



## Newtown Square

488 Bear Christiana Road, Bear, Delaware 19701

### Property Features

- NEW CONSTRUCTION!
- 2,500-sf Pad with Drive-Thru
- 6,200-sf Pad that can be divided
- 1,709-sf Inline
- 3,463-sf Inline that can be divided
- Pylon Signage Available
- Join: Casapulla's, Family Dentistry, Omni Nails, and EZ Pick Convenience Store
- Excellent Access to Rt. 273, Rt. 40, and Rt. 1
- Traffic Count: 15,878 AADT



For more information:

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# For Lease Retail



## Property Summary

Lot Size: 5.3 Acres

Building Size: 22,700 SF

Year Built: 2017

Zoning: CN

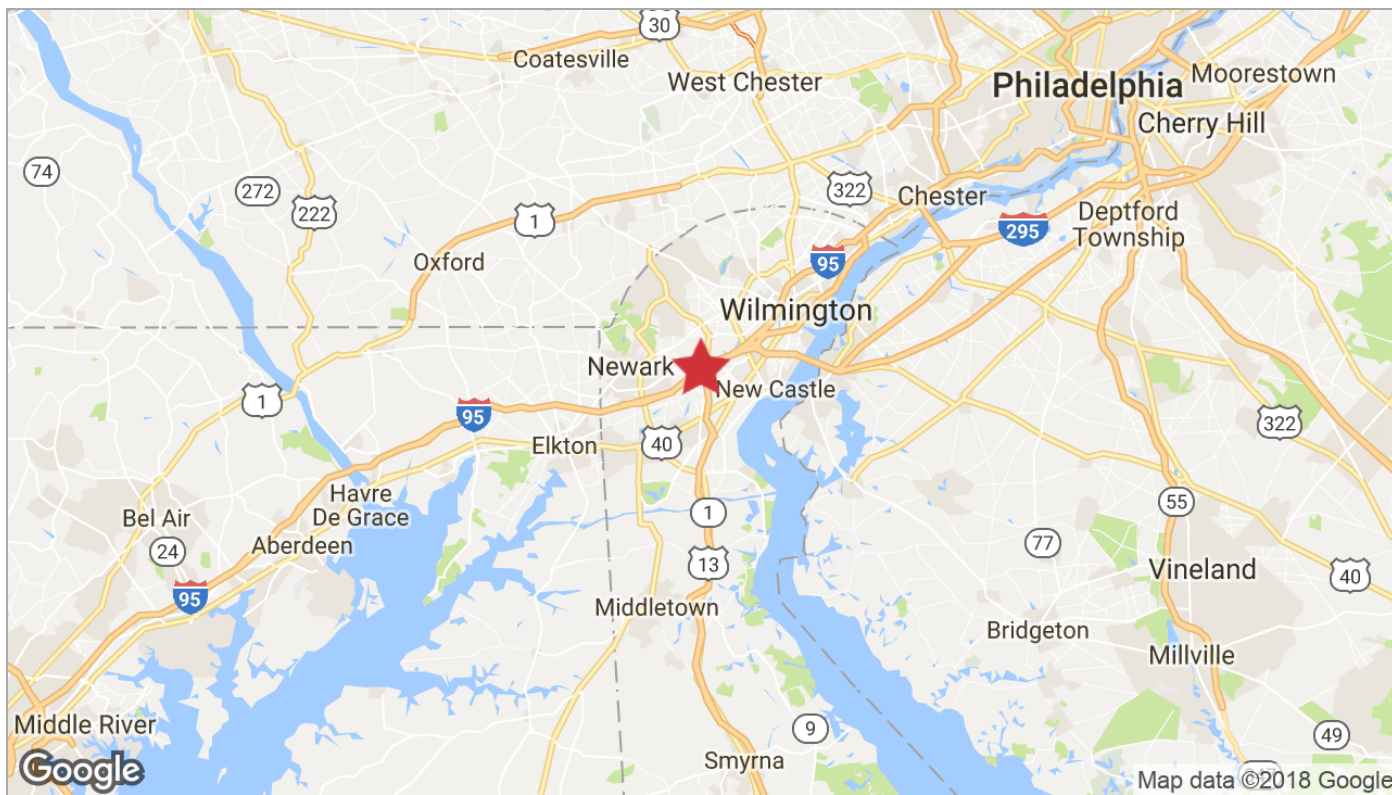
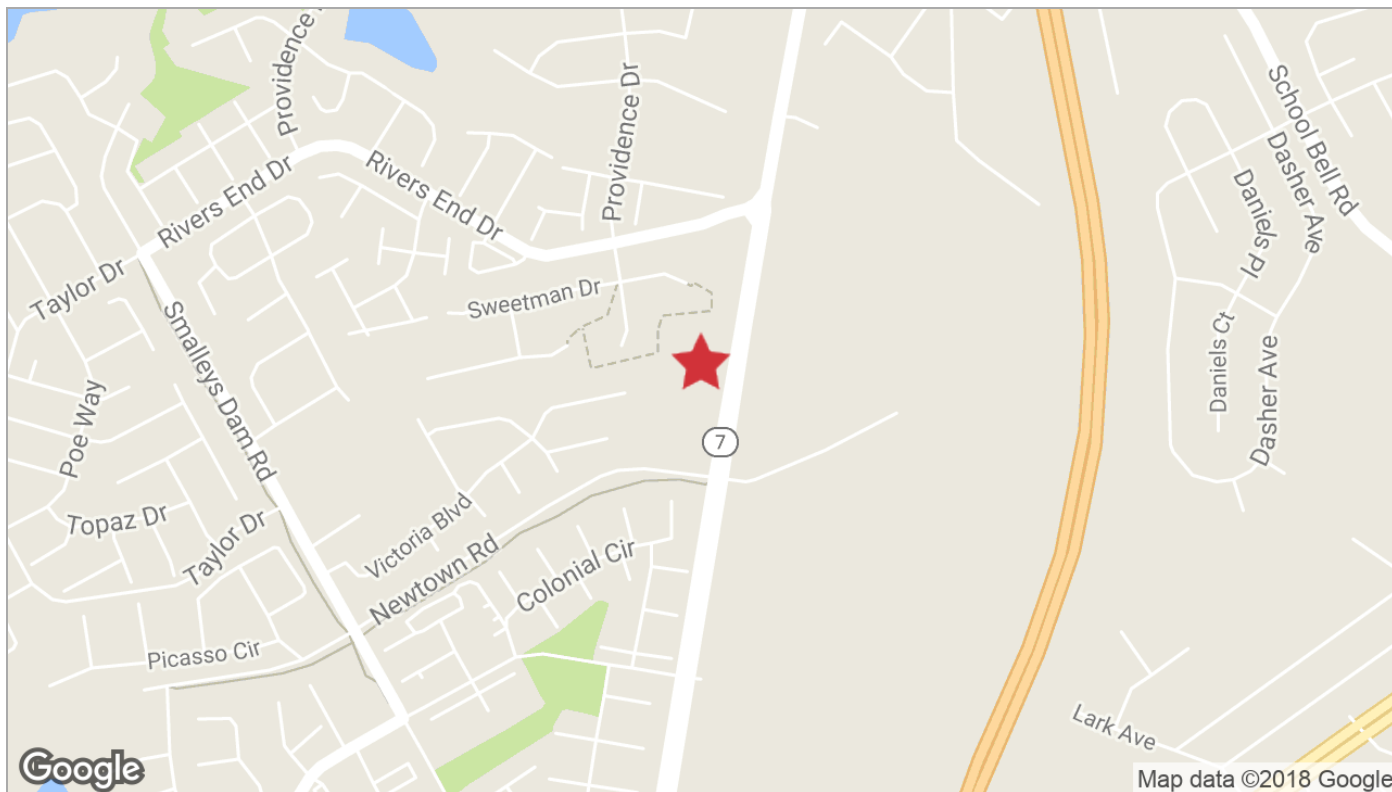
## Property Overview

Pad sites available for lease include 2,500-SF with Drive-Thru and 6,200-SF Restaurant Pad that can be divided. In-line availabilities are +/-1,700-SF.

