



R&R Commercial Realty, Inc.

FOOD LION

easy  
fresh  
& affordable.



GATEWAY WEST SHOPPING CENTER

SPACE FOR LEASE  
1030 FORREST AVE, DOVER DE 19901



# THE SPACE

Location

1030 Forrest Ave  
Dover, DE 19901

County

Kent

## HIGHLIGHTS

- ❖ 800+/- SF & 4,550+/-SF Retail Spaces Available
- ❖ High visibility with frontage on multiple high-traffic roads: Beiser Blvd, Forrest Ave, and Saulsbury Rd.
- ❖ Grocery-anchored with a strong tenant mix; Food Lion, Dollar Tree, Merle Norman, Goodwill, and Aaron's.
- ❖ Significant traffic counts; Forrest Ave – 19,405 VPD & Saulsbury – 15,321 VPD
- ❖ Ample parking with over 900 spaces



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,905	51,941	81,514

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,204	\$80,137	\$90,348

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,551	19,761	30,948



Charles Rodriguez  
Broker  
(302) 674-3400  
ccrod1@aol.com

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46 S. State Street, Dover, DE 19901

Building Summary | Gateway West Shopping Center

2





Manufacturing

William Henry  
Middle School

Booker T Washington  
School

ACE  
Hardware

W

SUBWAY

CVS

19,405 VPD

DUNKIN'

Gateway West Shopping Center

FOOD LION

JACKSON  
HEWITT  
TAX SERVICE

goodwill

DOLLAR TREE

Aaron's

800sf & 4,550sf  
Available

15,321 VPD

ROYAL  
FARMS  
Real Fresh. Real Fast.

VCA  
Animal Hospital

Eden Hill  
Medical Center

Enterprise Business Park

9,924 VPD

Eden Hill  
Village



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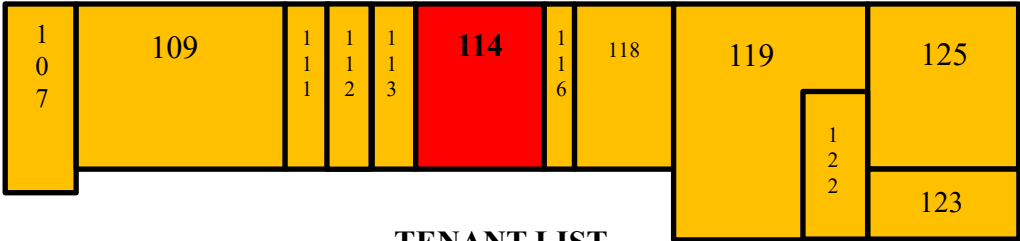
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Aerial View Map | Gateway West Shopping Center

Gateway West Shopping Center

1030 Forrest Avenue

Dover, Delaware



TENANT LIST

100: 800sf - For Lease

101: Ace Cleaners

103: Curry Pizza House  
Hidden Tap & Barrel

104: Jackson Hewitt

105: Blissful Creation Salon

105A: Rise Physical Therapy

106: Food Lion

107: Aunt Mary's Soul Food Kitchen

109: Aaron's / JR Rents

111: Forest Pharmacy

112: Happy Fortune Restaurant

113: Merle Norman

114: 4,550sf - For Lease

116: Chaiyo Sushi

118: Finest Vape & Smoke Shop

119: Dollar Tree

122: EZ Cash

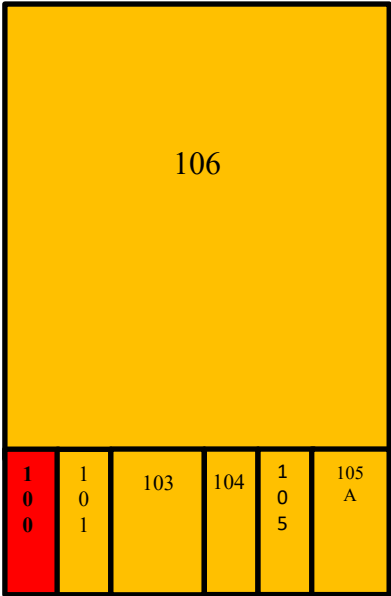
123: VIP Nails

125: Choices for Community Living

133: Goodwill

Occupied

For Lease



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Suite 100



Suite 100



Suite 114



Suite 114 - Interior



# Gateway West Shopping Center

## CONFIDENTIALITY and DISCLAIMER

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*Exclusively Marketed by:*

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Broker

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