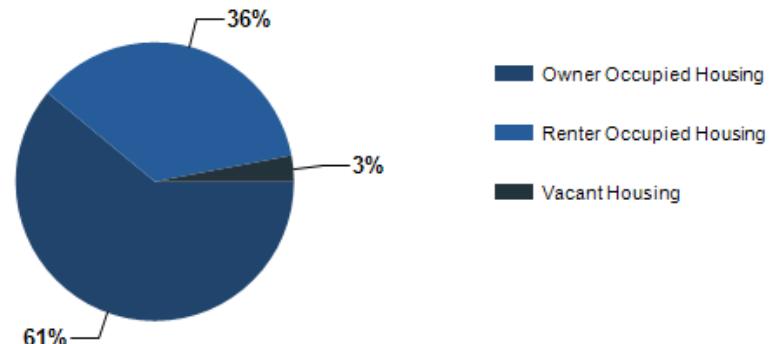
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,690	65,443	125,271
2010 Population	9,142	73,182	134,757
2026 Population	9,798	77,407	141,774
2031 Population	9,634	76,344	140,509
2026 African American	4,514	32,564	48,702
2026 American Indian	30	342	639
2026 Asian	685	6,736	11,706
2026 Hispanic	1,233	10,854	19,953
2026 Other Race	636	5,595	9,802
2026 White	3,212	25,800	58,306
2026 Multiracial	719	6,346	12,573
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	224	1,800	2,987
\$15,000-\$24,999	191	1,045	2,184
\$25,000-\$34,999	344	2,123	3,659
\$35,000-\$49,999	607	3,473	6,199
\$50,000-\$74,999	707	4,694	9,500
\$75,000-\$99,999	574	4,516	8,001
\$100,000-\$149,999	584	5,603	10,768
\$150,000-\$199,999	410	3,906	6,776
\$200,000 or greater	330	3,391	6,410
Median HH Income	\$71,393	\$85,045	\$84,843
Average HH Income	\$92,039	\$107,770	\$107,721



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	839	6,321	11,539
2026 Population Age 35-39	717	5,689	10,543
2026 Population Age 40-44	674	5,523	9,825
2026 Population Age 45-49	601	4,710	8,435
2026 Population Age 50-54	596	4,679	8,515
2026 Population Age 55-59	562	4,788	8,688
2026 Population Age 60-64	596	4,829	8,793
2026 Population Age 65-69	533	4,387	8,226
2026 Population Age 70-74	439	3,385	6,460
2026 Population Age 75-79	267	2,367	4,626
2026 Population Age 80-84	170	1,344	2,689
2026 Population Age 85+	91	841	1,915
2026 Population Age 18+	7,734	61,078	112,370
2026 Median Age	37	38	39
2031 Median Age	39	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,023	\$86,716	\$87,872
Average Household Income 25-34	\$88,432	\$107,295	\$107,723
Median Household Income 35-44	\$84,097	\$100,357	\$102,133
Average Household Income 35-44	\$106,512	\$122,713	\$123,820
Median Household Income 45-54	\$85,338	\$103,743	\$105,153
Average Household Income 45-54	\$105,365	\$124,155	\$126,167
Median Household Income 55-64	\$81,576	\$97,372	\$96,803
Average Household Income 55-64	\$102,861	\$117,305	\$117,258
Median Household Income 65-74	\$55,369	\$65,895	\$67,453
Average Household Income 65-74	\$75,736	\$91,168	\$91,758
Average Household Income 75+	\$57,858	\$66,826	\$67,386

Population By Age

