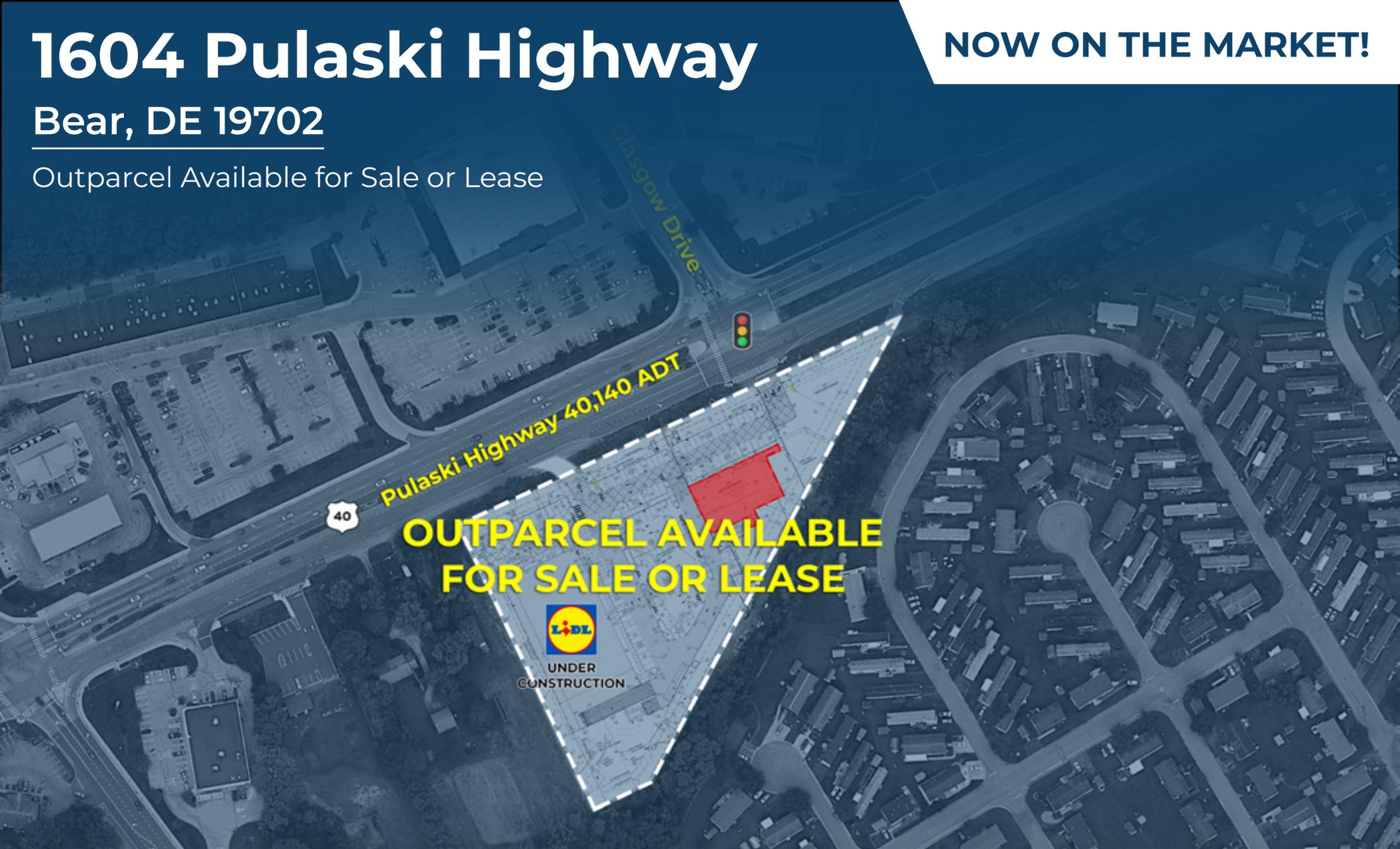


1604 Pulaski Highway

Bear, DE 19702

Outparcel Available for Sale or Lease

NOW ON THE MARKET!



