

RED LION CROSSING
3601 Wrangle Hill Road
Bear, DE 19701

JOIN WAWA!
NEW RETAIL DEVELOPMENT
FOR LEASE

PROPERTY OVERVIEW

Located on the southeast corner of Wrangle Hill and Red Lion Road (Delaware Routes 71 & 72) less than a mile away from major retail centers occupied by many national and local tenants. Exceptional neighborhood demographics, strong established traffic patterns and high visibility make this a unique opportunity in a prosperous, thriving location; new 600,000 SF Dot Foods storage facility being built directly across the street.

PROPERTY DETAILS

- Anchor Tenant: Wawa
- Shared retail building with drive-thru: 3,225 SF available
 - Unit 1: 1,725 SF w/drive-thru
 - Unit 2: 1,500 SF
- Lease Rate: Negotiable
- Route 72 AADT: 22,238
- Route 71 AADT: 12,834
- Route 1 access within one mile

DEMOGRAPHICS AT A GLANCE

Demographics ₂₀₁₈	1 Mile	3 Mile	5 Mile
Population	4,328	38,097	97,514
Daytime Population	2,943	25,508	70,686
Average Household Income	\$108,861	\$91,088	\$89,930
Households	1,541	13,579	34,721
Median Age	44.5	37.6	36.3



FOR MORE INFORMATION, CONTACT:

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DSM Commercial
Real Estate Services
910 S. Chapel Street
Suite 100
Newark, DE 19713

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AERIAL



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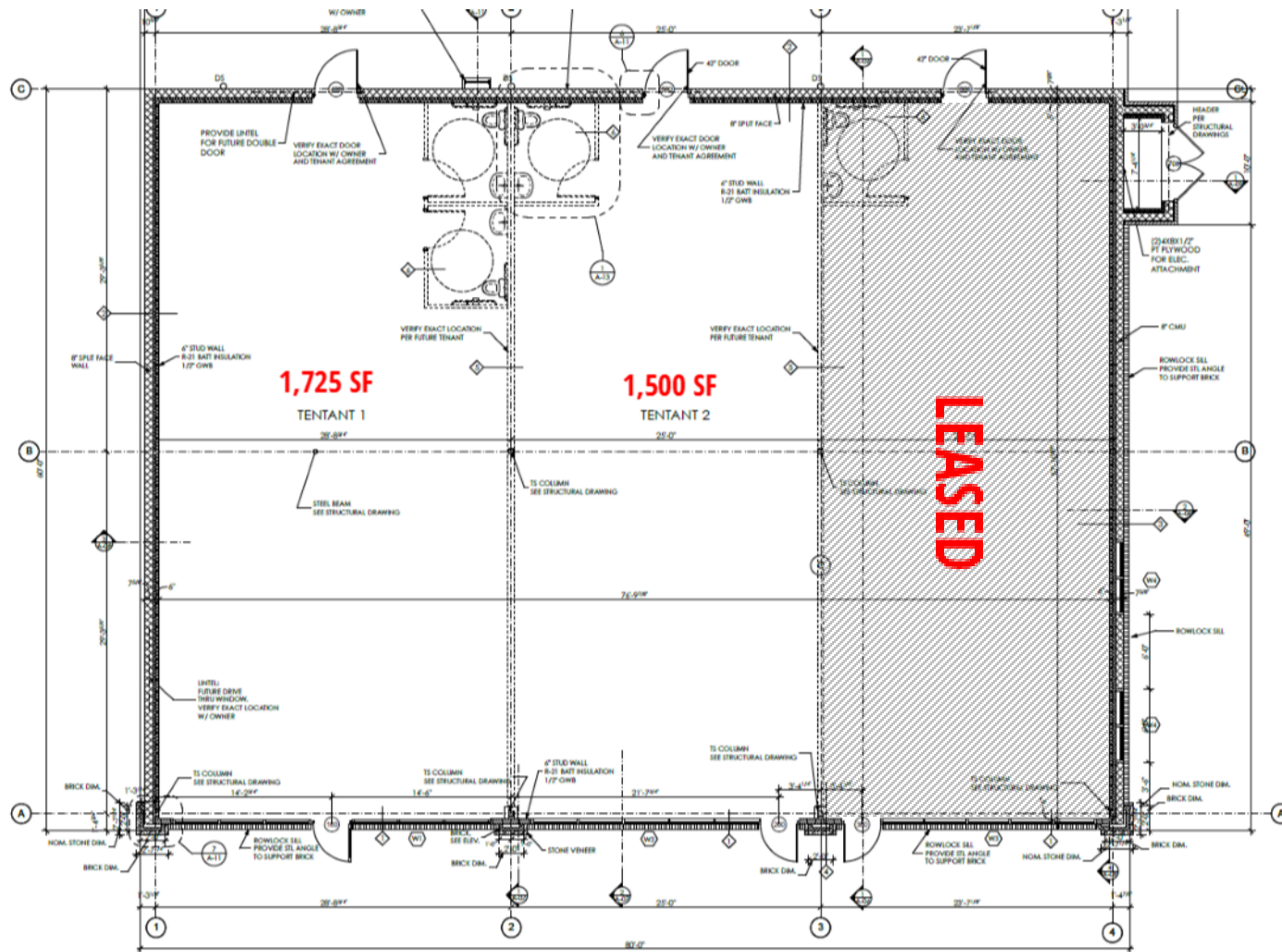
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LEASING PLAN



