

EDEN SQUARE SHOPPING CENTER

Space For Lease

100-800 Eden Circle, Bear, New Castle County, DE 19701

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- GLA: ±235,508 SF
- For Lease: Endcap - 1,600 SF

LOCATION DETAILS

- Join Giant, LA Fitness, Starbucks, Fulton Bank, and Kids Empire (coming soon)
- Great mix of national and local tenants
- Ample parking
- Conveniently located at the intersection of Route 1 (85,601 VPD) & Route 40 (44,270 VPD)
- Excellent access and visibility from Route 40



CONTACT

DAVID GOODMAN

dgoodman@equityretailbrokers.com

DIRECT 484.417.2219

KEITH SEYMOUR

kseymour@equityretailbrokers.com

DIRECT 484.417.2249

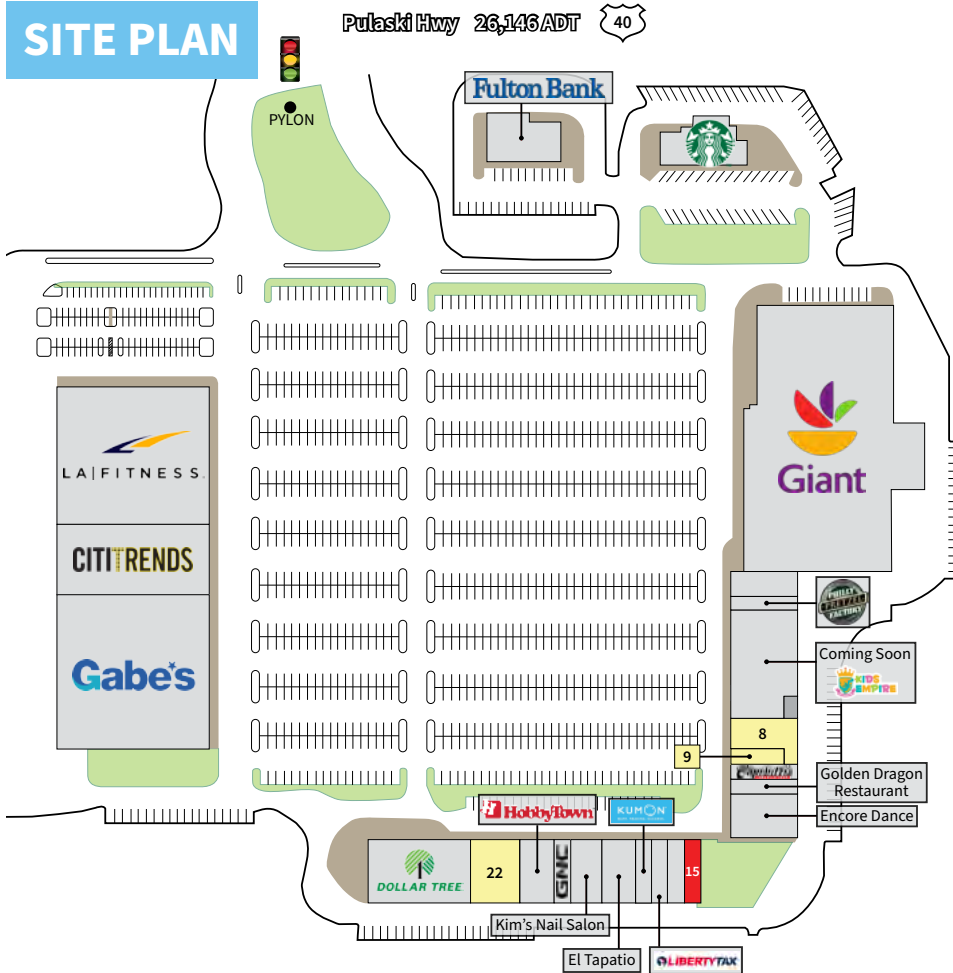
EDEN SQUARE SHOPPING CENTER

Space For Lease

100-800 Eden Circle, Bear, New Castle County, DE 19701

EQUITY RETAIL BROKERS

SITE PLAN



Unit	Tenants	SF
1	LA Fitness	47,244
1A	Gabe's	51,118
1B	Citi Trends	19,458
2	Giant Foods	64,855
3	American Martial Arts	2,716
4	Philadelphia Pretzel Factory	1,600
5-7	Kids Empire (Coming Soon)	12,800
8	At Lease	2,008
9	At Lease	1,200
10	Capriotti's	1,600
11	Golden Dragon Restaurant	1,600
12-14	Encore Dance Studio	4,800
15	AVAILABLE	1,600
16	SmokeX	1,600
17A	Liberty Tax	1,600
17B	Kumon Learning Center	1,600
18	El Tapatio	3,200
19	Kim's Nail Salon	3,200
20	GNC	1,600
21	HobbyTown	3,209
22	At Lease	4,887
23	Dollar Tree	9,600
24	Fulton Bank	4,324
25	Starbucks	3,535



The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. Keith Seymour is a licensed salesperson in PA, NJ & DE. David Goodman is a licensed salesperson in PA & NJ.

