

WELLINGTON COMMONS

NE Corner of Rt. 40 (Pulaski Hwy.) and
Brookmont Dr.
Bear, New Castle County, DE

**RETAIL PROPERTY
FOR LEASE**

Property Description

Wellington Commons is a retail center comprising approximately 32,000 SF of in-line retail, and (2) Pad sites. Users have been placed on the two pad sites— Royal Farms and CVS Pharmacy. The 32,000 square feet of proposed retail will be located on a parcel of commercially zoned ground measuring 4.43 acres.

Project Economics

\$20/SF NNN + Pass Thru Expenses estimated at \$3.50/SF

Location Description

The property is located on the northeast corner of Rt. 40 (Pulaski Hwy) and Brookmont Dr., in Bear, New Castle County, DE. RT. 40 exhibits traffic counts of approximately 44,000 vehicles per day. Ingress and egress is achievable via paved entrances from both Rt. 40 and Brookmont Drive. The property is serviced by a fully signalized Rt. 40/Brookmont Drive intersection. Overall, accessibility, exposure, and visibility, are considered excellent.

2015 Demographics	1 MILE	3 MILES	5 MILES
Total Population	13,488	65,549	150,322
Median Age	32.0	32.1	32.7
Families	3,285	16,321	36,189
Total Households	4,529	23,713	54,287
Average HH Income	\$90,341	\$97,254	\$93,901



FOR MORE INFORMATION, CONTACT:

