

SUNSET STATION

1815-1877 Pulaski Hwy
Bear, DE 19701

RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Sunset Station is a thriving community shopping center situated at the intersection of several shopping districts and residential neighborhoods within a highly populated area. This established shopping center is occupied by several well-known retailers such as Mattress Firm, Dollar General, Hardee's, Buffalo Wild Wings, Pizza Hut, Burn Boot Camp and many more. The property is strategically positioned along the heavily frequented Route 40 (Pulaski Highway), between Route 72 and Route 1, making it accessible to both local residents and passing traffic.

PROPERTY HIGHLIGHTS

- **Available SF:** 2,000-4,000 SF with possible drive-thru
- **Lease Rate:** \$20/SF/NNN
- **Traffic Counts:** 36,258 AADT
- Located at signalized intersection
- Pylon signage available
- Great Route 40 exposure and visibility

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,018	58,925	137,771
Daytime Population	9,259	46,986	111,161
Households	4,694	21,417	50,218
Average Household Income	\$81,870	\$92,530	\$91,322
Median Age	34.9	36.1	36.6



For More Information, Contact:

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SUNSET STATION LEASING PLAN	
Pad Site #1	Mattress Firm
Unit 1	2,000 SF Available
Unit 2	2,000 SF Available
Pad Site #2	Hardee's
Pad Site #3	Buffalo Wild Wings
Unit 1	Dollar General
Unit 2	United Check Cashing
Unit 3	Hair Zone
Unit 4 & 5	Hair Zone
Unit 6	Finance Delaware
Unit 7	Bear Nutrition
Unit 8	Capriotti's
Unit 9	Pizza Hut
Unit 10	AT&T
Unit 11	China One
Unit 12	Le's Nails & Tanning Spa
Unit 13 & 14	Salina's Restaurant
Unit 15	The Pink Salon
Unit 16	Cool J's Premium Water Ice
Unit 17	Bear Physical Therapy
Unit 18 & 19	REMAX
Unit 20	US Male Barbershop
Unit 21	Staffmark
Unit 22	Burn Boot Camp