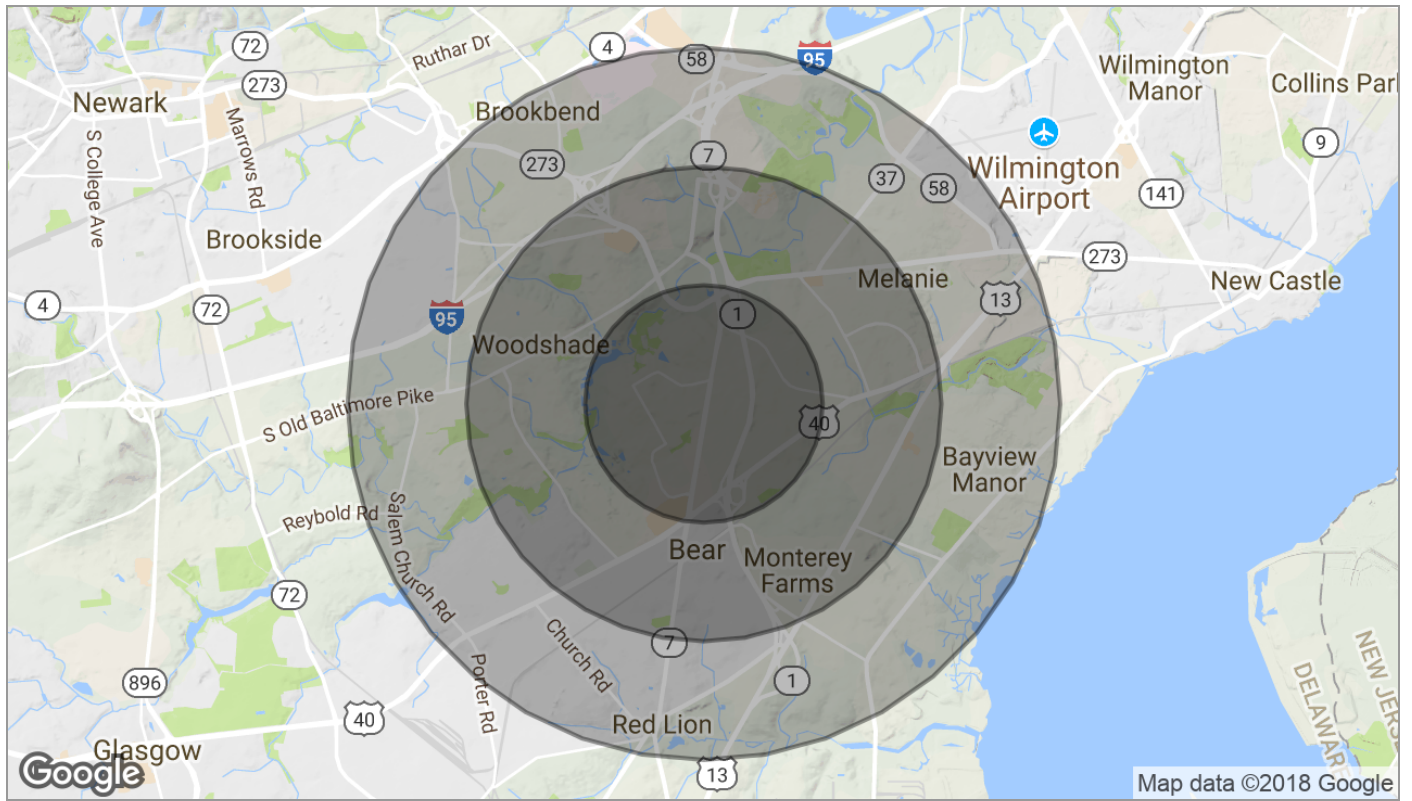
## Location Overview

Strategically located on Bear Christiana Rd. (Rt. 7) between Rt. 273 and Rt. 40 with excellent access to Rt. 1. Plans also call for a Rt. 1 by-pass ramp that will begin and end at Newtown Square.

