

EDEN SQUARE SHOPPING CENTER

Space For Lease

100-800 Eden Circle, Bear, New Castle County, DE 19701

EQUITY CRE



PROPERTY FEATURES

- GLA: ±235,508 SF
- For Lease: Inline – 1,600 SF and 2,718 SF (may be subdivided).

LOCATION DETAILS

- Join Giant, LA Fitness, Starbucks, Fulton Bank, and Kids Empire
- Great mix of national and local tenants
- Ample parking
- Conveniently located at the intersection of Route 1 (85,601 VPD) & Route 40 (44,270 VPD)
- Excellent access and visibility from Route 40



CONTACT

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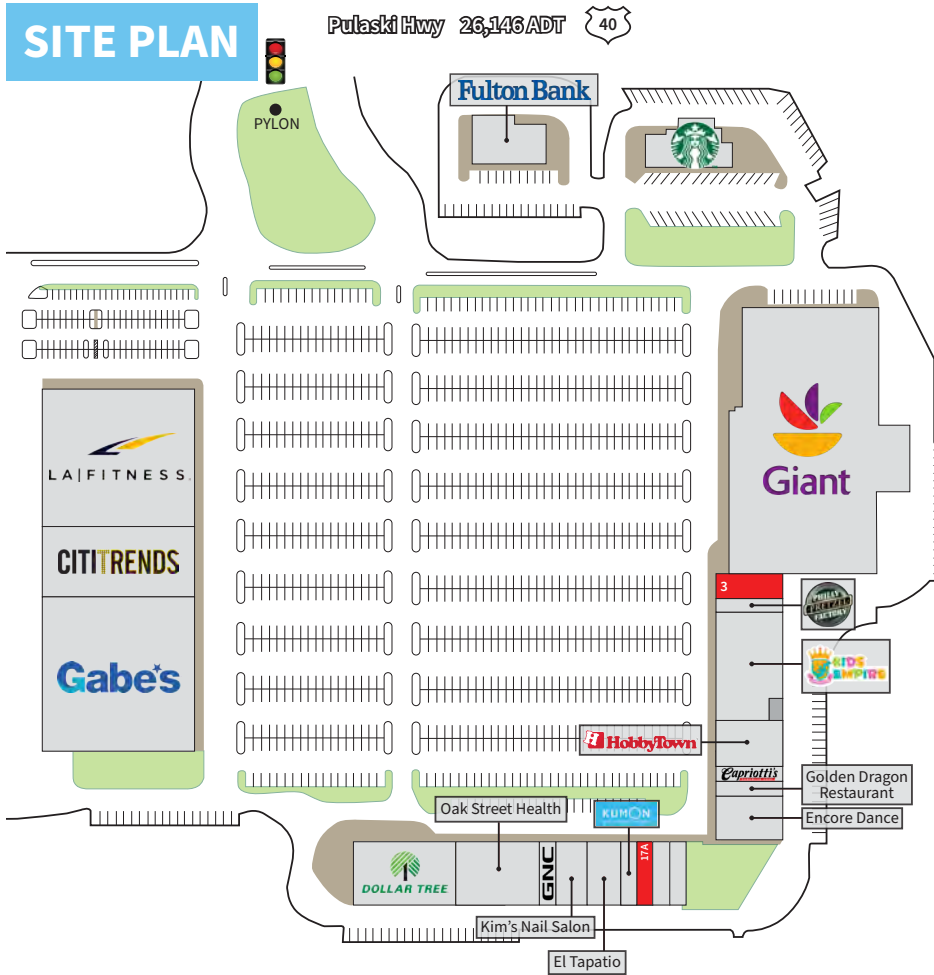
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SITE PLAN



Unit	Tenants	SF
1	LA Fitness	47,244
1A	Gabe's	51,118
1B	Citi Trends	19,458
2	Giant Foods	64,855
3	AVAILABLE (may be subdivided)	2,718
4	Philadelphia Pretzel Factory	1,600
5-7	Kids Empire	12,800
8-9	HobbyTown	3,208
10	Capriotti's	1,600
11	Golden Dragon Restaurant	1,600
12-14	Encore Dance Studio	4,800
15	Coming Soon	1,600
16	SmokeX	1,600
17A	AVAILABLE	1,600
17B	Kumon Learning Center	1,600
18	El Tapatio	3,200
19	Kim's Nail Salon	3,200
20	GNC	1,600
21-22	Oak Street Health (coming soon)	8,096
23	Dollar Tree	9,600
24	Fulton Bank	4,324
25	Starbucks	3,535



The right space. The right move.



