

Governor's Square II



FOR LEASE | ROUTE 40 RETAIL SPACE



Quintilio Drive
Bear, DE 19701

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DSM
COMMERCIAL

HIGHLIGHTS

- Governor's Square II is a vibrant retail destination featuring a dynamic mix of national restaurants, daily-needs retailers, and specialty shops. The center offers a high-visibility retail environment with strong co-tenancy and flexible suite sizes suitable for a wide range of users.
- Multiple suite sizes available, ranging from 1,600 SF to 6,400 SF
- Strong tenant lineup including dining, fitness, services, and specialty retail users
- Flexible retail spaces that accommodate a wide range of concepts
- Convenient ingress/egress supporting steady traffic circulation
- High vehicle volume along the main frontage with 45,865 VPD
- Ample shared parking field supporting consistent customer flow
- Pylon signage opportunities available
- Less than one minute from major highway access (Route 1) without explicitly describing location context



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1227	Available	1	1,600	NNN	
1231	Available	1	1,600	NNN	
1257	Available	1	1,600	NNN	Maximum Contiguous: 6,400 SF
1259	Available	1	1,600	NNN	Maximum Contiguous: 6,400 SF
1261	Available	1	1,600	NNN	Maximum Contiguous: 6,400 SF
1263	Available	1	1,600	NNN	Maximum Contiguous: 6,400 SF
1269	Available	1	1,600	NNN	

GOVERNORS SQUARE SHOPPING CENTER II BEAR, DELAWARE

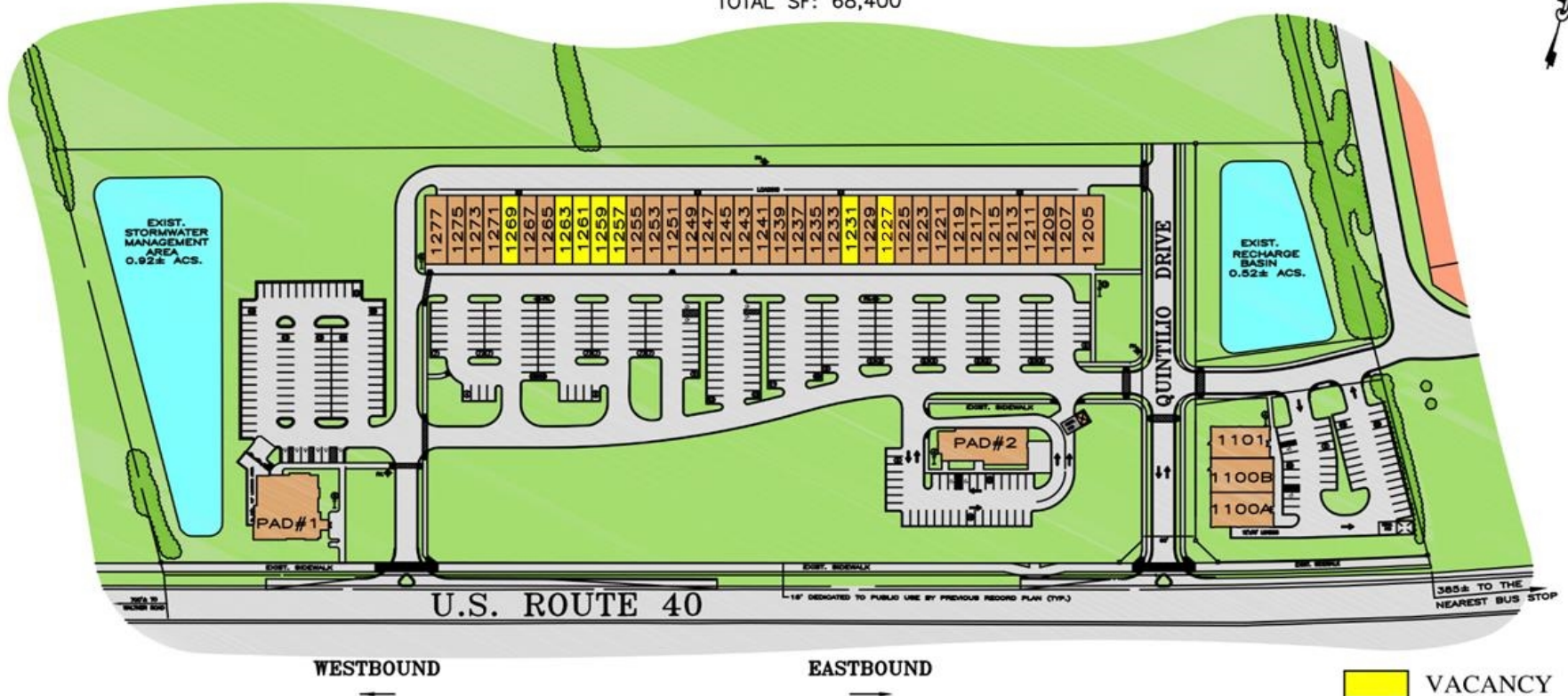
Unit#	Tenant Name	SF
1100A	FRANKLIN MINT CREDIT UNION	2,800
1100B	MIRA PHARMACY	2,800
1101	T-Mobile	2,400
1205	Celebree	2,800
1207	Celebree	1,600
1209	Celebree	1,600
1211	Celebree	1,600
1213	Celebree	1,600
1215	Sybartic Bags	1,600
1217	Fulton Paper	1,600

