

# EDEN SQUARE

BEAR, DE

**Eden Square** is conveniently located along Route 40 at the convergence of Route 1 and Route 7 in Bear, DE. The center benefits from easy access and strong visibility to Route 1 highway, and is located less than 4 miles off the I-95 corridor. It is anchored by Giant Foods, LA Fitness, Gabe's, and Dollar Tree and is the home to a brand new Starbucks. Bear, DE is along the commuter route to Wilmington and Dover, Delaware as well as Philadelphia, Pennsylvania.

## LEASINGCONTACT

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PROPERTY INFORMATION

Address

100-800 Eden Circle  
Bear, Delaware 19709

GLA

235,508 ± SF

Parking

1,223 Spaces

Anchors

Giant Foods, Gabes, LA Fitness,  
Dollar Tree



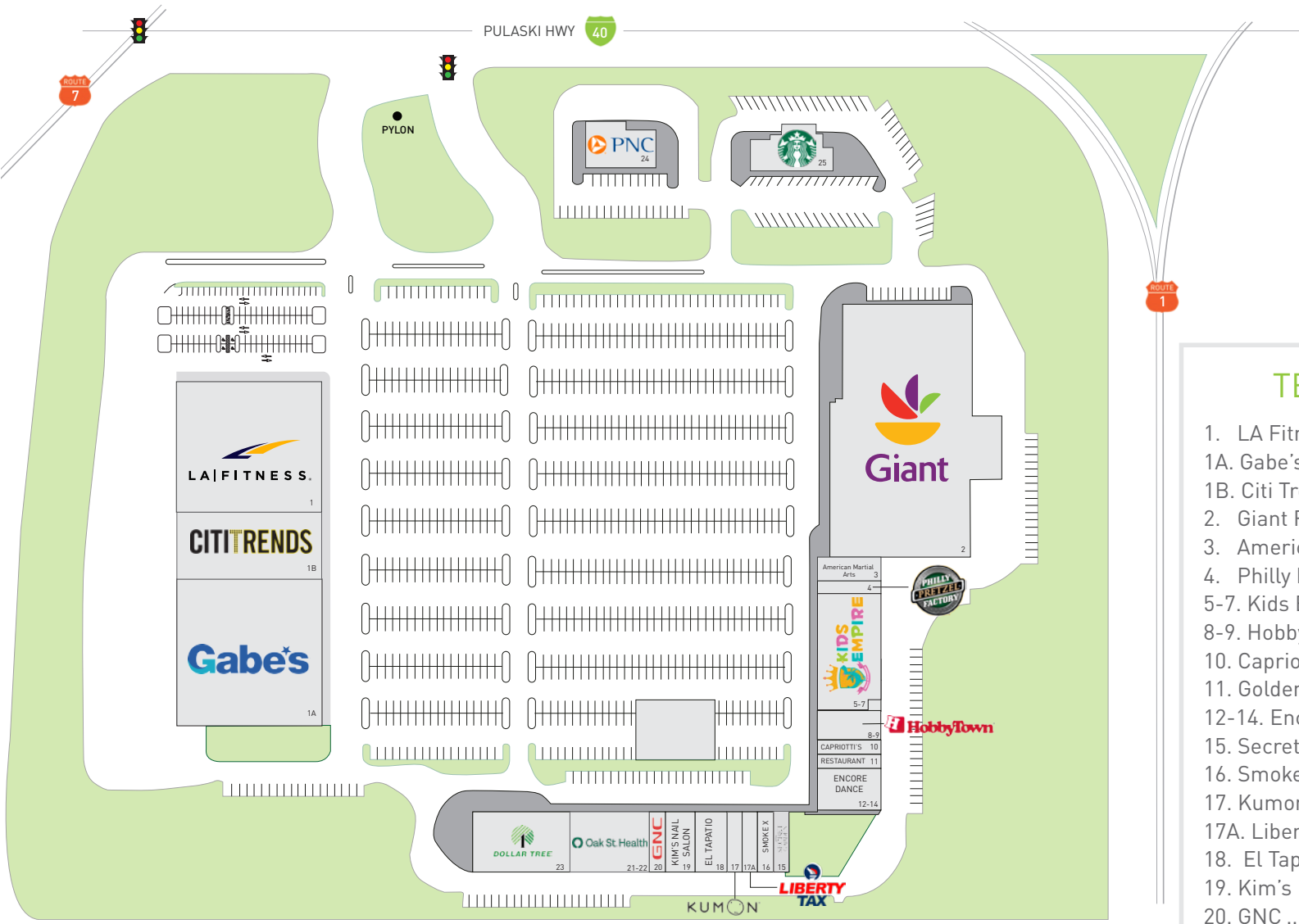


# MARKET AERIAL





# SITE PLAN

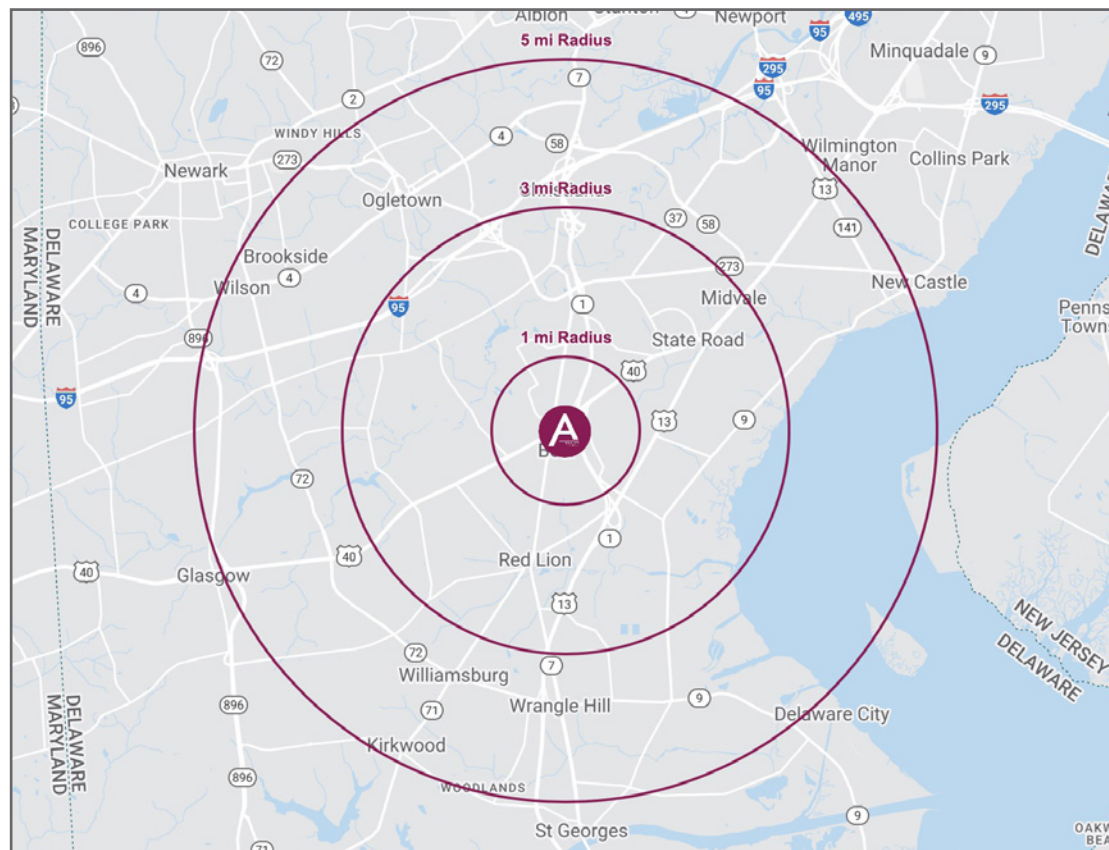


## TENANT ROSTER

1.	LA Fitness.....	47,244 sf