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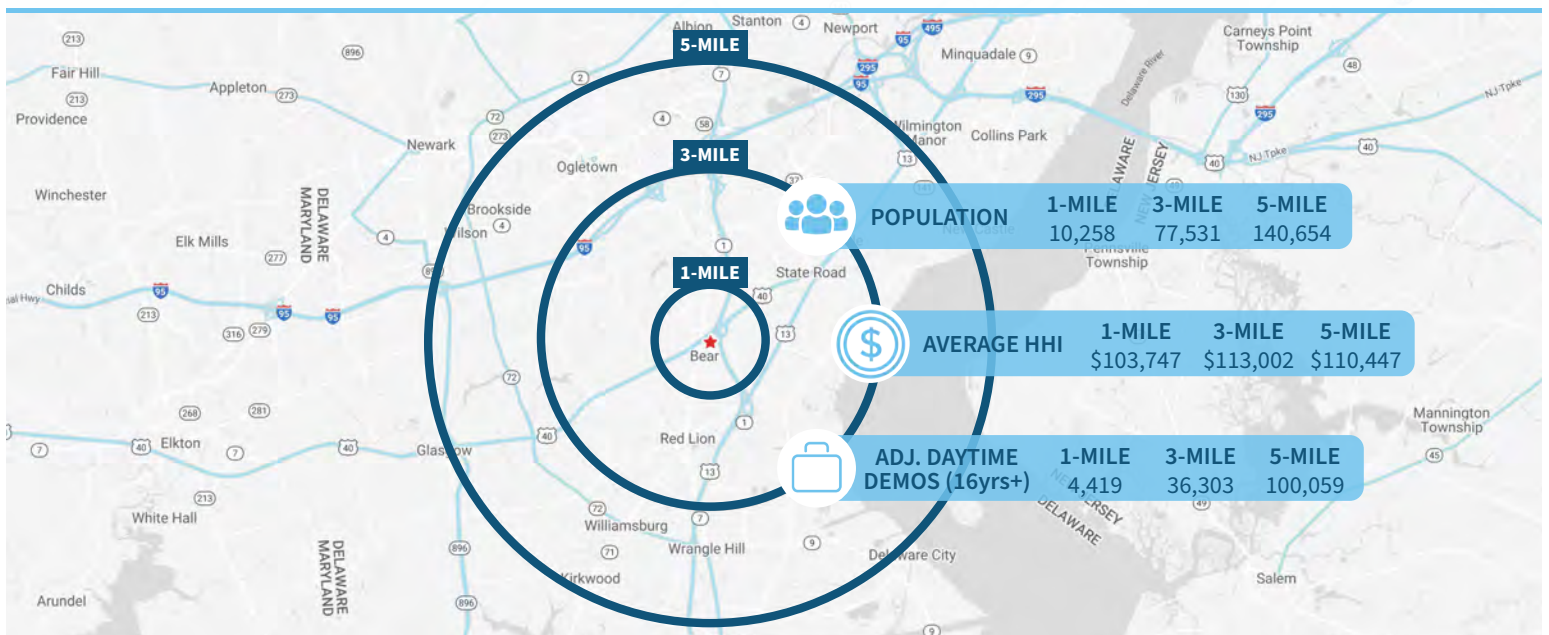
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Demographic Overview (1, 3, 5-mile radius)