Unit#	Tenant Name	SF
1219	Fulton Paper	1,600
1221	Fulton Paper	1,600
1223	Poke Bowl	1,600
1225	Sweet Frog Yogurt	1,600
1227	Edible Arrangements	1,600
1229	Family Dentist	1,600
1231	VACANT	1,600
1233	Supercuts	1,600
1235	Mr. Eye Dr.	1,600
1237	Mr. Eye Dr.	1,600
1239	Mr. Eye Dr.	1,600

Unit#	Tenant Name	SF
1241	Moe's Southwest Grill	1,600
1243	Moe's Southwest Grill	1,600
1245	Indian Cuisine	1,600
1247	Indian Cuisine	1,600
1249	5 Guy's Burgers	1,600
1251B	5 Guy's Burgers	800
1251A	Kenny's Pan Asian	800
1253	Kenny's Pan Asian	1,600
1255	Kenny's Pan Asian	1,600
1257	VACANT	1,600
1259	VACANT	1,600

Unit#	Tenant Name	SF
1261	VACANT	1,600
1263	VACANT	1,600
1265	Sherwin Williams	1,600
1267	Sherwin Williams	1,600
1269	VACANT	1,600
1271	Marlo's Jeweler	1,600
1273	Cycle Gear	1,600
1275	Cycle Gear	1,600
1277	Cycle Gear	1,600
PAD#1	Longhorn	-
PAD#2	Chik-fil-A	-

