

835 PULASKI HWY

835 Pulaski Hwy, Bear, DE 19701



RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a remarkable commercial property at one of the most high-density traffic and retail hubs along the Rt 40 corridor, just off the Rt 1 on ramps. This property offers perfect visibility and boasts a 17,373 SF free-standing commercial building, an office building, and ample parking on 3.48 acres at Westbound Rt 40. With a strategic location and versatile mixed-use potential for retail, flex, industrial, and office spaces, this property presents an outstanding investment opportunity for a variety of businesses. Discover the potential of this prime commercial space, perfectly positioned for success in a thriving retail and business district.

PROPERTY HIGHLIGHTS

- 17,373 SF building with 2 units AT 3.48 ACRE
- - Modern construction, built in 2002
- - Zoned CR for commercial retail use
- - Prime location in the vibrant Bear area
- - Versatile layout for retail businesses
- - Ample space for customer parking
- - High visibility for retail presence
- - Diverse potential for retail investment
- - Well-maintained and move-in ready

OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	2
Lot Size:	148,316 SF
Building Size:	17,373 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	868	4,780
Total Population	713	1,999	11,826
Average HH Income	\$92,084	\$92,450	\$85,480

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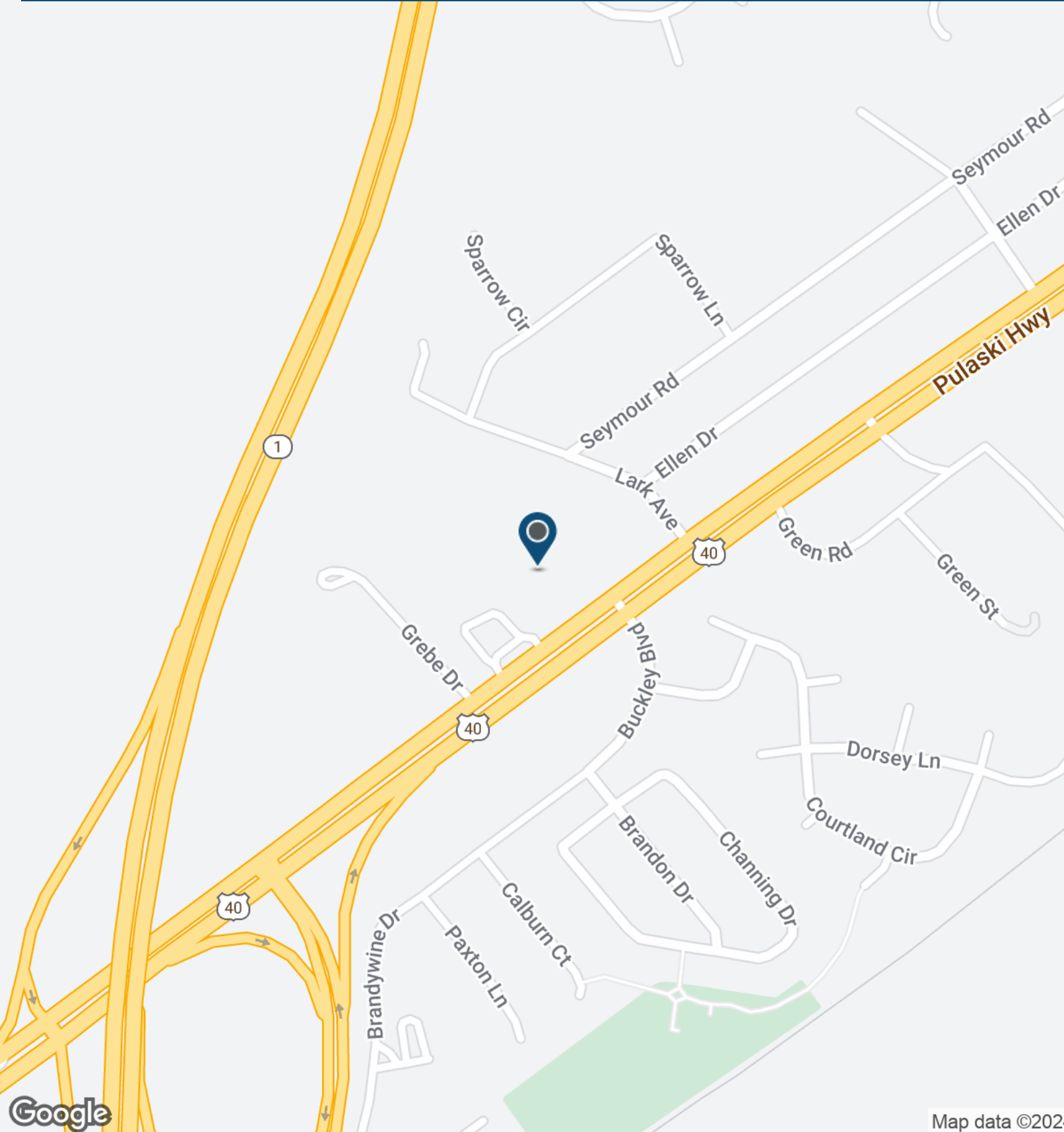
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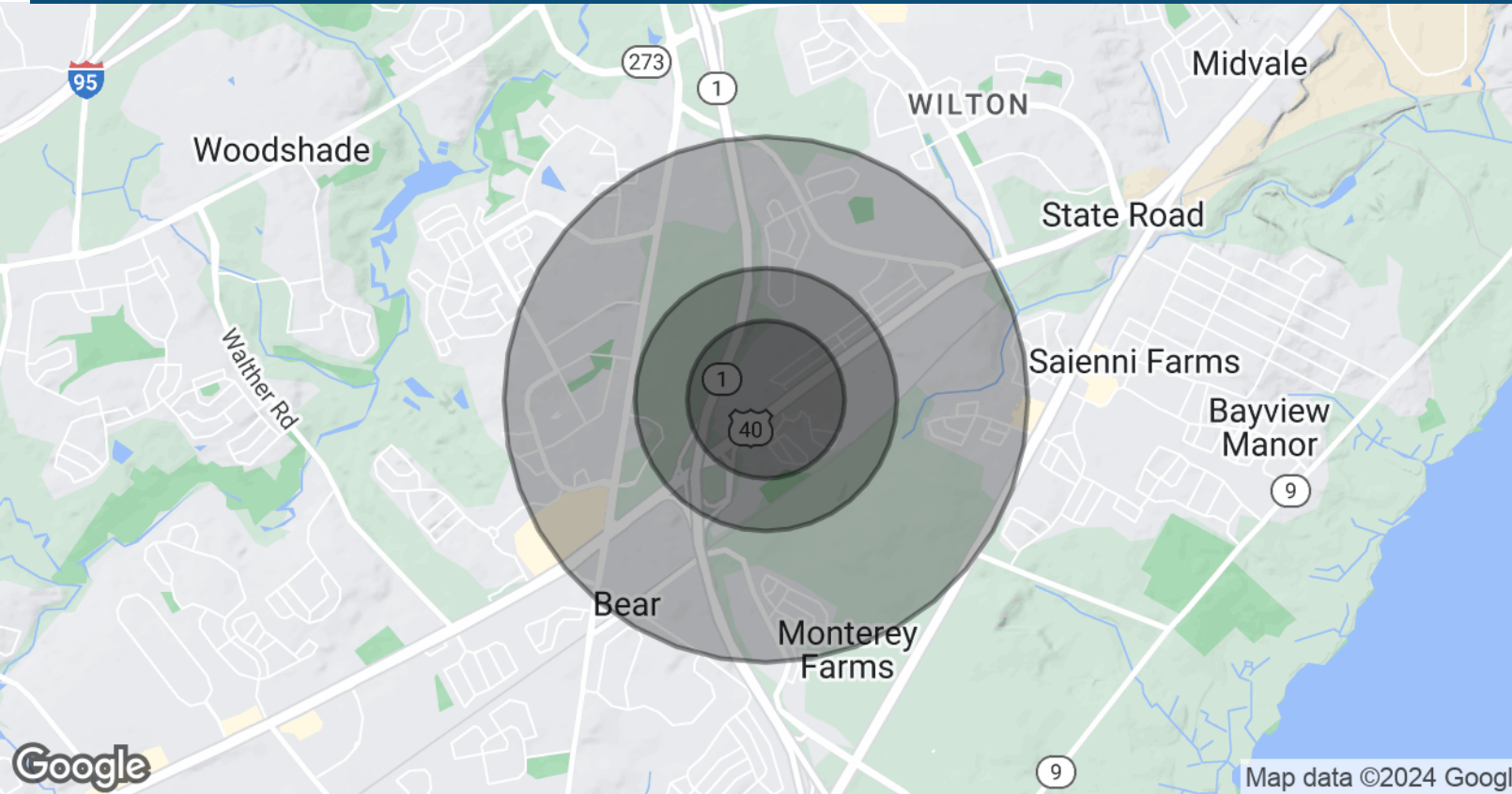
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	713	1,999	11,826
Average Age	41	41	40
Average Age (Male)	41	41	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	313	868	4,780
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$92,084	\$92,450	\$85,480
Average House Value	\$257,143	\$267,488	\$287,498

Demographics data derived from AlphaMap

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