**OUTPARCEL AVAILABLE
FOR SALE OR LEASE**



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

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Highlights

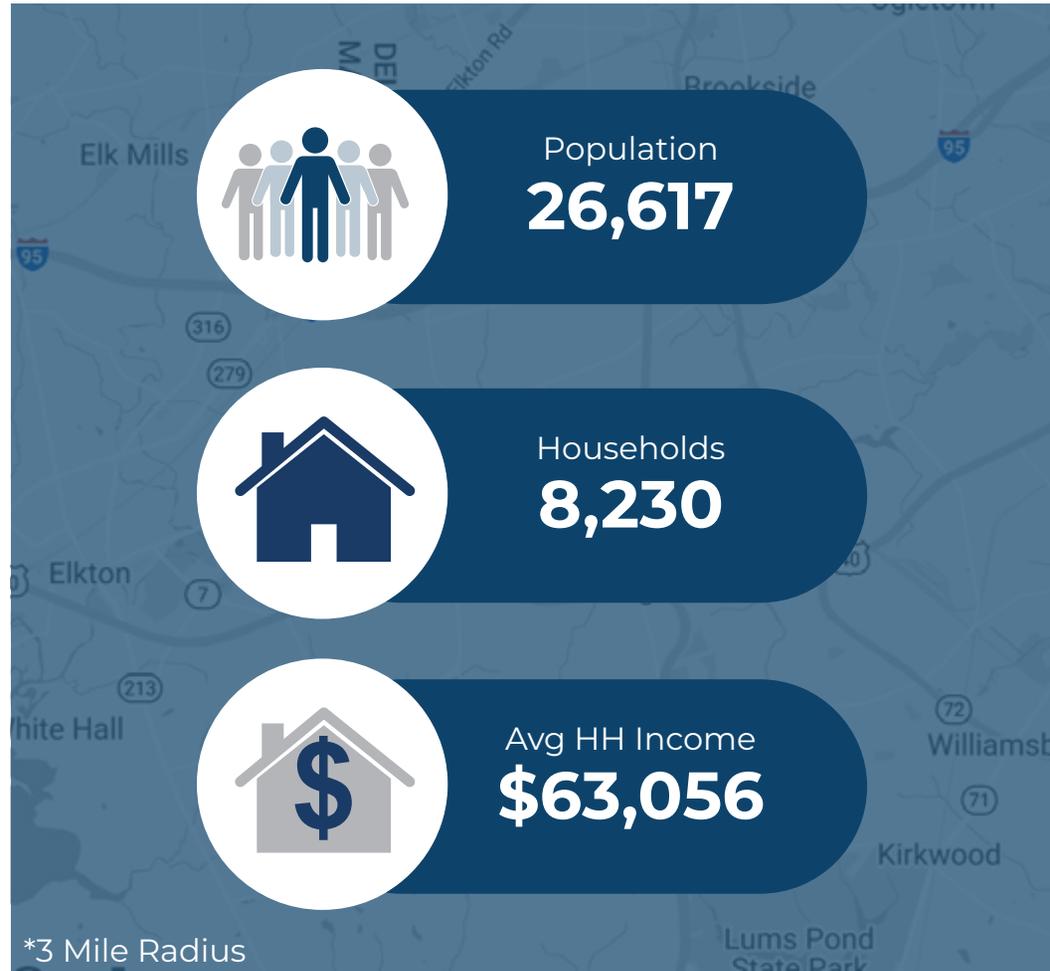
- Located off of regional retail hub in Bear, DE!
- Heavily trafficked commercial retail corridor, Route 40 (Pulaski Highway)
- Route 40 (Pulaski Highway) 40,140 Automobiles Daily Traveled
- Minutes off of Route 1 (Exit 160) - the North/South connector from Philadelphia to Baltimore

JOIN



Demographic	1 Mile	3 Miles	5 Miles
Population	15,298	68,263	155,262
Households	5,672	25,628	57,813
Avg HH Income	\$94,946	\$93,864	\$95,644

