

FOR LEASE | ROUTE 40 VISIBILITY | 26,000 VPD



# Pulaski Highway Retail

707 Pulaski Highway  
Bear DE 19701

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# THE SPACE

Location	707 Pulaski Highway Bear, DE 19701
Zoning	CR (Commercial Regional)
Acreage	1.32
Traffic Count	26,146
Size	1,200 SF
Lease Rate	Please contact listing agent
Lease Type	NNN

## HIGHLIGHTS

- Located at 707 Pulaski Highway (Route 40) in Bear, Delaware, this 1,200 square foot inline retail space sits along one of New Castle County's most active commercial corridors, with over 26,000 vehicles passing daily. Previously operated as a laundromat, the space features existing gas and water connections along with an ADA accessible restroom, allowing a new tenant to get up and running with minimal buildout time and cost.
- 1,200 SF inline retail space (20' x 60')
- Former laundromat — gas and water already in place
- 26,146 vehicles per day (VPD) on Route 40 / Pulaski Highway
- Ample on-site parking
- Part of a larger mixed-use property featuring a 3,200 SF freestanding retail building (Convenience Store) and second floor office space



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	12,939	63,012	141,277

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$96,148	\$105,414	\$105,117

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,537	25,326	56,391

CHINESE RESTAURANT

ICE CREAM PARLOR

**AVAILABLE: 1,200 SF**



CARRIBEAN RESTAURANT

MEXICAN RESTAURANT

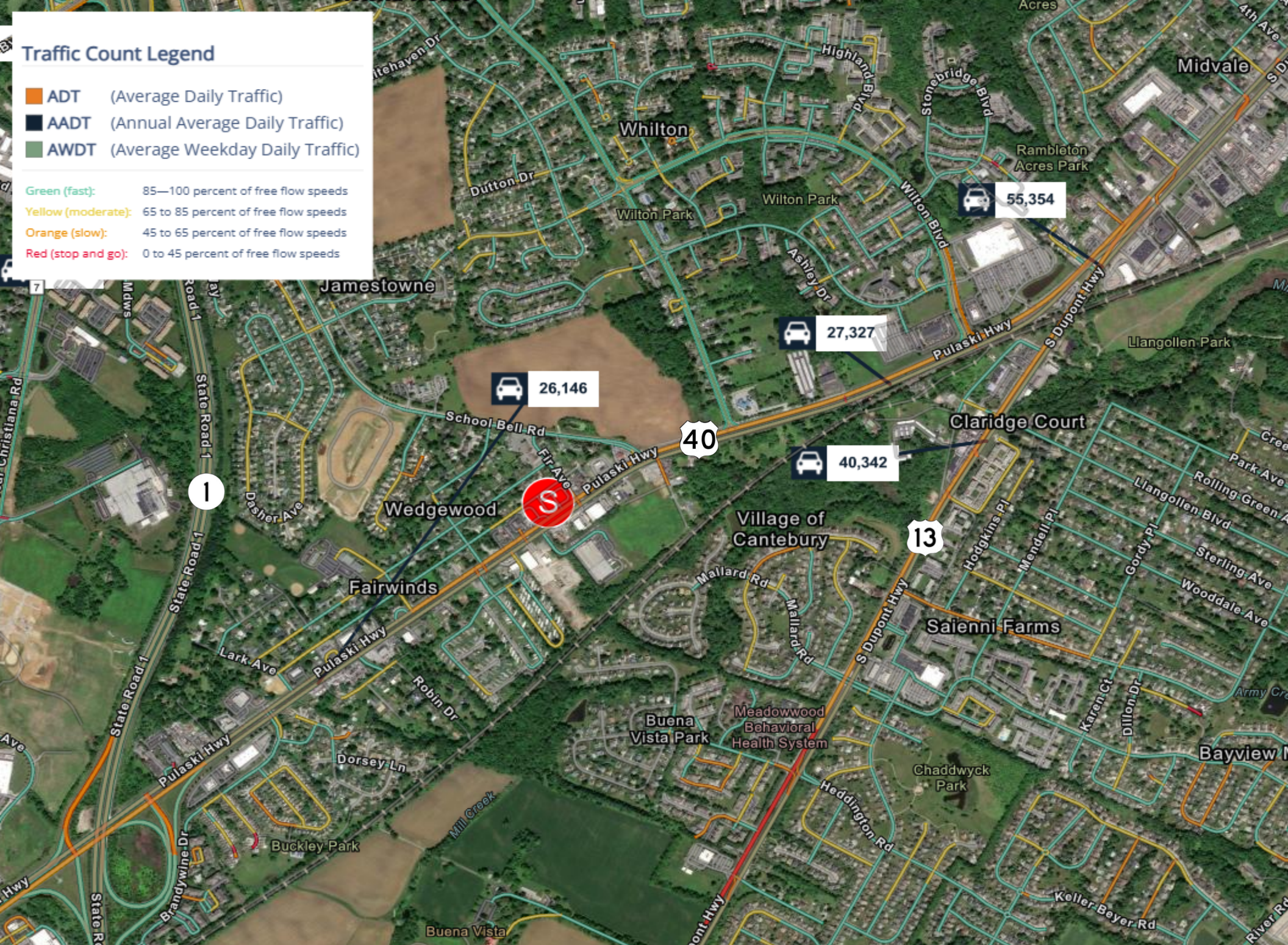


Property consists of a 3,200 SF Freestanding Retail | 13,500 SF Two-Story Retail/Office