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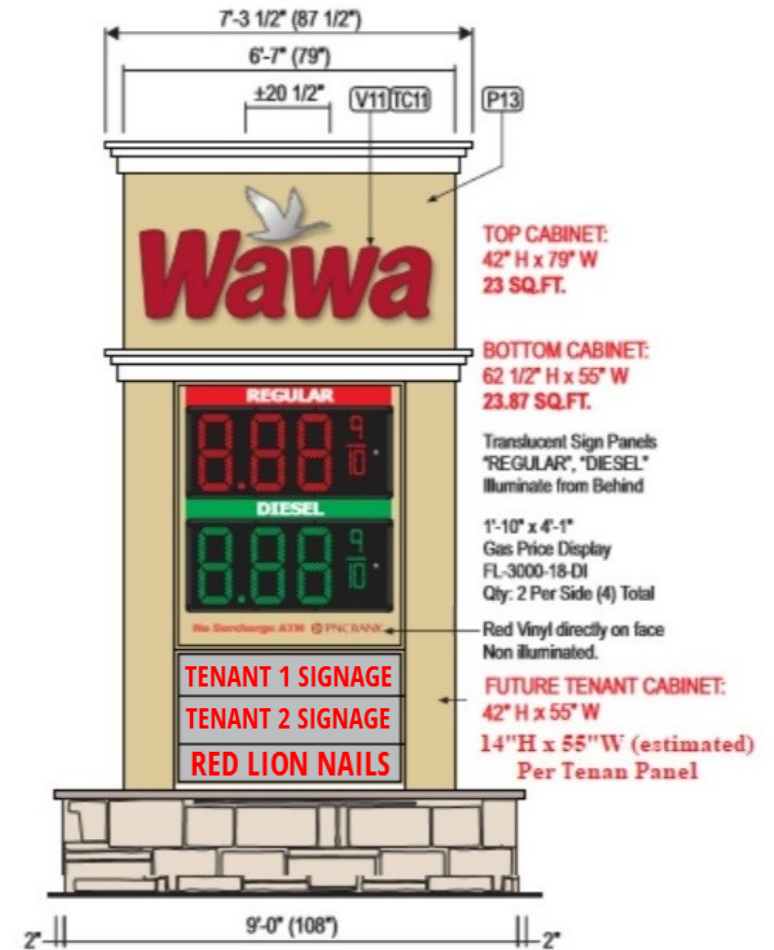
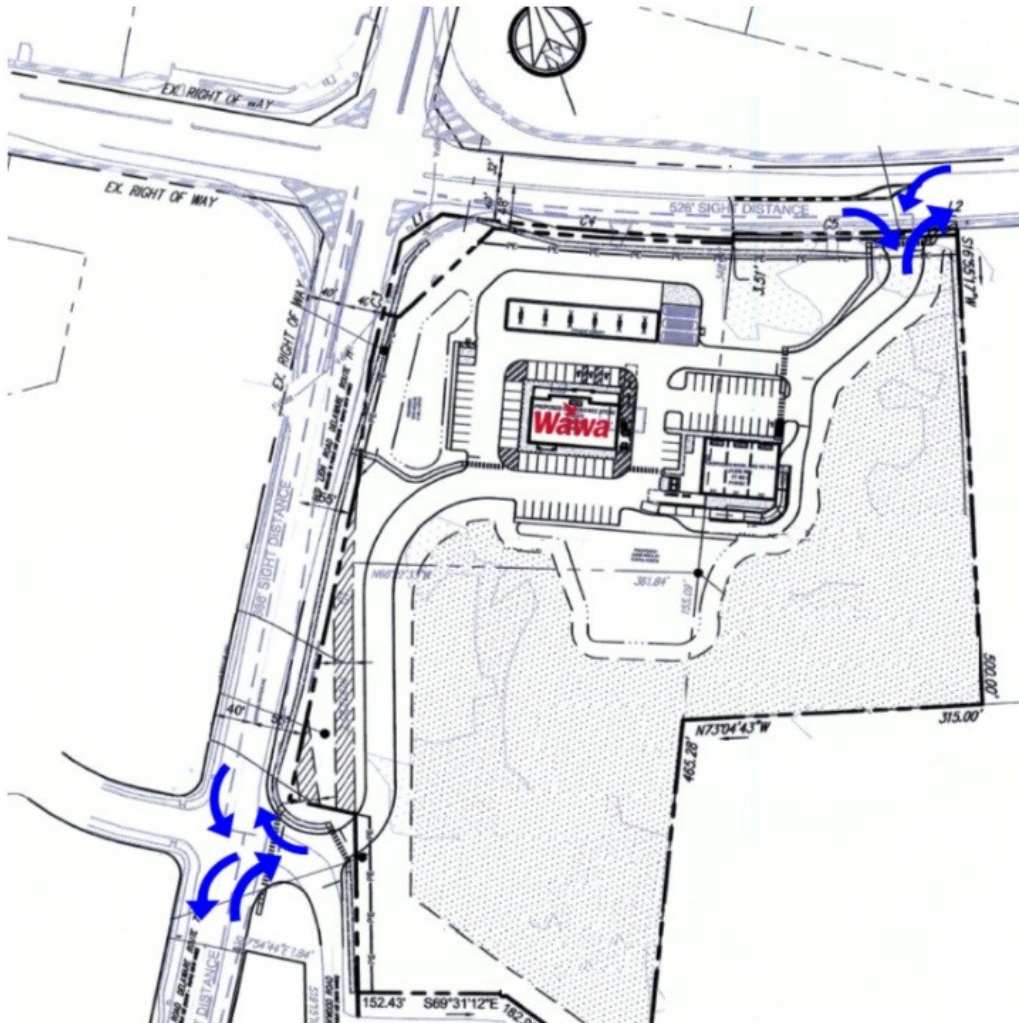
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SITE PLAN/ACCESS & SIGNAGE



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AERIAL MAP



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FULL SITE RENDERING



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