04/24

EDEN SQUARE SHOPPING CENTER

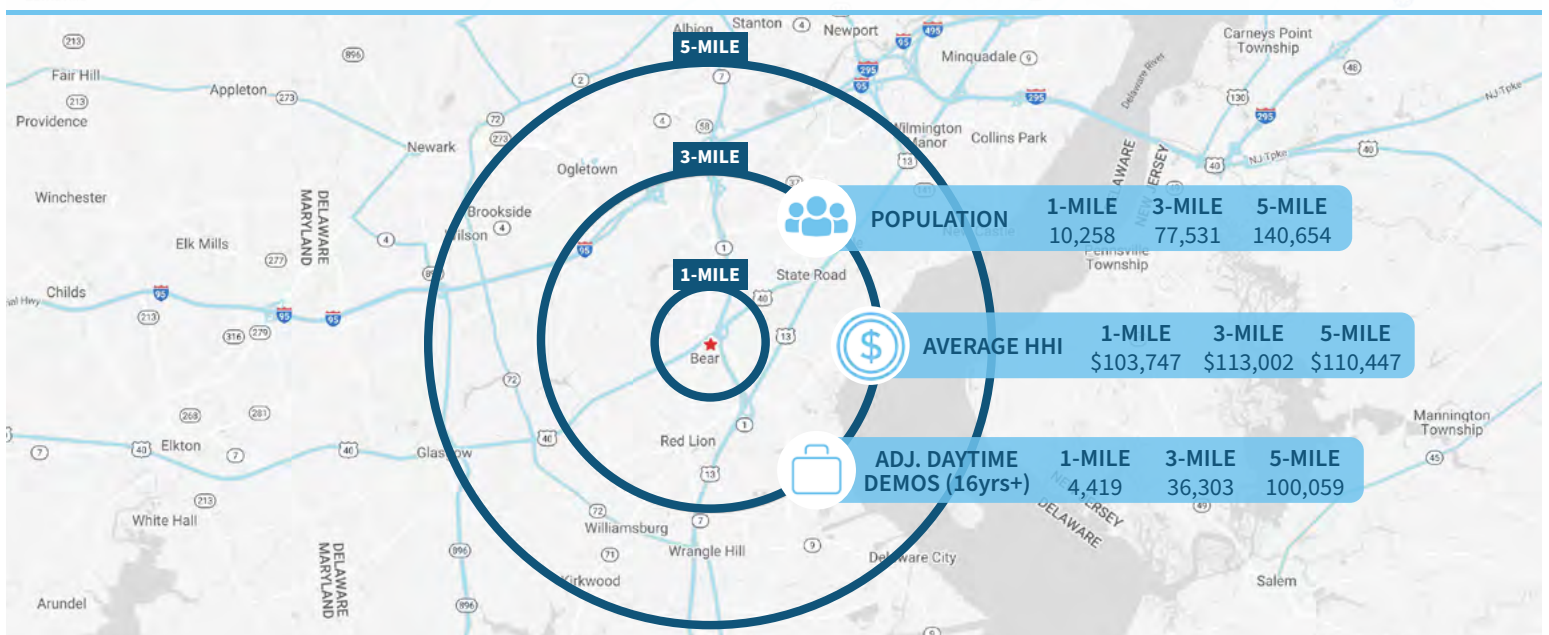
Space For Lease

100-800 Eden Circle, Bear, New Castle County, DE 19701

EQUITY RETAIL BROKERS



Demographic Overview (1, 3, 5-mile radius)





TD Bank

LOWE'S

Fulton Bank



Pulaski Hwy 44,270 ADT



Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com

01/24

MARKET AERIAL

Eden Square Shopping Center, Bear | New Castle County, DE



Governor's Square SC

ShopRite RITE AID WELLS FARGO AMERICAN SIGNATURE FURNITURE

Rainbow HAND-STONE TACO BELL MCDONALD'S

HAIR CUTTERY GameStop Bob Evans ANYTIME FITNESS

SHERWIN WILLIAMS MATTRESS MERCHANDISE

JUNGHORN Chick-fil-A FIVE GUYS

Glendale Plaza

DOLLAR GENERAL

Pep Boys Ashley HOME STORE BURGER KING

HIBACHI PAPA JOHN'S

The UPS Store

SITE: Eden Square SC

Gabe's CITITRENDS Starbucks PHILLY PRETZEL FACTORY

Giant DOLLAR TREE KIDS EMPIRE GNC KUMON

LAIFITNESS Capriotti's FULTON BANK

Wilmington University Sports Complex

ROYAL FARMS

CVS pharmacy

SEASONS PIZZA

DUNKIN'

Wawa Walgreens

LOWE'S

Best Western

40

DQ

TEXAS

Bear Christiana Rd 17,361 ADT

Pulaski Hwy 44,270 ADT

42,957 ADT

85,601 ADT

1

Aerial Source: Google Earth Pro & Traffic Count Source: Placerdata

Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com

08/23



SITE AERIAL

Eden Square Shopping Center, Bear | New Castle County, DE



Governor's Square SC

Glendale Plaza

SITE: Eden Square SC

- Gabes
- CITITRENDS
- DOLLAR TREE
- Starbucks
- PHILLY CHEESE FACTORY
- Giant
- LAIFITNESS
- KIDS EMPIRE
- Capriotti's
- GNC
- KUMON
- Fulton Bank

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)

Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com

01/24

EQUITY RETAIL BROKERS