## Traffic Count Legend

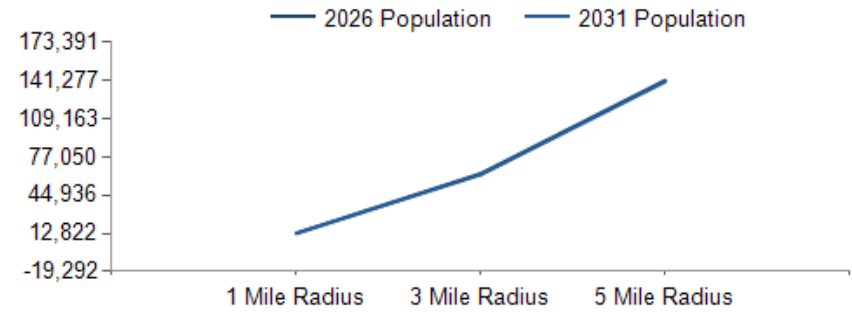
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds

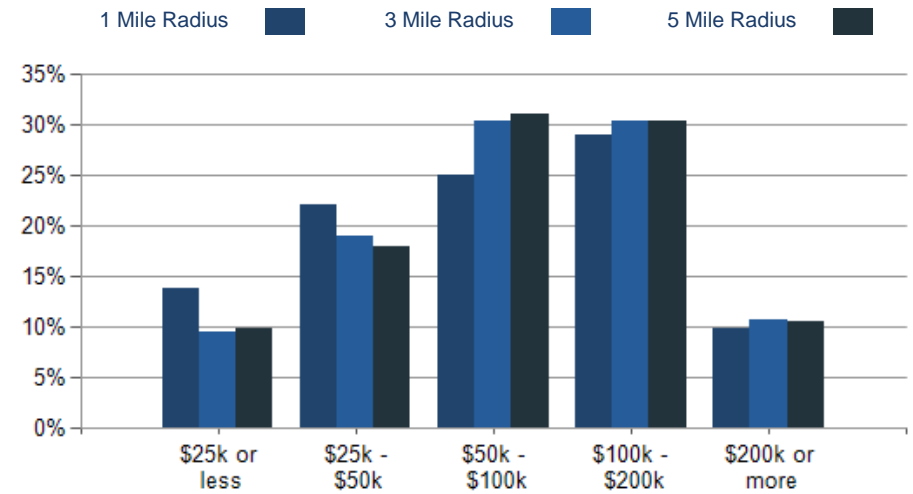


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,204	54,324	126,258
2010 Population	12,786	60,690	133,862
2026 Population	12,939	63,012	141,277
2031 Population	12,822	62,119	140,136
2026 African American	6,368	26,805	48,326
2026 American Indian	54	250	724
2026 Asian	982	6,547	10,765
2026 Hispanic	1,745	7,839	22,318
2026 Other Race	874	3,896	11,142
2026 White	3,637	20,666	57,384
2026 Multiracial	1,022	4,827	12,890
2026-2031: Population: Growth Rate	-0.90%	-1.45%	-0.80%

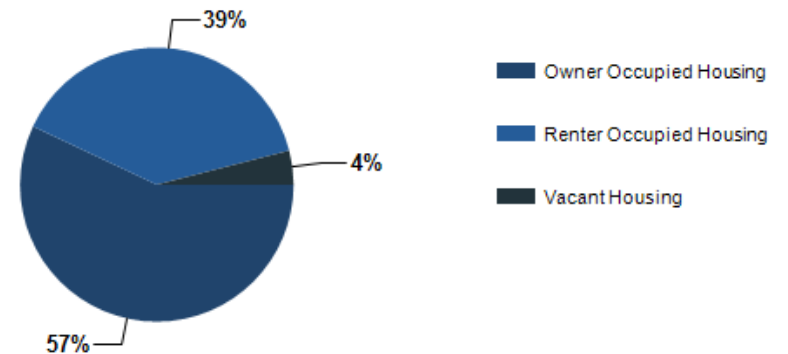
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	503	1,515	3,205
\$15,000-\$24,999	262	903	2,366
\$25,000-\$34,999	431	1,807	3,717
\$35,000-\$49,999	799	3,013	6,467
\$50,000-\$74,999	700	3,949	9,586
\$75,000-\$99,999	692	3,743	7,936
\$100,000-\$149,999	1,074	4,506	10,603
\$150,000-\$199,999	529	3,183	6,540
\$200,000 or greater	548	2,706	5,972
Median HH Income	\$77,054	\$83,142	\$82,394
Average HH Income	\$96,148	\$105,414	\$105,117