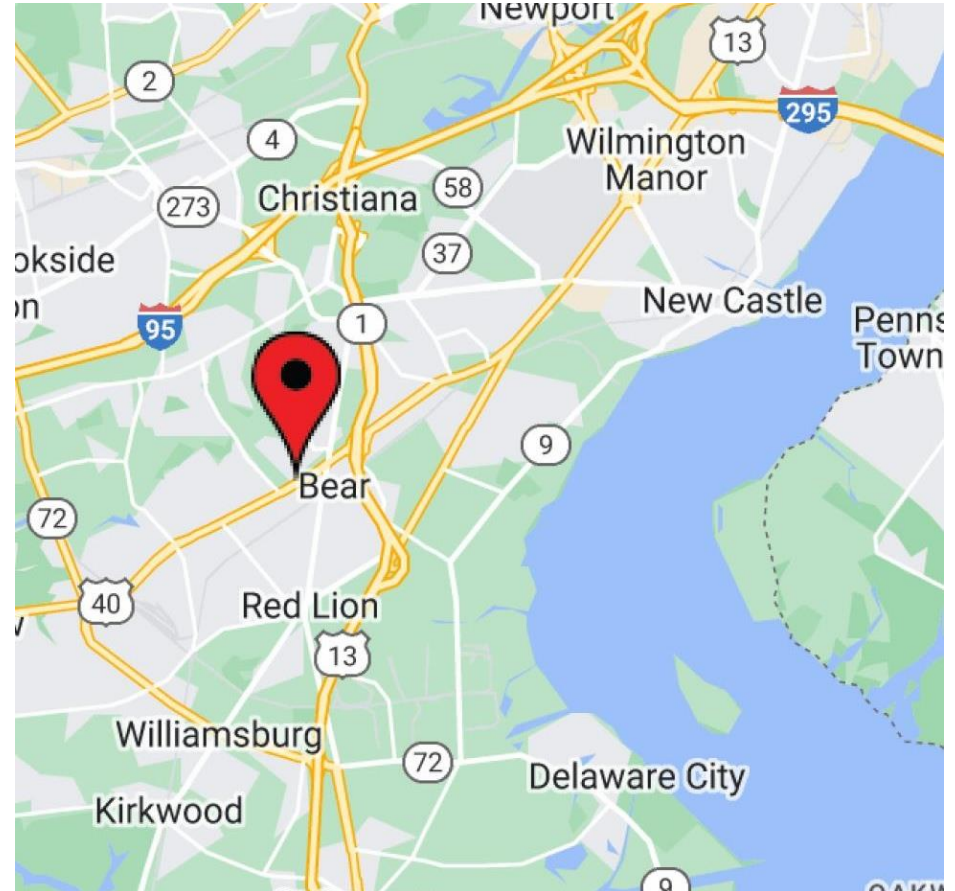
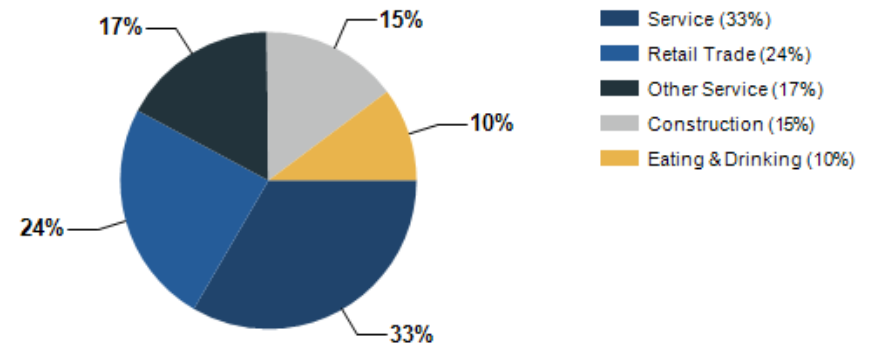
TOTAL SF: 68,400



LOCATION HIGHLIGHTS

- Situated within one of Bear's most established retail corridors, surrounded by dense residential neighborhoods and strong consumer demographics.
- Benefits from adjacency to other major regional shopping centers, creating a powerful multi-center retail cluster that attracts consistent daily traffic.
- Positioned near numerous national brands shown throughout the surrounding retail map, reinforcing the area as a high-demand destination for shoppers.
- Located along a heavily traveled roadway system that connects Bear to Newark, Christiana, New Castle, and the broader Northern Delaware marketplace.
- Serves a substantial residential population with over 139,000 residents within five miles, ensuring continuous customer volume.
- Area demographics demonstrate strong household incomes and spending power, supporting a wide range of retail categories.
- Surrounded by complementary food, service, and daily-needs uses that help drive cross-shopping and consistent site activity.

Major Industries by Employee Count





Traffic Count Legend

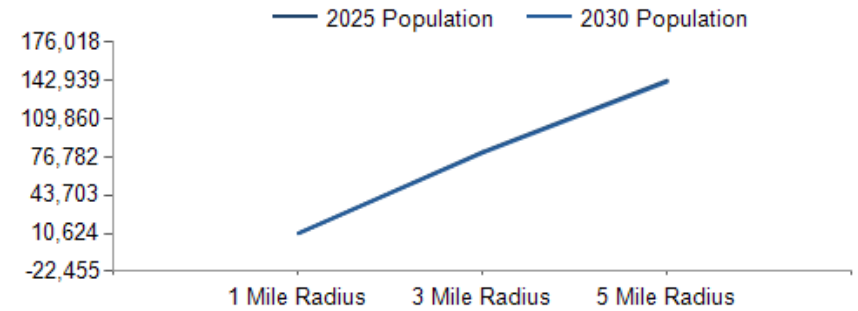
■ AADT (Annual Average Daily Traffic)

