Sunset Station Retail Space for Lease









FOR LEASE | 1,600–3,200 SF AVAILABLE | $23/SF NNN

1815-1877 Pulaski Highway
Bear, DE 19701

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DSM COMMERCIAL

THE SPACE

Location	1815-1877 Pulaski Highway Bear, DE 19701
County	New Castle County
Size	3,200 SF (Divisible to 1,600 SF)
Lease Rate	$23.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Sunset Station is an established community shopping center positioned along the heavily traveled Route 40 retail corridor in Bear, Delaware. The center features a strong mix of national, regional and local tenants, including Enterprise Rent-A-Car, Dollar General, Wendy's, Buffalo Wild Wings, Jersey Mike's, Pizza Hut, AT&T and Burn Boot Camp.
- Currently available is 1,600–3,200 SF of contiguous inline space.
- Located at a signalized intersection with excellent visibility, pylon signage and convenient access to Routes 72 and 1, Sunset Station is well positioned to serve the surrounding residential communities and steady pass-by traffic.
- High-traffic location along Route 40, with 36,439 vehicles passing the center daily.
- Surrounded by a dense residential customer base with more than 54,000 residents within three miles and approximately 134,000 residents within five miles
- Strong area household incomes averaging approximately $96,000 within three miles



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,393	61,096	141,154

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$106,125	$119,826	$120,289

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,607	23,315	53,977



SUNSET STATION LEASING PLAN	
Pad Site #1	Mattress Firm
Unit 1	Enterprise Rent-A-Car
Unit 2	Enterprise Rent-A-Car
Pad Site #2	Wendy's
Pad Site #3	Buffalo Wild Wings
Unit 1	Dollar General
Unit 2	Hair Zone
Unit 3	Hair Zone
Unit 4 & 5	Hair Zone
Unit 6	Mariner Finance
Unit 7	Bear Nutrition
Unit 8	Jersey Mike's
Unit 9	Pizza Hut
Unit 10	AT&T
Unit 11	China One
Unit 12	Gorgeous Nails
Unit 13 & 14	AVAILABLE: 1,600 - 3,200 SF
Unit 15	The Pink Salon
Unit 16	Cool J's Premium Water Ice
Unit 17	Bear Physical Therapy
Unit 18 & 19	Mathnasium
Unit 20	US Male Barbershop
Unit 21	K Scott Jewelers
Unit 22	Burn Boot Camp



Prominent Storefront Along the Route 40 Retail Corridor

RETAIL GENERATOR MAP

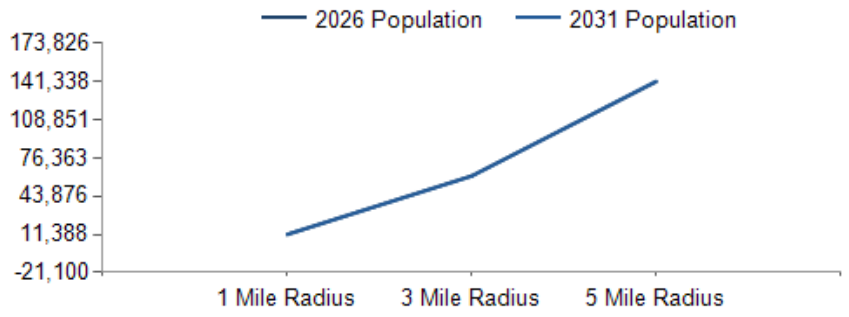
Strategically positioned along the Route 40 retail corridor, Sunset Station is surrounded by national retailers, popular dining destinations, everyday services and established residential communities.