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

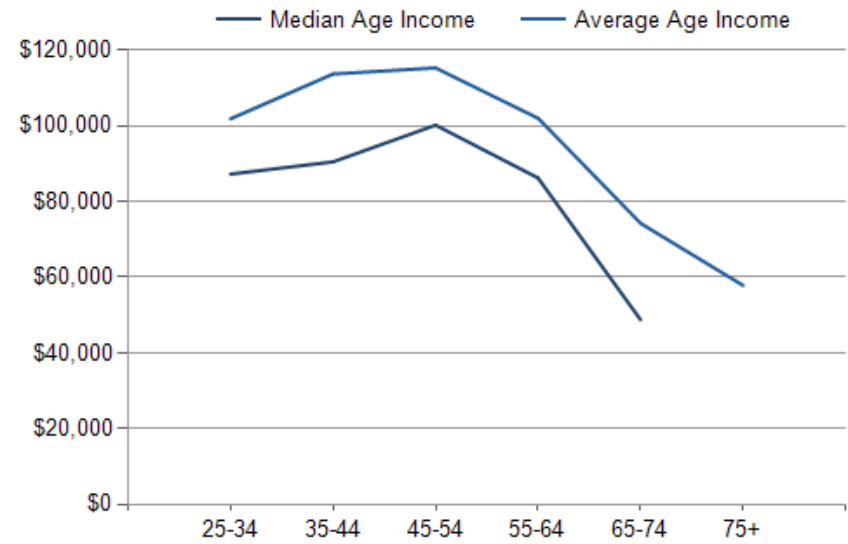
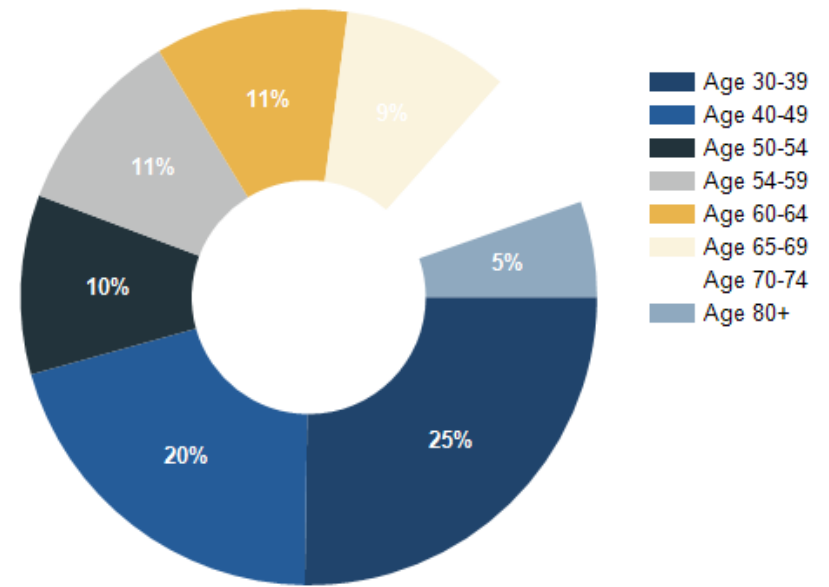


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,058	5,419	11,442
2026 Population Age 35-39	945	4,801	10,517
2026 Population Age 40-44	871	4,397	9,767
2026 Population Age 45-49	754	3,761	8,303
2026 Population Age 50-54	800	3,759	8,464
2026 Population Age 55-59	839	3,925	8,607
2026 Population Age 60-64	863	3,922	8,793
2026 Population Age 65-69	746	3,515	8,201
2026 Population Age 70-74	640	2,772	6,437
2026 Population Age 75-79	427	1,904	4,654
2026 Population Age 80-84	256	1,097	2,802
2026 Population Age 85+	171	694	1,988
2026 Population Age 18+	10,333	50,041	111,905
2026 Median Age	40	38	39
2031 Median Age	41	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,246	\$86,958	\$86,523
Average Household Income 25-34	\$101,856	\$106,628	\$106,304
Median Household Income 35-44	\$90,469	\$99,191	\$100,671
Average Household Income 35-44	\$113,692	\$121,527	\$121,913
Median Household Income 45-54	\$100,181	\$102,270	\$102,758
Average Household Income 45-54	\$115,311	\$122,211	\$122,574
Median Household Income 55-64	\$86,214	\$93,226	\$92,480
Average Household Income 55-64	\$102,020	\$113,763	\$113,745
Median Household Income 65-74	\$48,757	\$62,718	\$64,562
Average Household Income 65-74	\$74,246	\$87,392	\$88,730
Average Household Income 75+	\$57,821	\$63,180	\$66,622

Population By Age



# Pulaski Highway Retail

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