



R&R Commercial Realty, Inc.

FOOD  LION

easy
fresh
& affordable.

NO PARKING
EXCEPT
IN MARKED
SPACES

FURNITURE ELECTRONICS

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

- ❖ Last available space - 4,550+/-SF \$16NNN - Inline between Merle Norman & a Sushi Restaurant
- ❖ 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



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Broker
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R&R Commercial Realty
46 S. State Street, Dover, DE 19901

Manufacturing

William Henry Middle School

Booker T Washington School



Gateway West Shopping Center

4,550sf Available

Enterprise Business Park



VCA Animal Hospital

Eden Hill Medical Center

Eden Hill Village

19,405 VPD

15,321 VPD

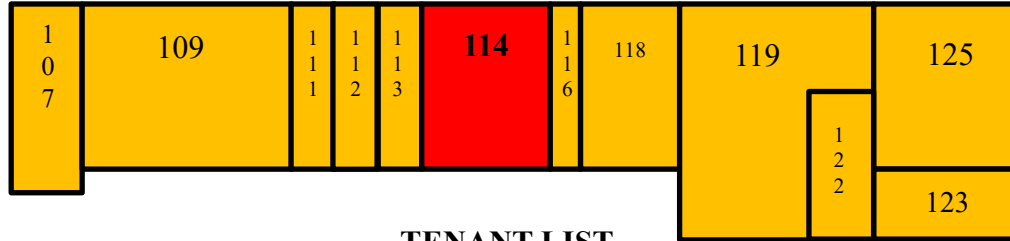
9,924 VPD



Gateway West Shopping Center

1030 Forrest Avenue

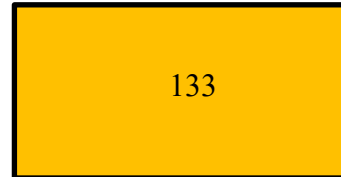
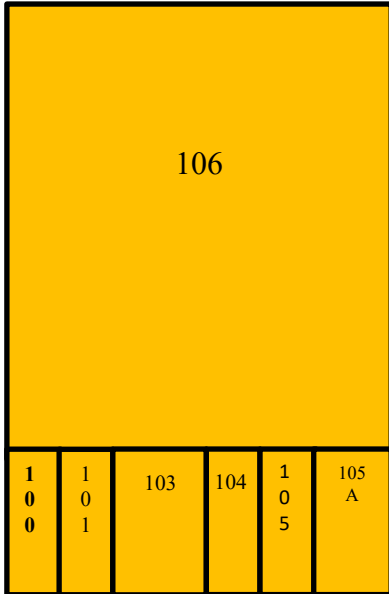
Dover, Delaware



TENANT LIST

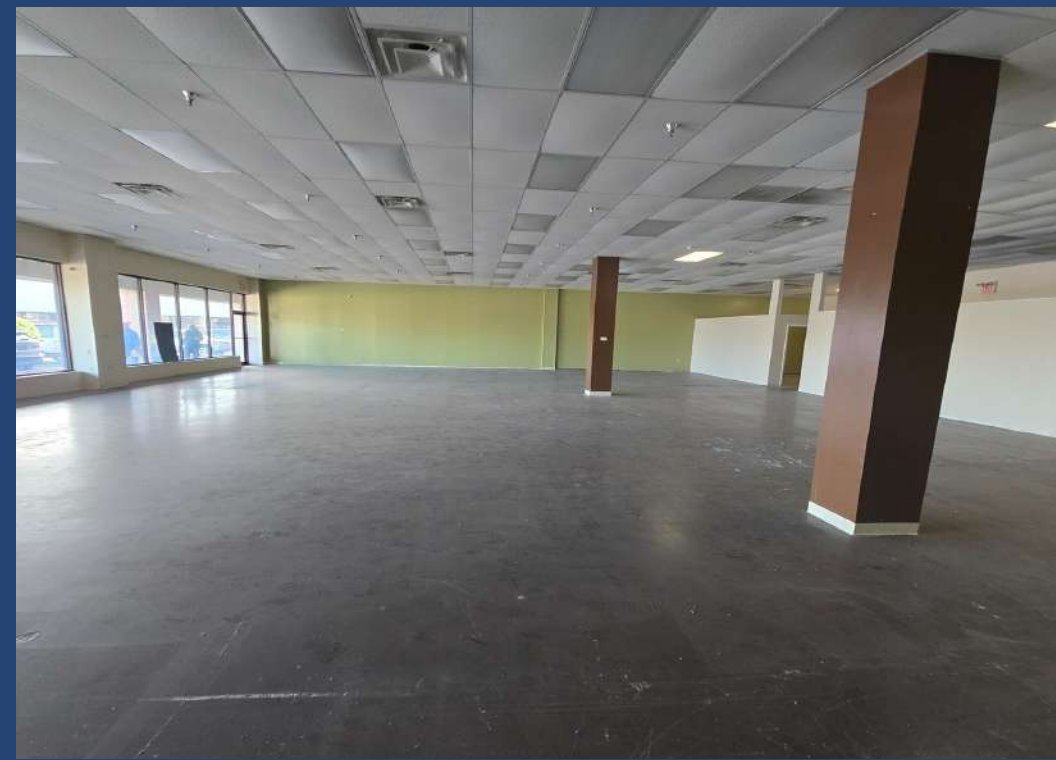
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|---|-----------------------------------|
| 100: Pink Ribbon Boutique | 112: Happy Fortune Restaurant |
| 101: Ace Cleaners | 113: Merle Norman |
| 103: Curry Pizza House
Hidden Tap & Barrel | 114: 4,550sf – For Lease |
| 104: Jackson Hewitt | 116: Chaiyo Sushi |
| 105: Blissful Creation Salon | 118: Finest Vape & Smoke Shop |
| 105A: Rise Physical Therapy | 119: Dollar Tree |
| 106: Food Lion | 122: EZ Cash |
| 107: Aunt Mary's Soul Food Kitchen | 123: VIP Nails |
| 109: Aaron's / JR Rents | 125: Choices for Community Living |
| 111: Forest Pharmacy | 133: Goodwill |

 Occupied
 For Lease





Suite 114



Gateway West Shopping Center

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



Exclusively Marketed by:

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