Traffic Count Route 40 (Pulaski Hwy): 40,140 ADT



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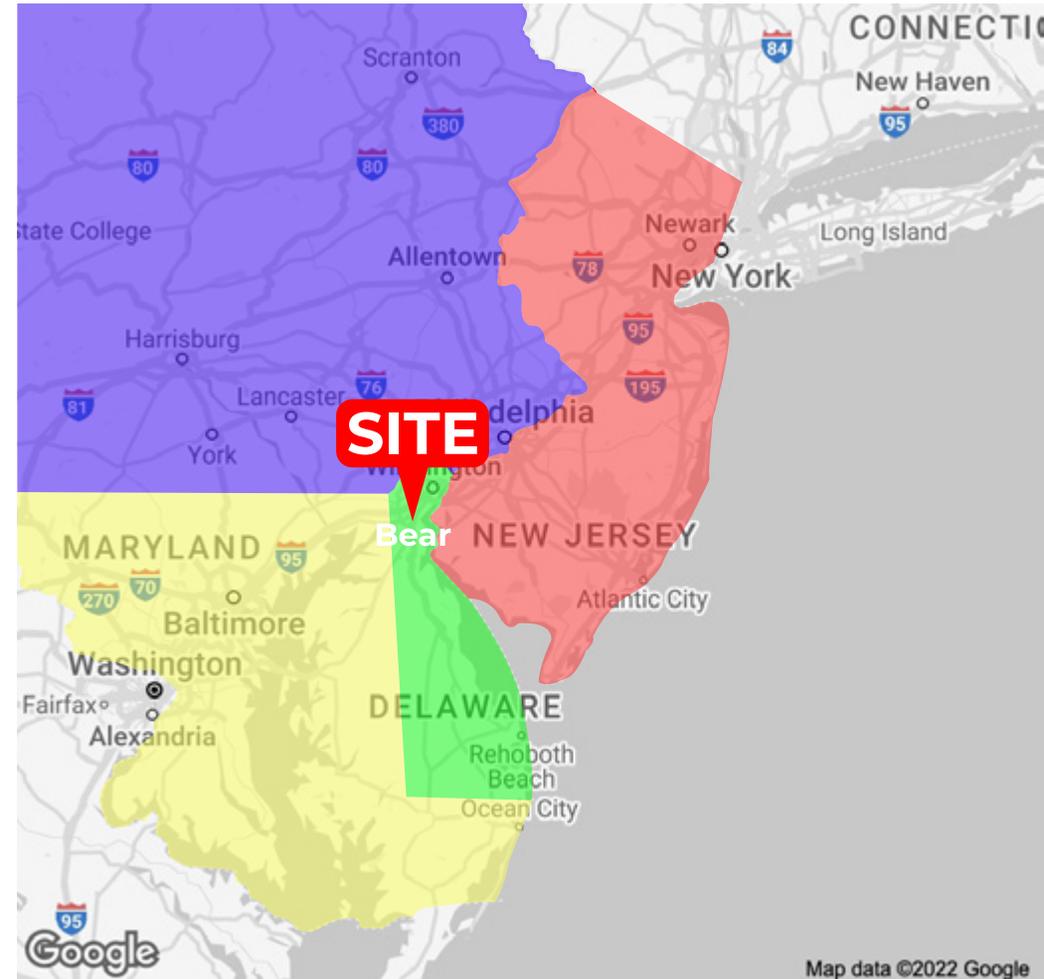
Bear, DE 19702

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About Bear

Bear is a census-designated place (CDP) in New Castle County, Delaware, United States. Originally a small crossroads in a rural area, approximately 14 miles south of Wilmington, the area supported small farms growing mainly corn and cattle. In the late 1980s and 1990s Bear became a popular location for the construction of sprawling housing developments and shopping centers along U.S. Route 40.

Much of Bear runs along the highway, and extends to approximately Delaware Route 896. In Bear, the most common industries are (1) healthcare and social assistance, (2) finance and insurance, and (3) retail trade. The highest paid jobs are in (1) utilities, (2) transportation and warehousing, and (3) professional, scientific, and technical services.