- 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

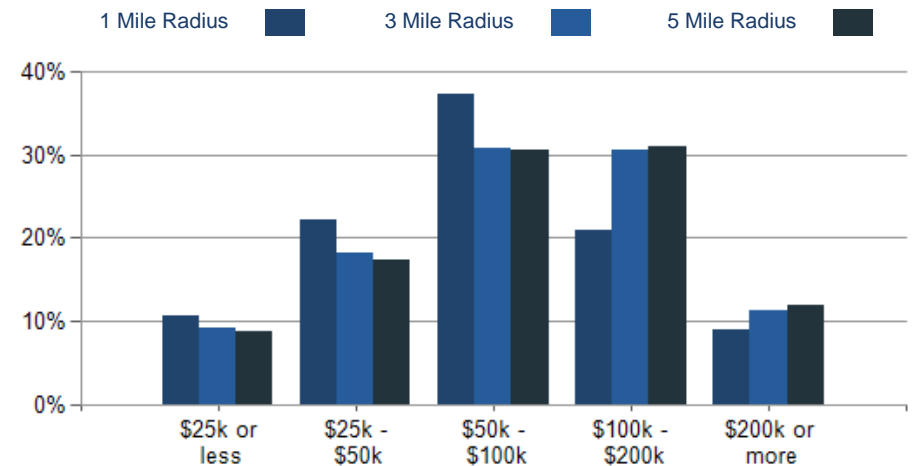


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,800	67,165	125,997
2010 Population	9,618	75,845	135,886
2025 Population	10,678	81,131	142,939
2030 Population	10,624	80,341	141,648
2025 African American	5,200	33,971	49,145
2025 American Indian	35	350	629
2025 Asian	830	7,125	12,295
2025 Hispanic	1,377	11,174	19,672
2025 Other Race	729	5,751	9,612
2025 White	3,104	27,236	58,575
2025 Multiracial	776	6,675	12,638

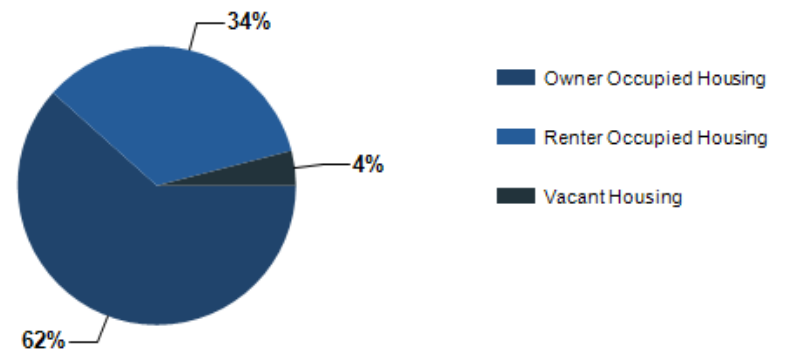
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	248	1,827	2,877
\$15,000-\$24,999	218	1,120	2,140
\$25,000-\$34,999	406	2,239	3,656
\$35,000-\$49,999	560	3,557	6,202
\$50,000-\$74,999	803	5,106	9,304
\$75,000-\$99,999	821	4,771	8,046
\$100,000-\$149,999	520	5,817	10,668
\$150,000-\$199,999	392	3,957	6,872
\$200,000 or greater	389	3,591	6,764
Median HH Income	\$72,801	\$84,439	\$85,912
Average HH Income	\$90,587	\$107,452	\$109,522