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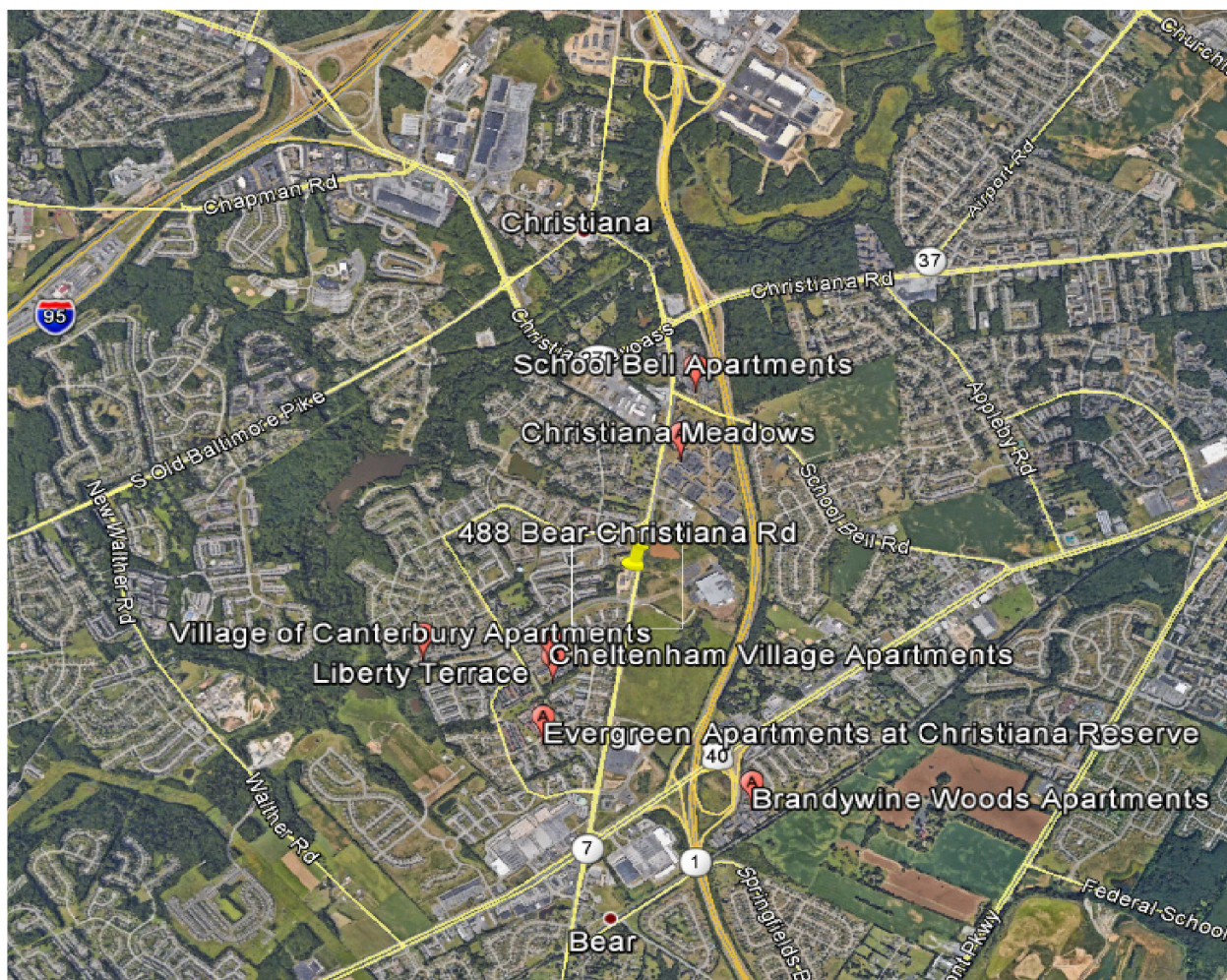
	1 Mile	2 Miles	3 Miles
<b>Population</b>			
TOTAL POPULATION	13,318	40,051	73,468
MEDIAN AGE	30.6	32.1	32.3
MEDIAN AGE (MALE)	25.9	29.5	29.9
MEDIAN AGE (FEMALE)	33.9	34.3	34.6
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	4,969	14,805	26,618
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$65,152	\$68,323	\$68,640
AVERAGE HOUSE VALUE	\$235,761	\$227,422	\$226,133
<b>Race</b>			
% WHITE	51.0%	51.8%	52.8%
% BLACK	35.4%	33.8%	33.9%
% ASIAN	6.9%	8.3%	7.0%
% HAWAIIAN	0.4%	0.1%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	1.4%	2.5%	3.1%
<b>Ethnicity</b>			
% HISPANIC	9.1%	10.4%	11.4%

\* Demographic data derived from 2010 US Census

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## Apartment Complexes within Two-Mile Radius of Property Site:

	Number of Units
Brandywine Woods Apartments	265
Cheltenham Village Apartments	100
Christiana Meadows	648
Evergreen Apartments at Christiana Reserve	384
Liberty Terrace	108
School Bell Apartments	240
Village of Canterbury	336

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