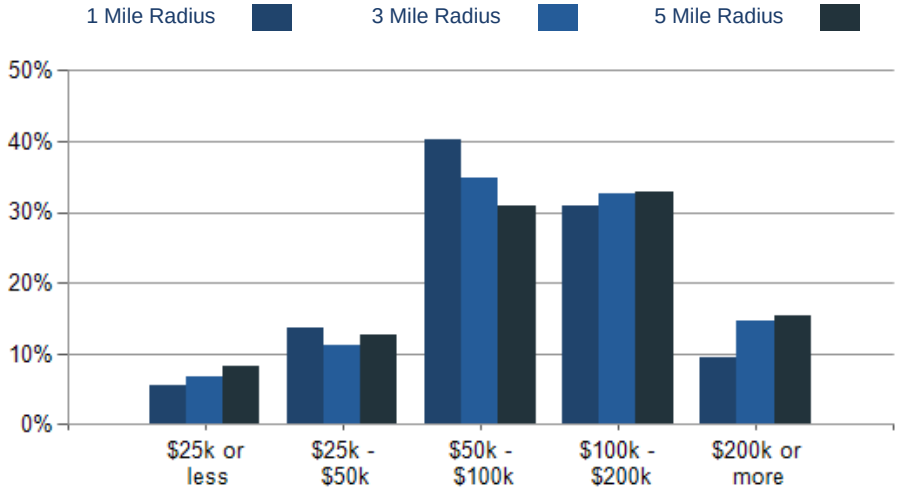

Traffic Count Legend
ADT (Average Daily Traffic)
AADT (Annual Average Daily Traffic)
AWDT (Average Weekday Daily Traffic)
Green (fast): 85—100 percent of free flow speeds
Yellow (moderate): 65 to 85 percent of free flow speeds
Orange (slow): 45 to 65 percent of free flow speeds
Red (stop and go): 0 to 45 percent of free flow speeds
36,021
36,439
Sunset Station Retail Space for Lease
Hedgewick Dr
Scotland Dr
Thornhill Dr
Glasgow Pines Park
Kildoon Dr
Ashkirk Pl
Ashkirk Dr
Arrow Sanitary Service
Pulaski Hwy
40
Perth St
Sunset Lake Rd
Broadleaf Dr
Pga Blvd
Liberty Gas Station
Hardee's
Great New Beginnings
Loch Lomond
Banff St
Ayrshire St
E Scotland Dr
Rite Aid
Bank of America
Mattress Warehouse
Wrangle Hill Rd
Elk Way
Fox Run Cir
Rue Madora
Heatherfield Dr
Rickey Blvd
Lexington Dr
Norfolk Southern Railway
Amtrak Bear Car Shops
Valerie Ln
Skeet Ave
Skeet Way
Wimbledon Ct

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,143	49,567	115,214
2010 Population	10,153	56,719	131,710
2026 Population	11,393	61,096	141,154
2031 Population	11,388	60,911	141,338
2026 African American	4,515	21,005	43,822
2026 American Indian	81	285	680
2026 Asian	664	5,693	14,179
2026 Hispanic	1,837	7,863	17,492
2026 Other Race	945	3,928	8,074
2026 White	4,038	25,033	61,988
2026 Multiracial	1,149	5,138	12,370
2026-2031: Population: Growth Rate	-0.05%	-0.30%	0.15%

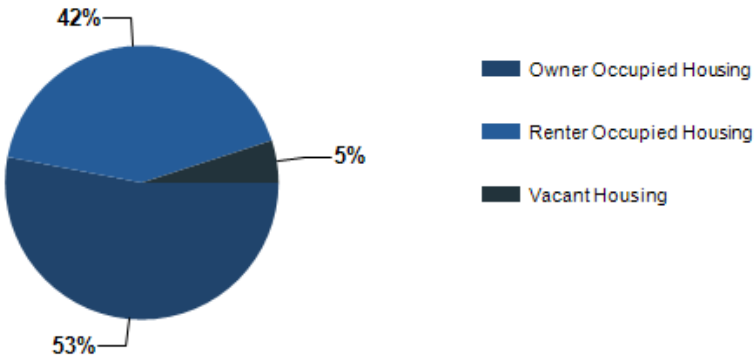
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	191	947	2,768
$15,000-$24,999	68	630	1,679
$25,000-$34,999	192	768	1,850
$35,000-$49,999	442	1,851	5,003
$50,000-$74,999	796	3,652	7,996
$75,000-$99,999	1,056	4,481	8,726
$100,000-$149,999	1,068	4,882	11,423
$150,000-$199,999	353	2,706	6,271
$200,000 or greater	441	3,397	8,261
Median HH Income	$87,287	$95,126	$96,198
Average HH Income	$106,125	$119,826	$120,289