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

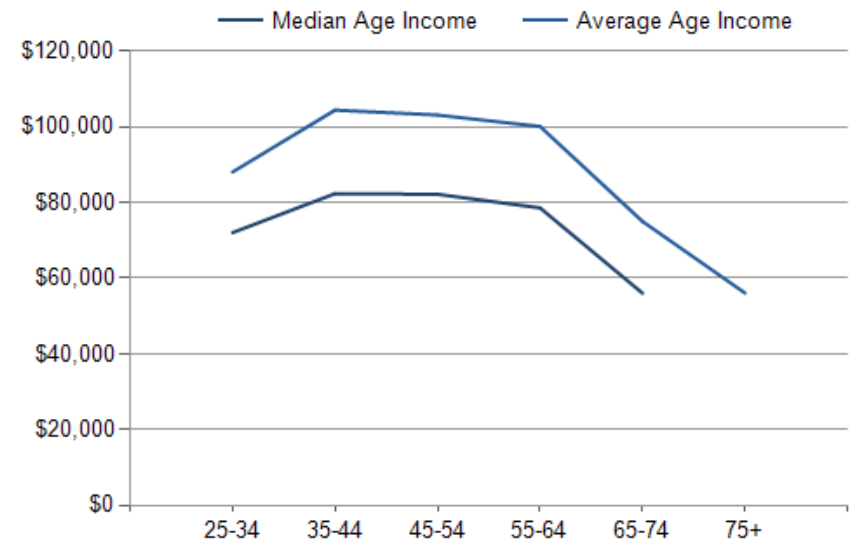
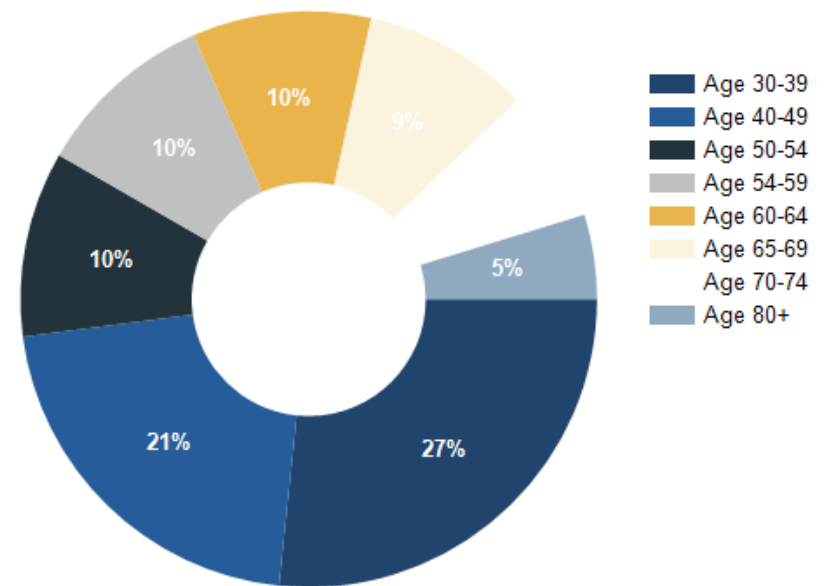


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	881	6,643	11,663
2025 Population Age 35-39	795	5,953	10,629
2025 Population Age 40-44	708	5,829	9,912
2025 Population Age 45-49	629	4,921	8,548
2025 Population Age 50-54	655	4,956	8,594
2025 Population Age 55-59	637	4,990	8,788
2025 Population Age 60-64	630	4,952	8,862
2025 Population Age 65-69	591	4,532	8,257
2025 Population Age 70-74	464	3,522	6,400
2025 Population Age 75-79	298	2,446	4,561
2025 Population Age 80-84	169	1,377	2,642
2025 Population Age 85+	81	849	1,876
2025 Population Age 18+	8,410	63,844	113,223
2025 Median Age	37	38	39
2030 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,018	\$85,581	\$87,775
Average Household Income 25-34	\$88,066	\$106,553	\$108,236
Median Household Income 35-44	\$82,332	\$99,630	\$102,659
Average Household Income 35-44	\$104,414	\$122,435	\$125,450
Median Household Income 45-54	\$82,173	\$102,981	\$106,159
Average Household Income 45-54	\$103,106	\$123,717	\$128,445
Median Household Income 55-64	\$78,572	\$96,469	\$99,282
Average Household Income 55-64	\$100,102	\$117,630	\$119,653
Median Household Income 65-74	\$56,031	\$65,630	\$68,759
Average Household Income 65-74	\$75,001	\$89,879	\$93,704
Average Household Income 75+	\$56,074	\$66,416	\$68,253

Population By Age



Governor's Square II

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