

PROPERTY DESCRIPTION

One space available for lease at Pleasant Valley Crossing! Join Dickey's BBQ, Planet Smoothie, U.S. Male, Sapphire Salon and Spa, and more. Situated next to Kohl's, Concord Pet, and Royal Farms, Pleasant Valley Crossing boasts excellent visibility and convenient in-out access, along with available pylon signage.

Conveniently located at the prominent corner of Route 40 (Pulaski Highway) and Pleasant Valley Road in Glasgow, DE, this shopping center is the first commercial stop for shoppers seeking to avoid Maryland's sales tax.

PROPERTY DETAILS

- **Available Space:** 2,070 SF
- **Lease Rate:** \$22/SF/NNN
- **Traffic Counts:** 31,000+ VPD
- Pylon signage available
- Convenient in-out access with excellent visibility
- Just minutes from the Maryland state line, providing MD shoppers with easy access to tax-free shopping.

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	4,588	35,548	104,932
Total Households	1,578	13,296	40,144
Average HH Income	\$139,724	\$103,489	\$90,650
Average Age	40.9	39.3	38.1



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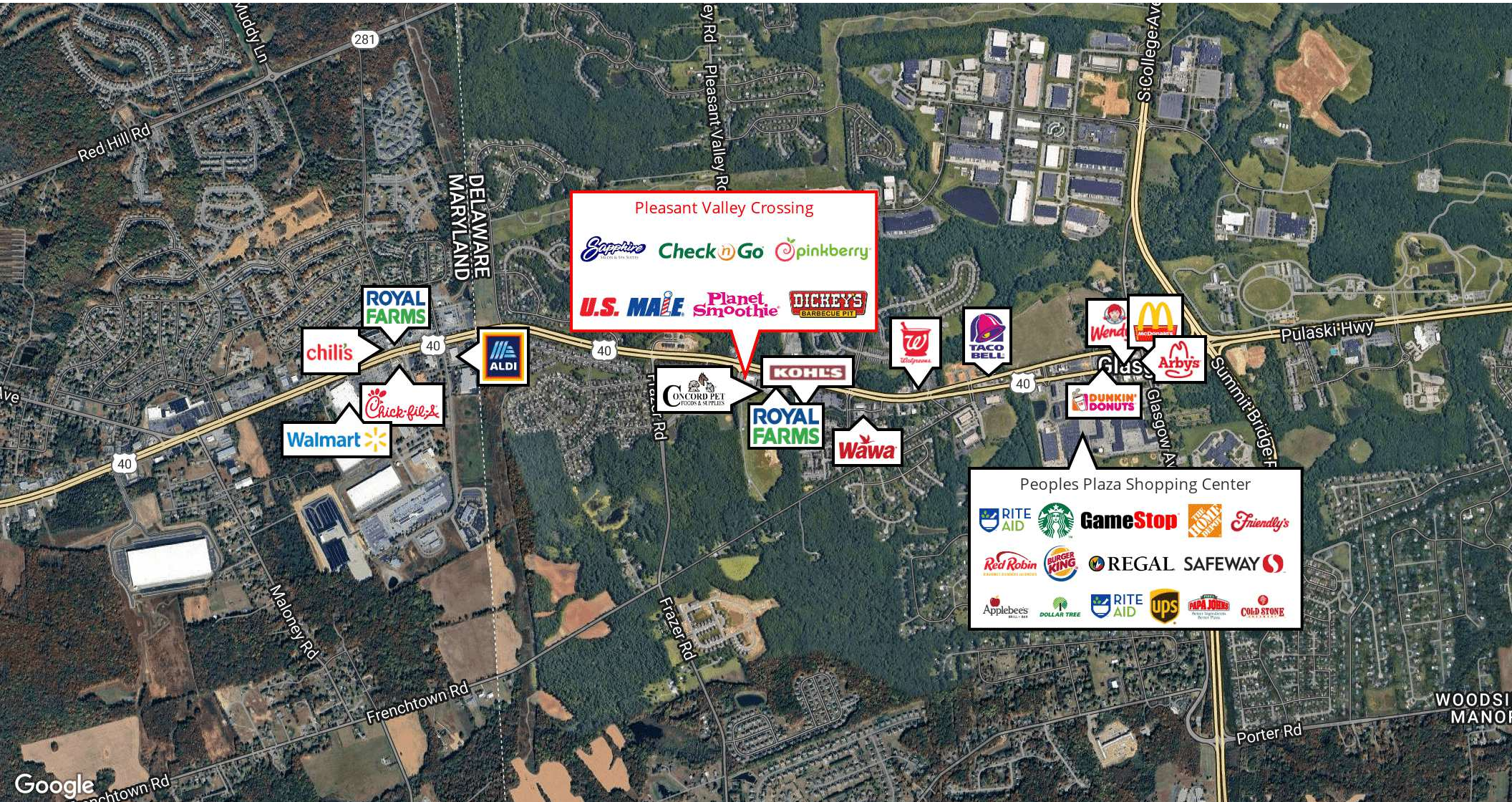
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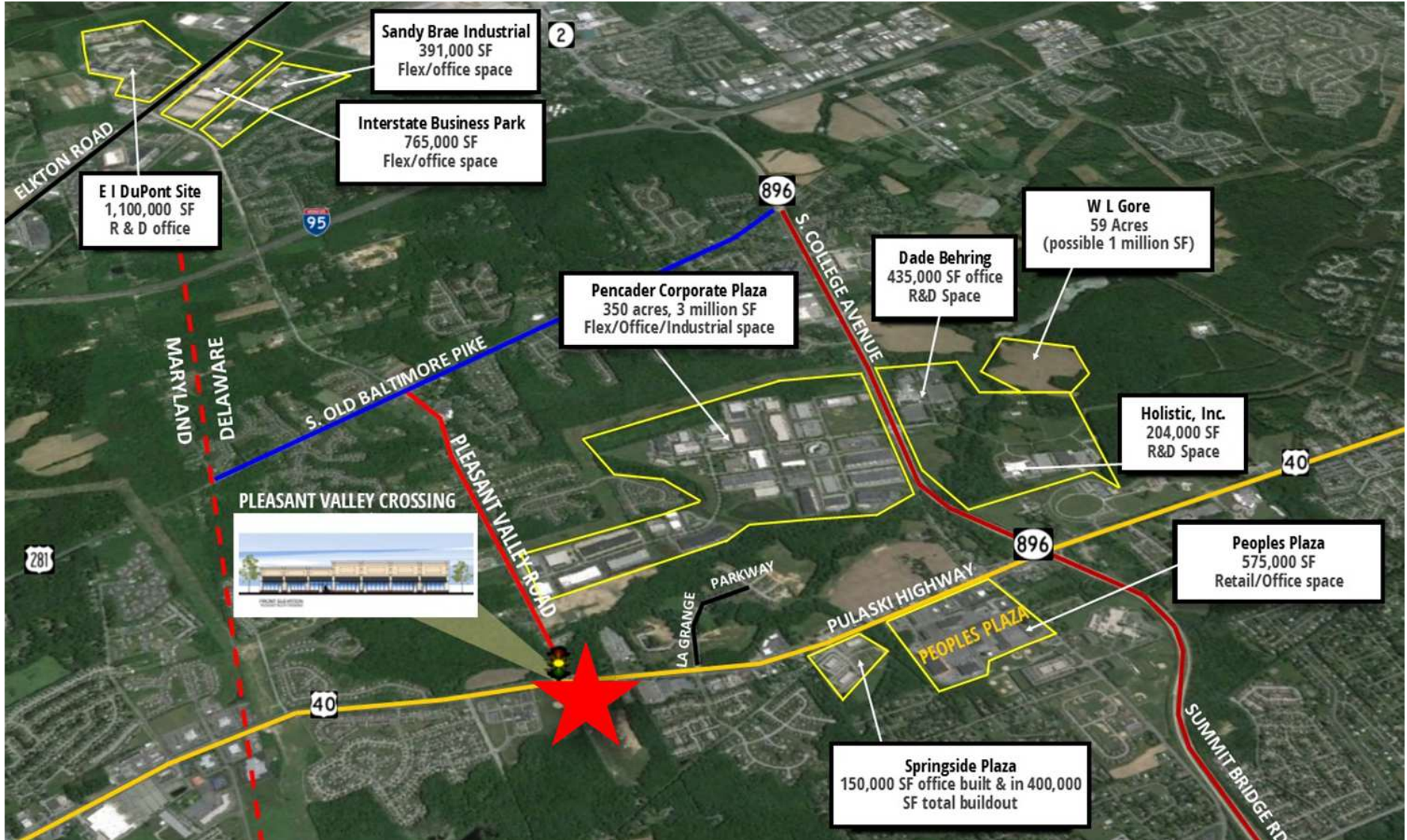
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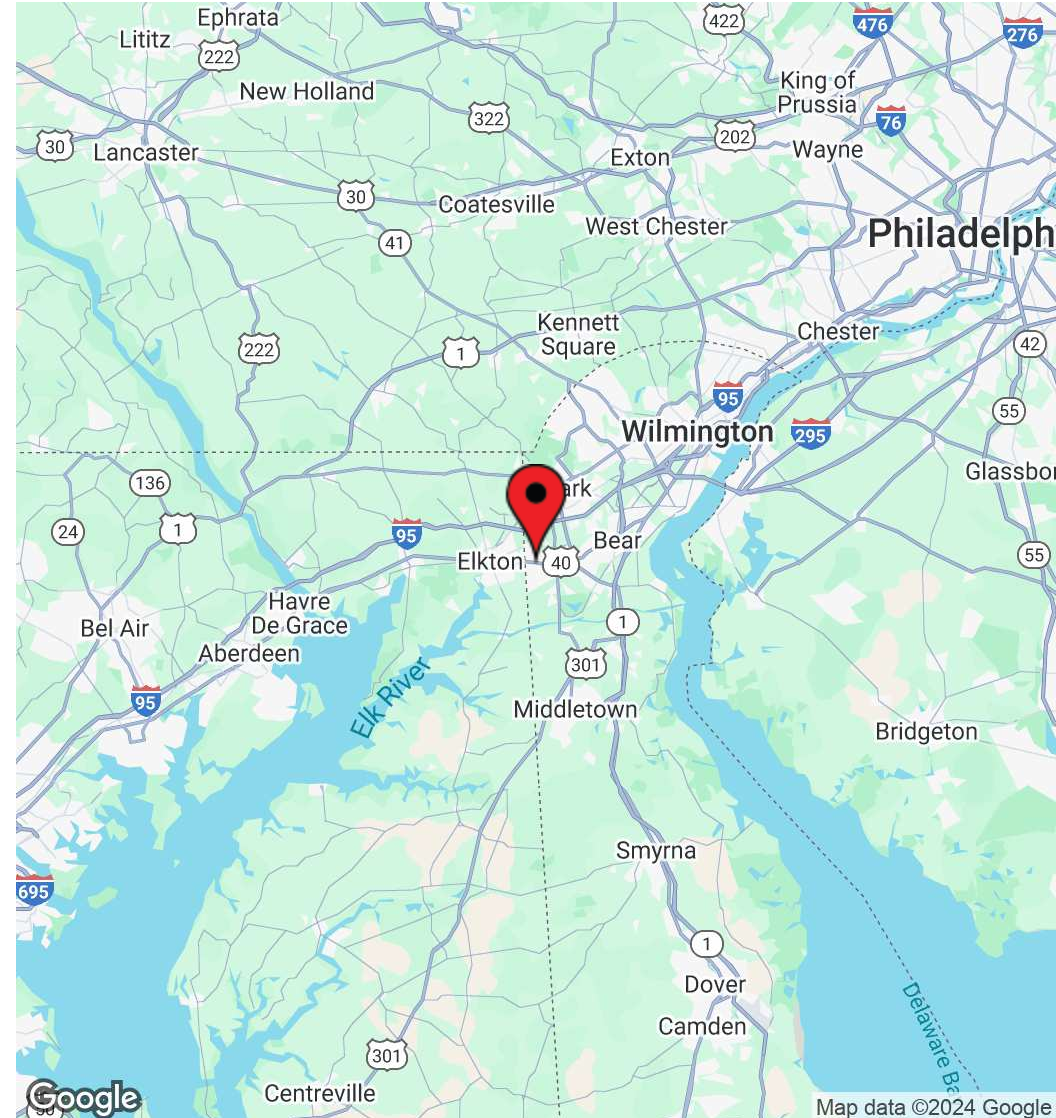
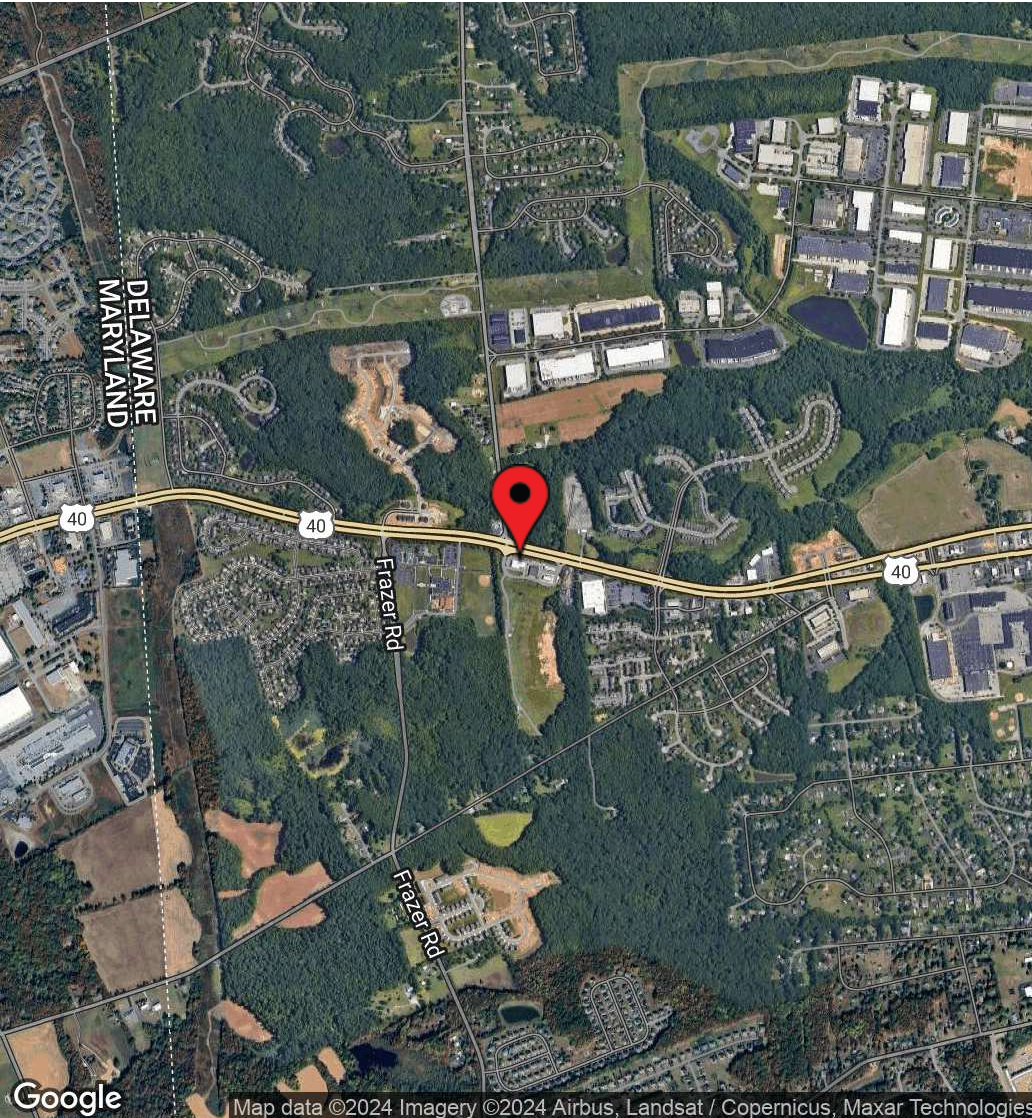
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PLEASANT VALLEY CROSSING