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

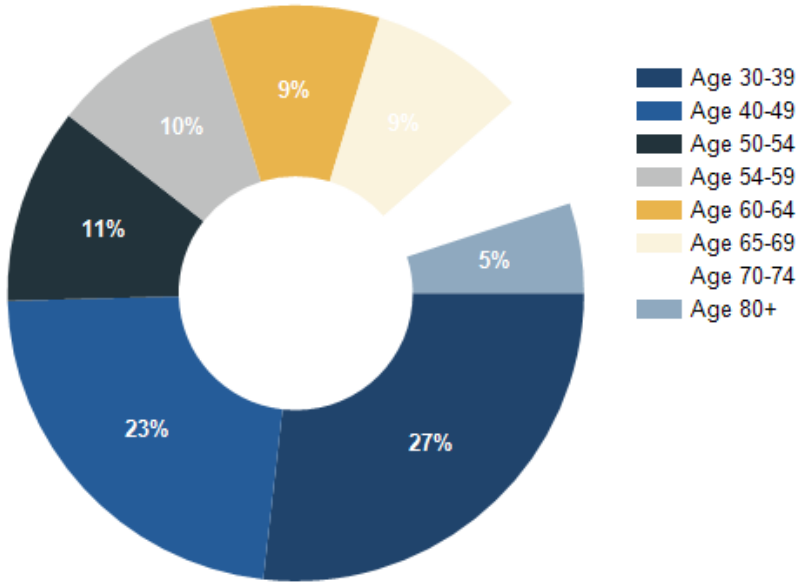


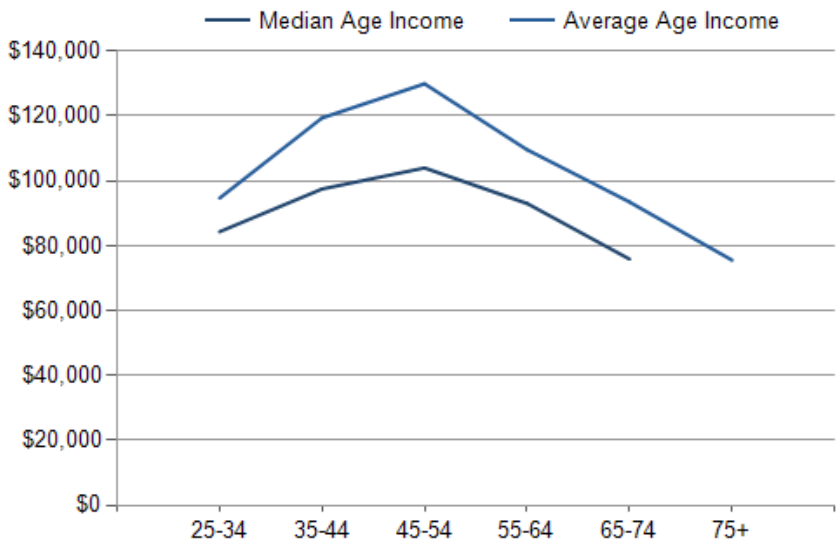
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	986	4,830	10,898
2026 Population Age 35-39	835	4,516	10,018
2026 Population Age 40-44	828	4,362	9,753
2026 Population Age 45-49	719	3,650	8,603
2026 Population Age 50-54	747	3,686	8,392
2026 Population Age 55-59	654	3,815	8,912
2026 Population Age 60-64	645	3,805	8,755
2026 Population Age 65-69	600	3,649	8,225
2026 Population Age 70-74	437	2,813	6,258
2026 Population Age 75-79	343	2,034	4,589
2026 Population Age 80-84	170	1,060	2,750
2026 Population Age 85+	98	612	1,832
2026 Population Age 18+	8,959	48,340	112,350
2026 Median Age	37	39	39
2031 Median Age	39	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$84,324	$89,380	$92,550
Average Household Income 25-34	$94,682	$107,696	$110,090
Median Household Income 35-44	$97,498	$97,185	$103,327
Average Household Income 35-44	$119,415	$126,133	$131,451
Median Household Income 45-54	$103,986	$118,824	$126,088
Average Household Income 45-54	$129,932	$147,178	$150,751
Median Household Income 55-64	$93,030	$101,535	$103,329
Average Household Income 55-64	$109,611	$125,527	$126,068
Median Household Income 65-74	$75,862	$90,521	$91,242
Average Household Income 65-74	$93,491	$107,035	$107,213
Average Household Income 75+	$75,553	$96,972	$88,524

Population By Age





Sunset Station Retail Space for Lease



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