



PROPERTY DESCRIPTION

Introducing a prime commercial lease opportunity at Governors Square III in Bear, DE. This standout location along high volume Route 40 (Pulaski Highway) boasts unparalleled visibility with a high traffic count of 45,865 VPD, ensuring optimal exposure for any business. Conveniently accessible and offering ample parking, this location is less than 1 minute from Route 1, providing seamless connectivity for clients and staff alike. With its strategic positioning and impressive accessibility, this property presents an exceptional opportunity for businesses looking to make a significant impact.

PROPERTY HIGHLIGHTS

- **Available:** 1,750 SF (Unit 1002B)
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 45,865 VPD
- Prime visibility with easy access
- Less than 1 minute from Route 1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,776	74,240	138,905
Total Households	4,827	28,844	55,139
Average HH Income	\$71,028	\$85,079	\$81,832
Median Age	37.5	38.4	38.8



For More Information, Contact:

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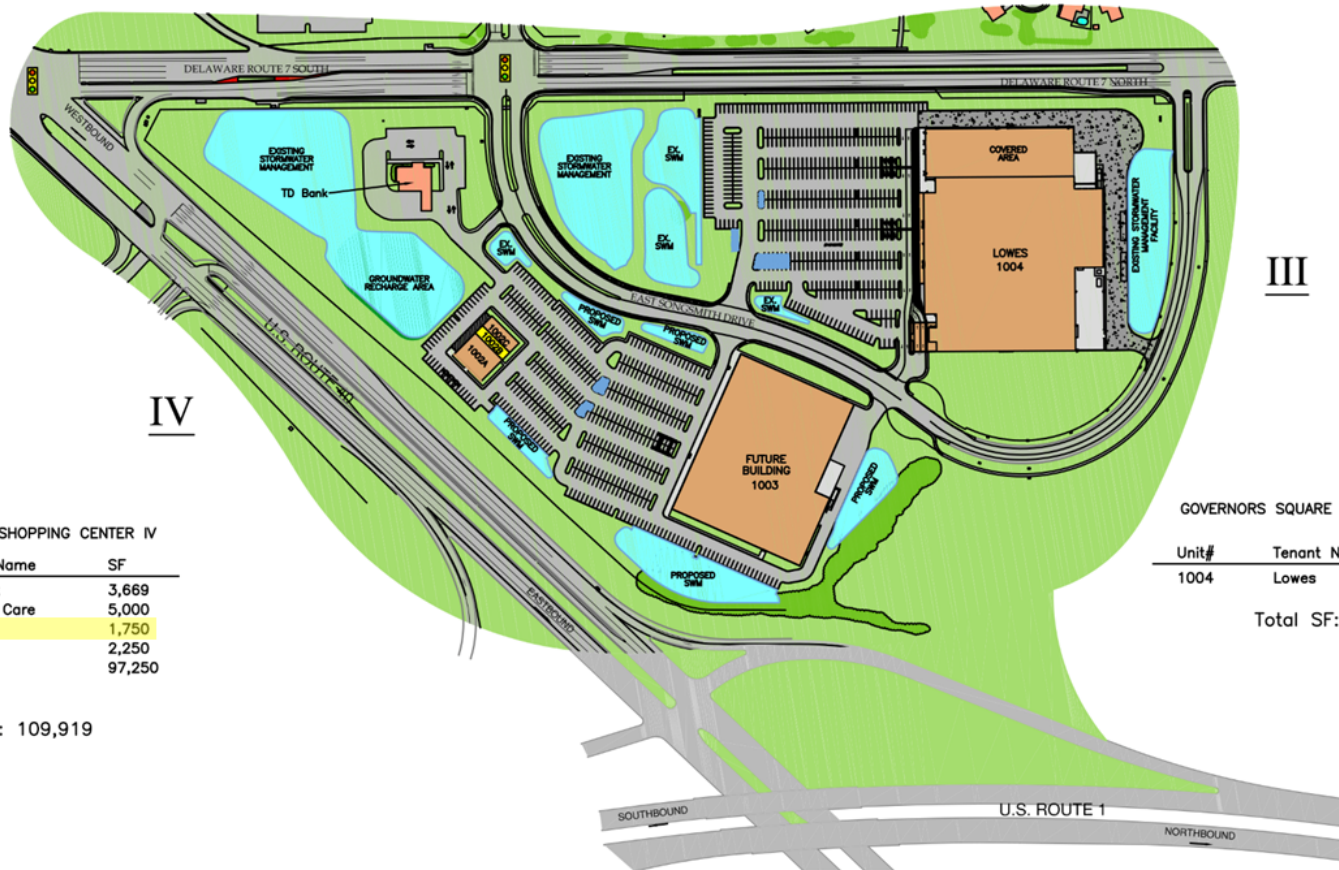
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DELLE DONNE
&
ASSOCIATES.