2824 Pulaski Highway
Newark, DE 19702

PRIME RETAIL SPACE FOR LEASE



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FOR LEASE**

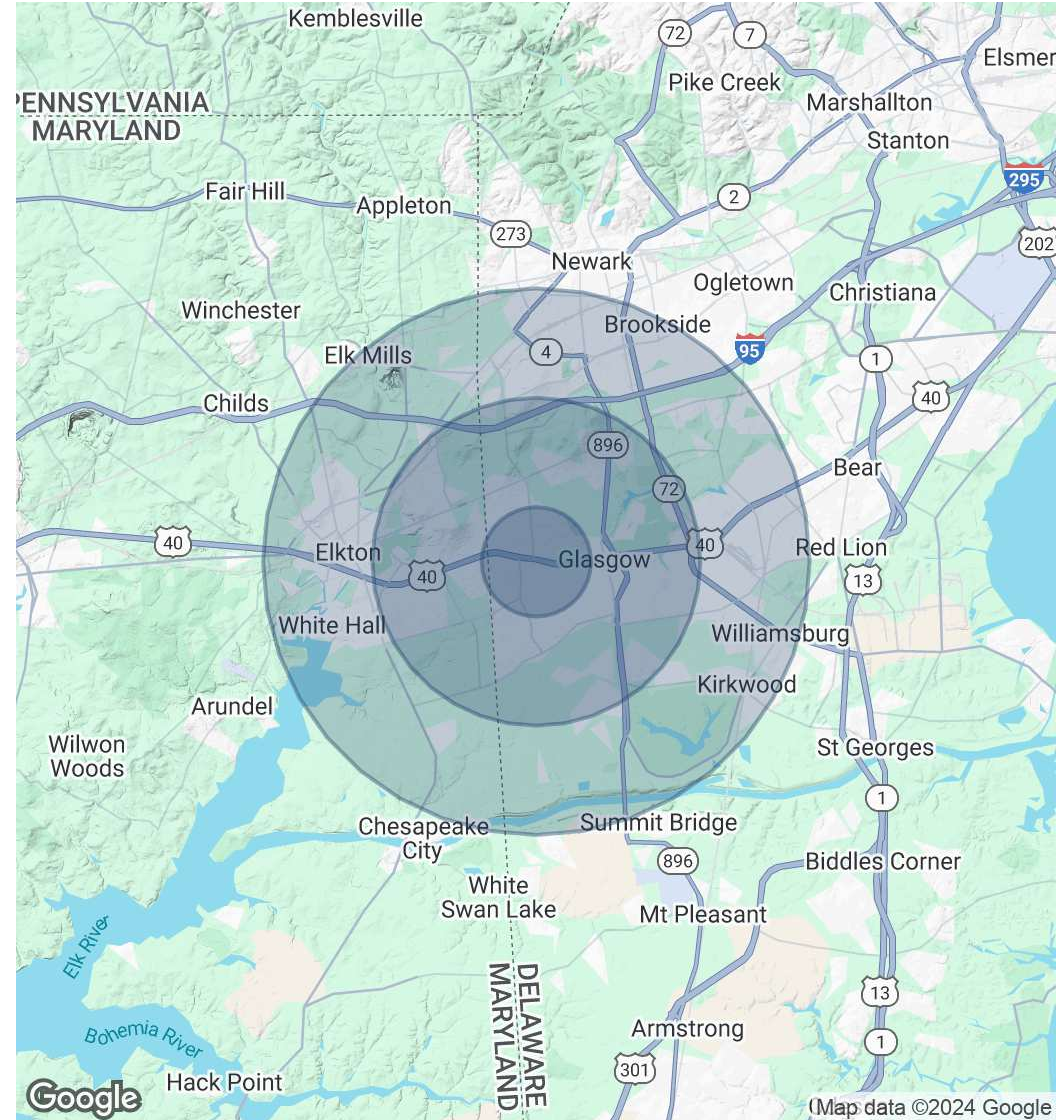


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,394	38,427	107,903
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,568	14,307	39,181
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$122,618	\$116,862	\$106,772
Average House Value	\$368,261	\$377,963	\$350,178

TRAFFIC COUNTS	
31,111 (U.S. 40/Pulaski Highway) Vehicles	/day

* Demographic data derived from 2020 ACS - US Census



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