1A.	Gabe's .....	51,118 sf
1B.	Citi Trends.....	19,458 sf
2.	Giant Foods .....	64,855 sf
3.	American Martial Arts.....	2,716 sf
4.	Philly Pretzel Factory .....	1,600 sf
5-7.	Kids Empire .....	12,800 sf
8-9.	HobbyTown.....	3,208 sf
10.	Capriotti's .....	1,600 sf
11.	Golden Dragon Restaurant .....	1,600 sf
12-14.	Encore Dance Studio .....	4,800 sf
15.	Secret Garden Cafe .....	1,600 sf
16.	Smoke X.....	1,600 sf
17.	Kumon Learning Center .....	1,600 sf
17A.	Liberty Tax.....	1,600 sf
18.	El Tapatio.....	3,200 sf
19.	Kim's Nail Salon.....	3,200 sf
20.	GNC .....	1,600 sf
21-22.	Oak Street Health .....	8,096 sf
23.	Dollar Tree.....	9,600 sf
24.	PNC Bank .....	4,324 sf
25.	Starbucks .....	3,535 sf



# DEMOGRAPHICS



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		1 MI.	3 MI.	5 MI.
POPULATION		10,258	77,531	140,654
HOUSEHOLDS		4,002	29,683	54,471
AVERAGE HHI		\$103,747	\$113,002	\$110,447