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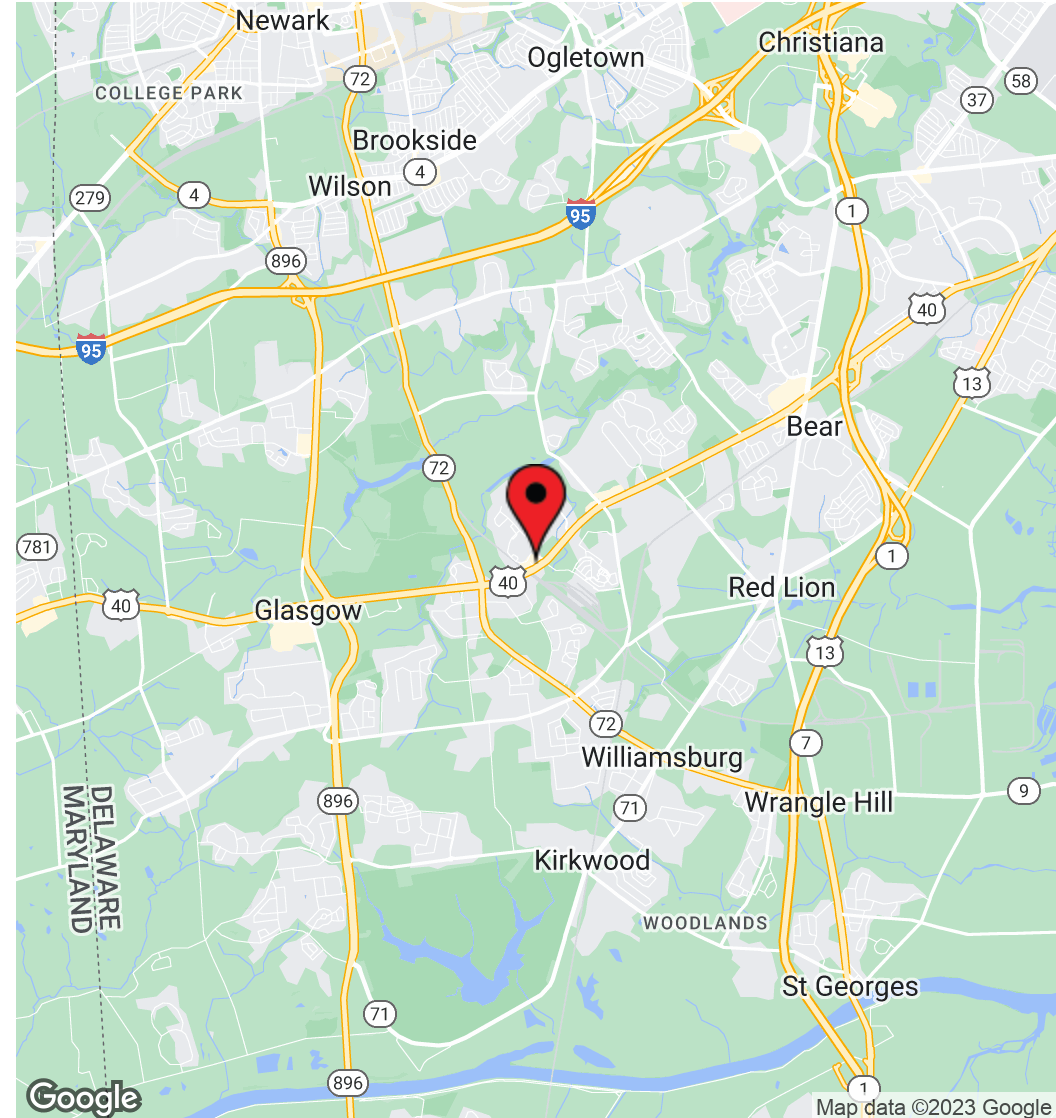
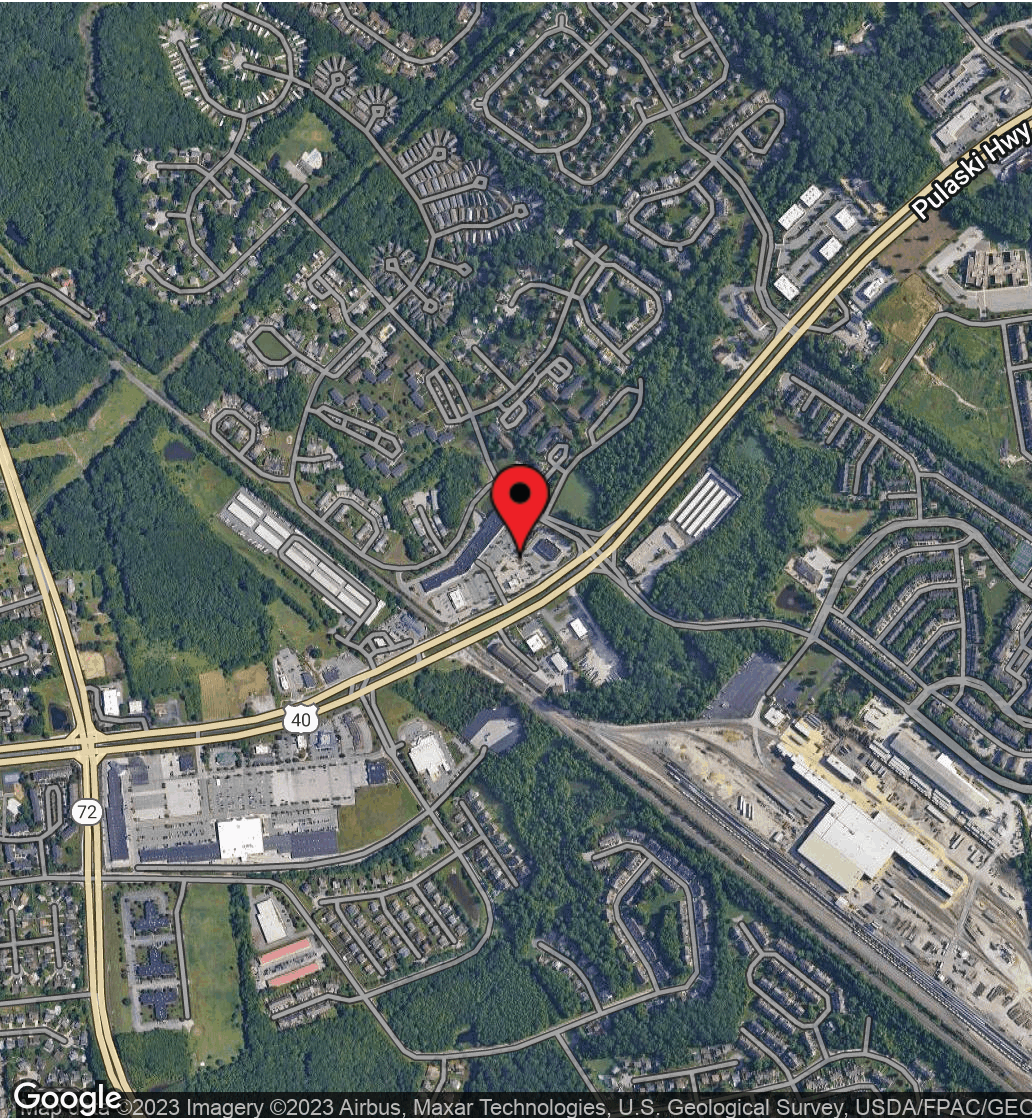
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