TD Bank

LOWE'S

Fulton Bank

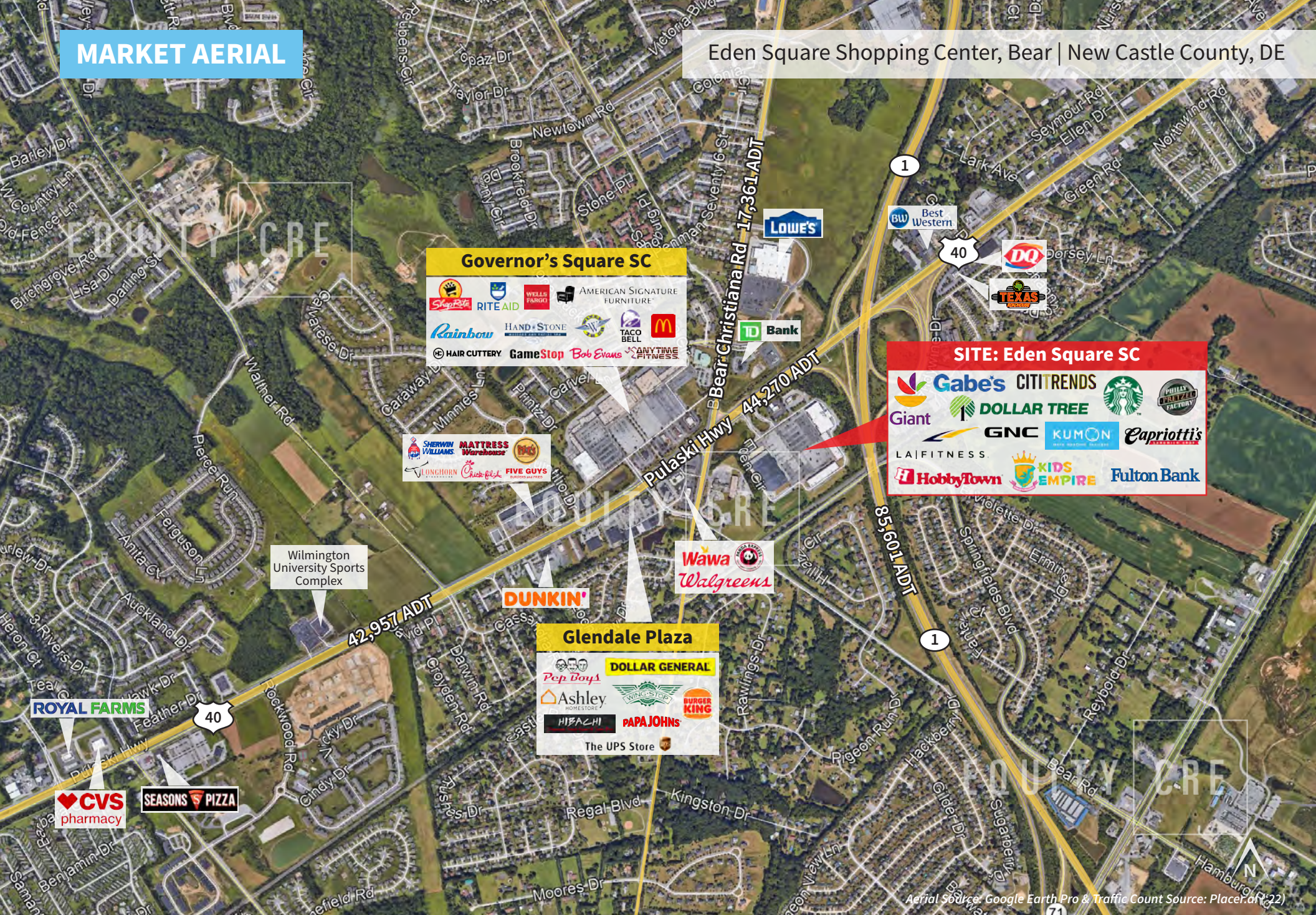


Pulaski Hwy 44,270 ADT

40

MARKET AERIAL

Eden Square Shopping Center, Bear | New Castle County, DE



Aerial Source: Google Earth Pro & Traffic Count Source: Placerdata

SITE AERIAL

Eden Square Shopping Center, Bear | New Castle County, DE



Governor's Square SC

SITE: Eden Square SC

- Gabe's
- CITITRENDS
- Starbucks
- Giant
- DOLLAR TREE
- GNC
- KUMON
- Capriotti's
- LAIFITNESS
- HobbyTown
- KIDS EMPIRE
- Fulton Bank

Glendale Plaza

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)