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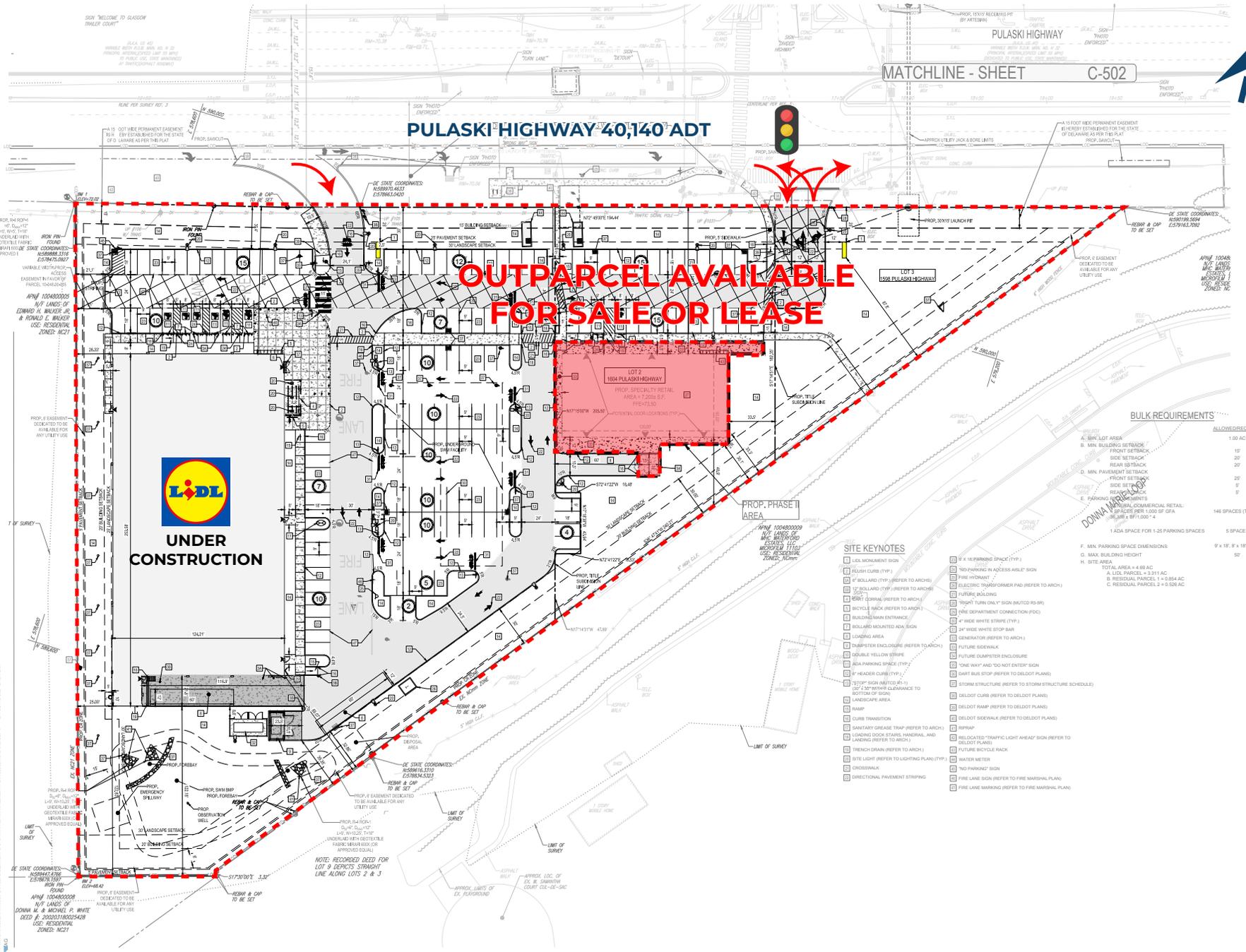
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MATCHLINE - SHEET C-502