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WWW.DSMRE.COM

**DSM Commercial
Real Estate Services**

910 S. Chapel St.
Suite 100
Newark, DE 19713

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AERIAL MAP



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COLORED SITE PLAN



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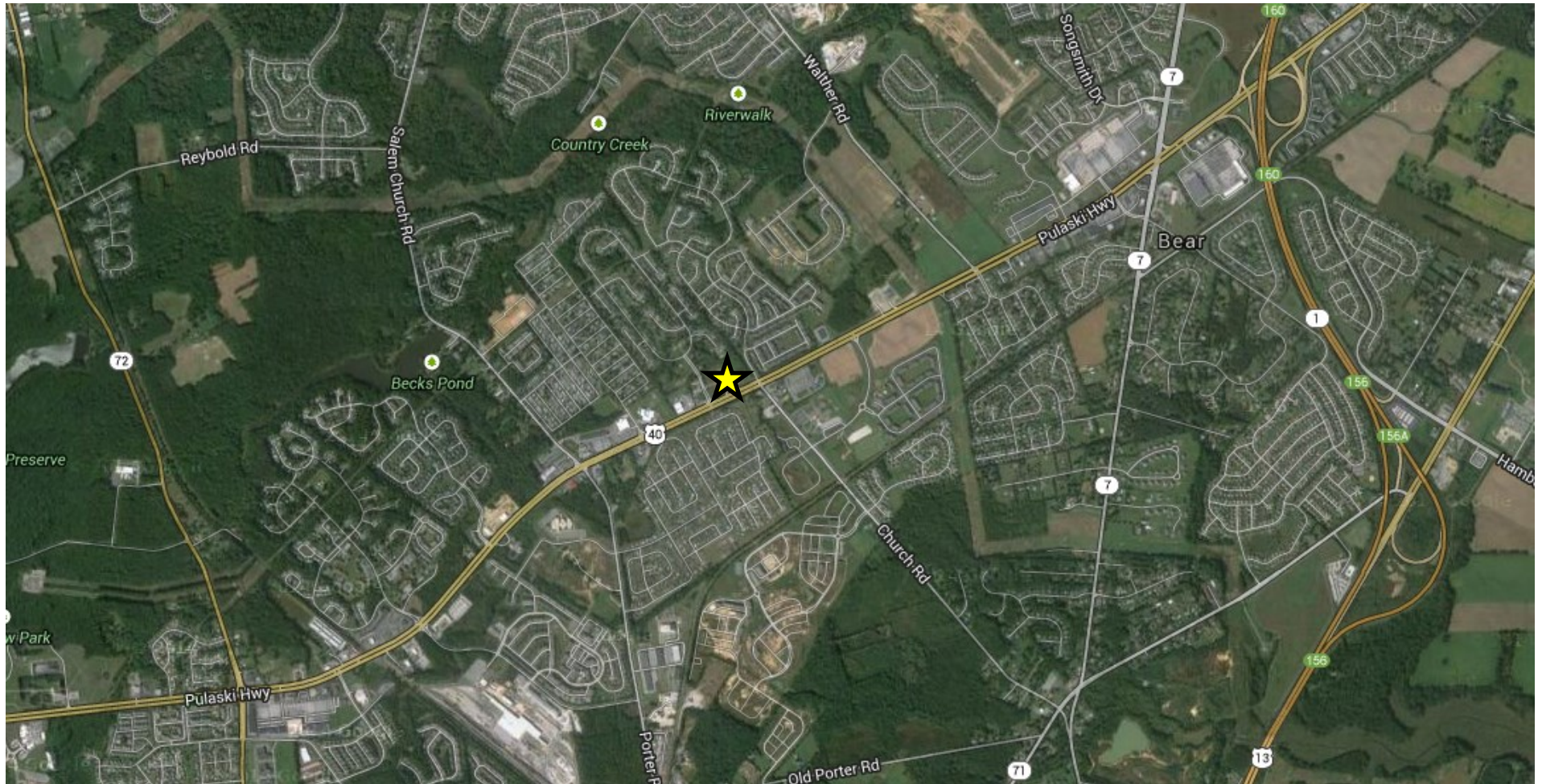
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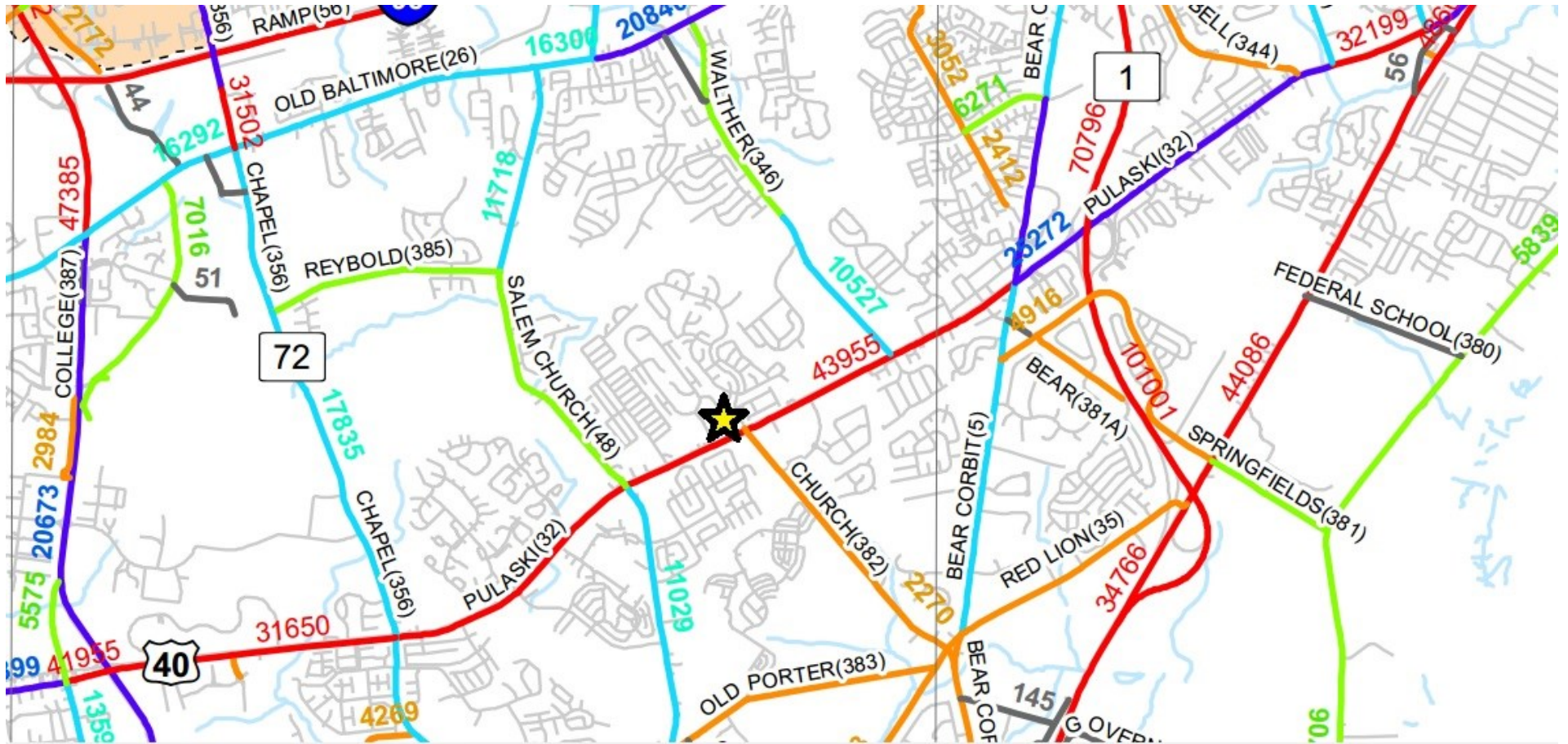
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TRAFFIC COUNT MAP



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