

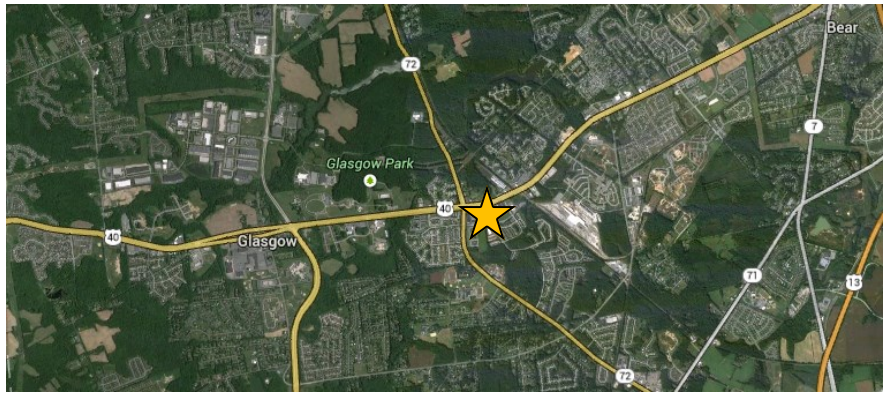
# LEASE Fox Run Shopping Center

RETAIL | 10-412 FOX HUNT DRIVE | BEAR, DE 19701



## DEMOGRAPHICS

|                | 1 mile   | 3 mile   | 5 mile   |
|----------------|----------|----------|----------|
| Population:    | 8,850    | 55,008   | 127,075  |
| Households:    | 3,472    | 19,784   | 46,383   |
| Avg HH Income: | \$78,257 | \$90,222 | \$87,068 |
| Daytime Pop:   | 2,447    | 19,403   | 48,216   |



- 245,323 SF community shopping center in New Castle County, DE
- Prominent location on Route 40—52,000 cars pass by daily
- Suites available from 1,500 to 8,000 SF
- 79,000 SF approved addition
- Strong synergy of local and national tenants including Acme, Walgreens, Saladworks, IHOP, Hallmark and PNC Bank
- Active Merchant's Association provides additional marketing efforts for members
- 2013 Reader's Choice Award winner—Earned 2nd Place for Best Shopping Center in Delaware



**PETTINARO**

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# LEASE

## RETAIL

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## BEAR, DE 19701



## TENANT ROSTER

|       |                              |         |                              |         |                              |         |                               |
|-------|------------------------------|---------|------------------------------|---------|------------------------------|---------|-------------------------------|
| 10    | M & T Bank                   | 44-48   | 6,000 SF Available For Lease | 128-136 | Walgreens Pharmacy           | 300     | 1,500 SF Available For Lease  |
| 12    | First State Physicians       | 50-52   | Just Fish                    | 138     | Bagel Shop                   | 302     | Little Stars Dance Studio     |
| 14    | N & D Nail Salon             | 54      | H&R Block                    | 140     | 1,900 SF Available For Lease | 304-306 | 3,000 SF Available For Lease  |
| 16    | Allstate Insurance           | 56-60   | Hallmark Gifts               | 142-144 | Euphoria Taproom             | 308     | Malaysian Restaurant          |
| 18    | GNC                          | 100     | Main Street Computers        | 146-156 | Acme                         | 310-312 | Integrity Staffing Solutions  |
| 20    | Fox Run Laundromat           | 102     | Michael Gallagher Jewelers   | 200     | Mattress Warehouse           | 314-320 | ABC Liquors                   |
| 22    | Hibachi Express              | 104     | The Tutoring Center          | 206     | Saladworks                   | 322     | EZ Loans                      |
| 24    | Springleaf Financial         | 106     | Shear Magic Hair Salon       | 210     | WSFS Bank                    | 324     | Sharper Image Barber          |
| 26    | 1,600 SF Available For Lease | 108     | Tobacco Time                 | 220     | KFC                          | 326-330 | Concord Pet Food and Supplies |
| 28    | 1,600 SF Available For Lease | 110     | Liberty Tax                  | 230     | Bank of America              | 332     | Metro PCS                     |
| 30    | Cooper Levenson Law Firm     | 112     | Panda Chinese Restaurant     | 240     | IHOP                         | 334-338 | Goodwill                      |
| 32    | Thurston's Irish Pub         | 114-118 | Simon Eye Associates         | 250     | PNC Bank                     | 360     | Adult Daycare                 |
| 34    | 1,900 SF Available For Lease | 120     | Sweet Darlin' Dry Cleaning   | 254     | Nationwide Insurance         | 404     | Westside Health Care          |
| 36    | 2,000 SF Available For Lease | 122     | 1,800 SF Available For Lease | 256     | Physiotherapy Associates     |         |                               |
| 38-40 | Rent-A-Center                | 124     | Riviera Pizza                | 258     | Real Look Medical Spa        |         |                               |
| 42    | 2,000 SF Available For Lease | 126     | Expedia Cruise Ship Centers  | 260     | Dr. Jeffrey Bright Dentist   |         |                               |

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