PULASKI HIGHWAY 40,140' ADT

OUTPARCEL AVAILABLE FOR SALE OR LEASE



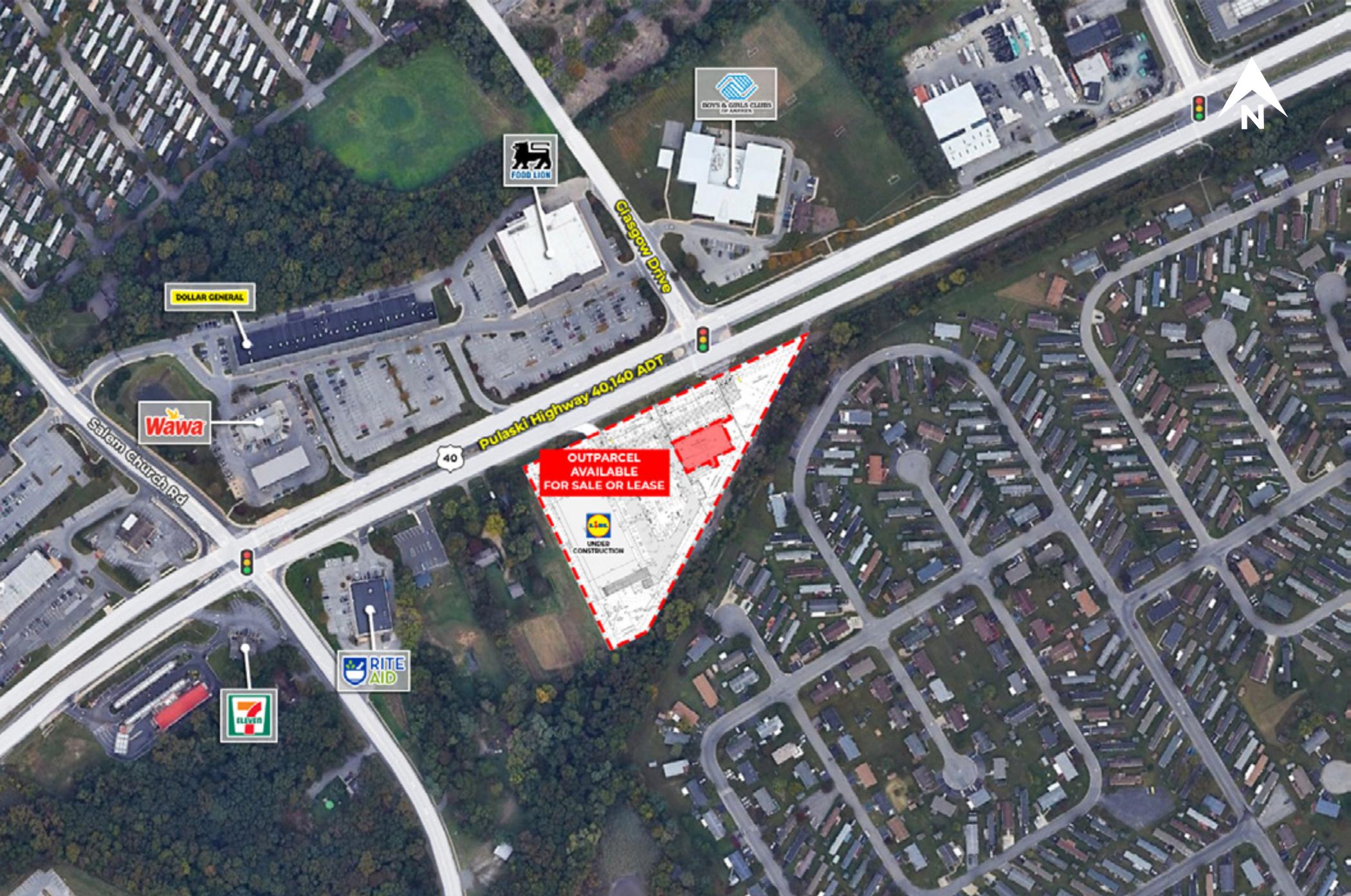
SITE KEYNOTES

- 1. L&L MONUMENT SIGN
- 2. FLUSH CURB (TYP)
- 3. 1" BOLLARD (TYP) (REFER TO ARCH)
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BULK REQUIREMENTS

ALLOWED REQUIREMENTS	ALLOWED REQUIREMENTS
A. MIN. LOT AREA	1.00 AC
B. MIN. BUILDING SETBACK	10'
FRONT SETBACK	20'
SIDE SETBACK	20'
REAR SETBACK	20'
C. MIN. PAVEMENT NETWORK	25'
FRONT SETBACK	5'
SIDE SETBACK	5'
REAR SETBACK	5'
D. MIN. PAVEMENT NETWORK	148 SPACES (TOTAL)
E. PARKING REQUIREMENTS	5 SPACES
MINIMUM COMMERCIAL RETAIL	148 SPACES (TOTAL)
SPACES PER 1,000 SF GFA	5 SPACES
MIN. 8' x 15' x 15' x 4'	5 SPACES
1 ADA SPACE FOR 1-25 PARKING SPACES	5 SPACES
F. MIN. PARKING SPACE DIMENSIONS	9' x 18' x 18' (ADA)
G. MAX. BUILDING HEIGHT	50'
H. SITE AREA	TOTAL AREA = 4.69 AC
	A. L&L PARCEL 1 = 3.51 AC
	B. RESIDUAL PARCEL 1 = 0.854 AC
	C. RESIDUAL PARCEL 2 = 0.526 AC

Site Plan



OUTPARCEL
AVAILABLE
FOR SALE OR LEASE



Local Aerial



**OUTPARCEL
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Market Aerial

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