

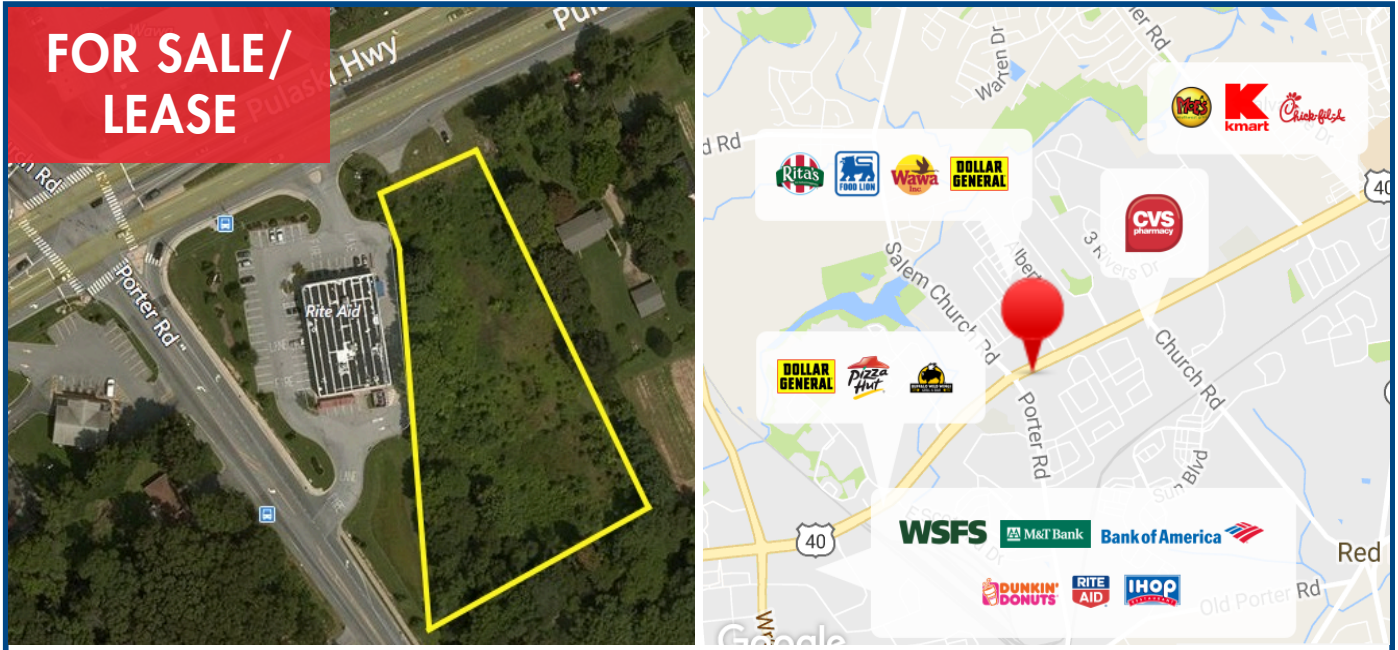


1634 Pulaski Highway

Bear, DE 19701

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Presented by Patterson-Woods Commercial Properties "The Area's Leading Commercial Broker"



LAND FOR SALE/LEASE

OFFERING SUMMARY

Available SF: 2.08 Acres

Sale Price: \$1,250,000

Lease Rate: \$6,000/mo NNN

Zoning: CR - Commercial Regional

Parcel: 1004800007

PROPERTY OVERVIEW

2.08 acres of land for sale/lease in Bear, DE with high visibility on Route 40. Traffic counts +/- 45,000 vehicles/day on Route 40.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	13,911	64,922	150,494
Households:	5,044	23,858	54,994
Avg HH Income:	\$63,904	\$81,544	\$81,052

For more information, please contact:

Michael Willey
Tel 302.622.3514
willey@pattersonwoods.com

Tony Bariglio
Tel 302.622.3518
abariglio@icloud.com

3801 Kennett Pike
Bldg. D, Suite 100
Wilmington, DE 19807

Tel 302.622.3500
www.pattersonwoods.com

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