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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**GOVERNORS SQUARE SHOPPING CENTER III & IV
BEAR, DELAWARE**



GOVERNORS SQUARE SHOPPING CENTER IV

Unit#	Tenant Name	SF
1001	TD Bank	3,669
1002A	Express Care	5,000
1002B	VACANT	1,750
1002C	ATI	2,250
1003	FUTURE	97,250

Total SF: 109,919

GOVERNORS SQUARE SHOPPING CENTER III

Unit#	Tenant Name	SF
1004	Lowe's	121,745

Total SF: 121,745

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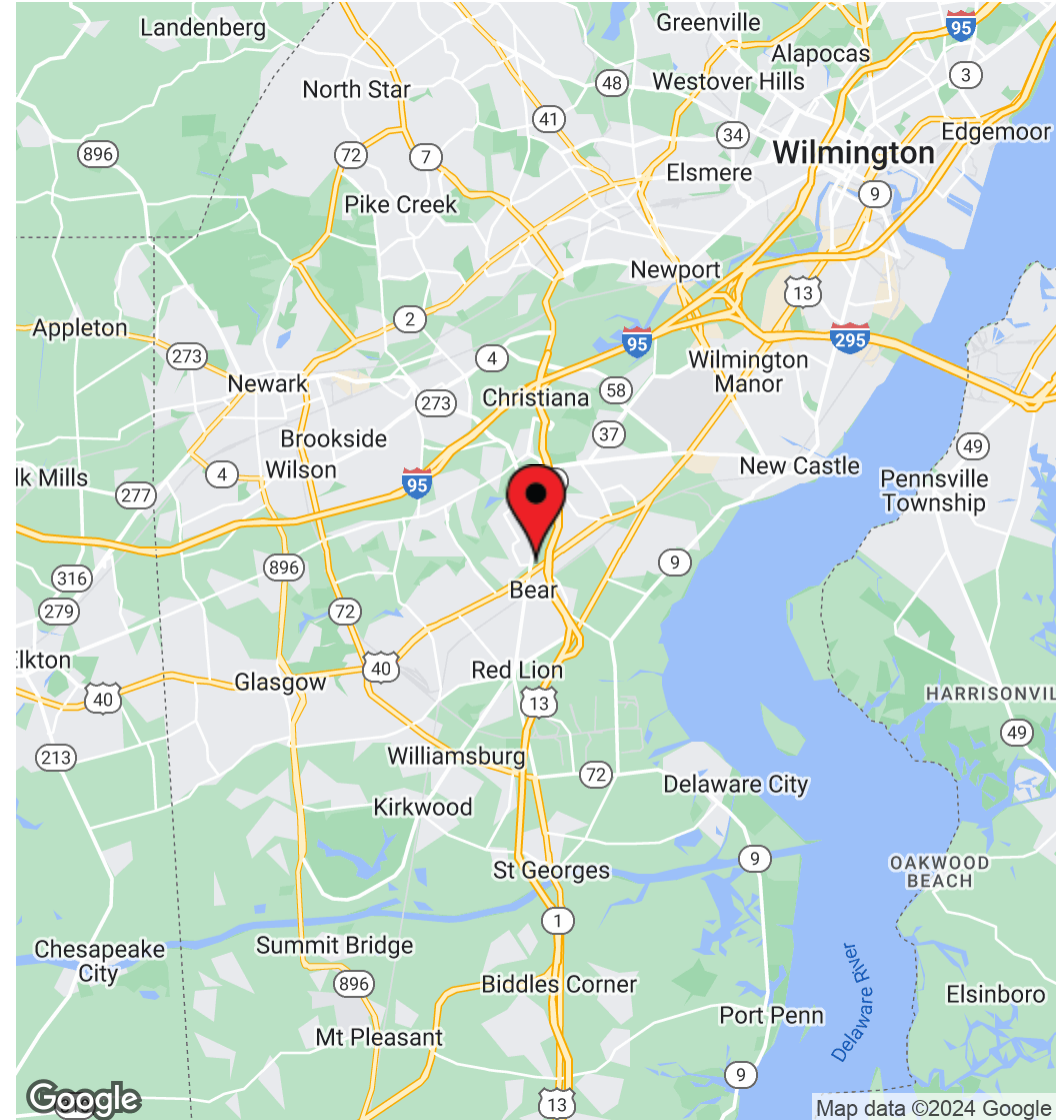
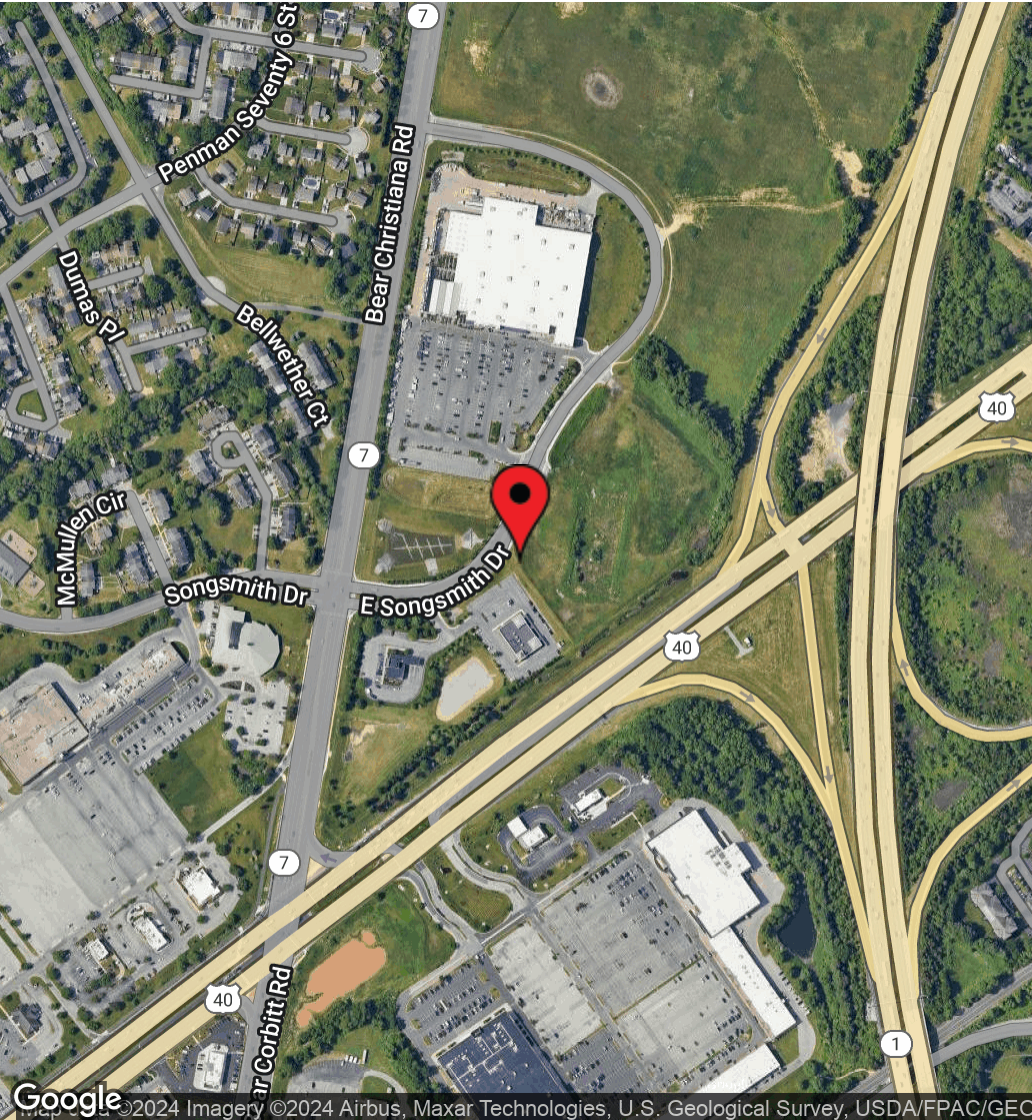
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GOVERNORS SQUARE III/IV

1011 East Songsmith Drive
Bear, DE 19701

RETAIL SPACE FOR LEASE



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