

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

Karalynn Holbrook
Director, Leasing
kholbrook@acadiarealty.com
914.288.8118



411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580



PROPERTY INFORMATION

Address

100-800 Eden Circle
Bear, Delaware 19709

GLA

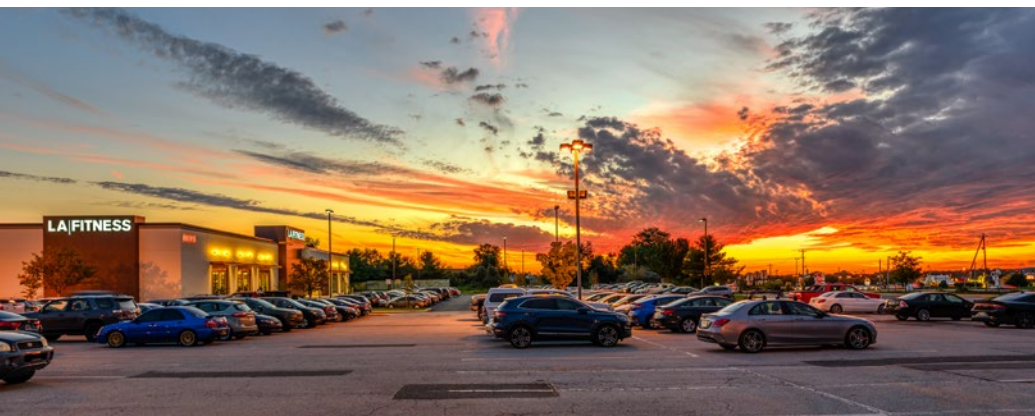
235,508 ± SF

Parking

1,223 Spaces

Anchors

Giant Foods, Gabe's,
LA Fitness, Dollar Tree



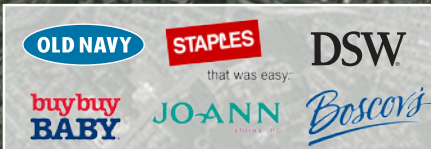
MARKET AERIAL

CENTER POINTE PLAZA



METRO CENTRE
TigerDirect

CHRISTIANA TOWN CENTER



UNIVERSITY PLAZA



GOVERNOR'S SQ. I&II



GLENDALE PLAZA



95

CHRISTIANA MALL



PROPOSED CHRISTIANA FASHION CENTER

CHRISTIANA CENTER



N DUPONT PKWY

40

ROUTE 1

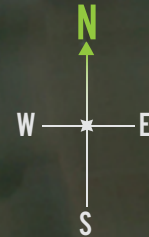
ROUTE 7

24 K
CARD DAILY

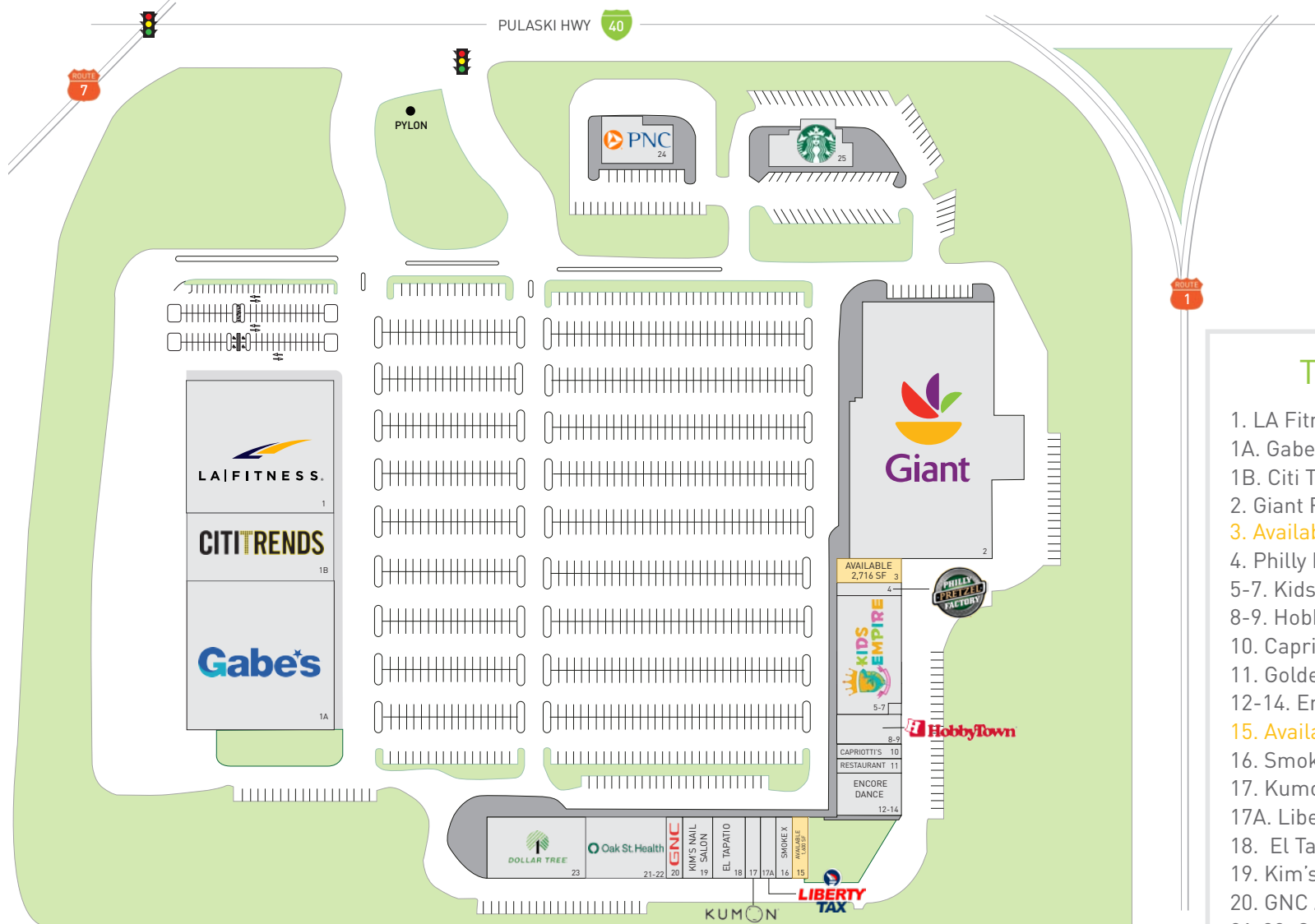
18 K
CARD DAILY

62 K
CARD DAILY

EDEN SQUARE



SITE PLAN

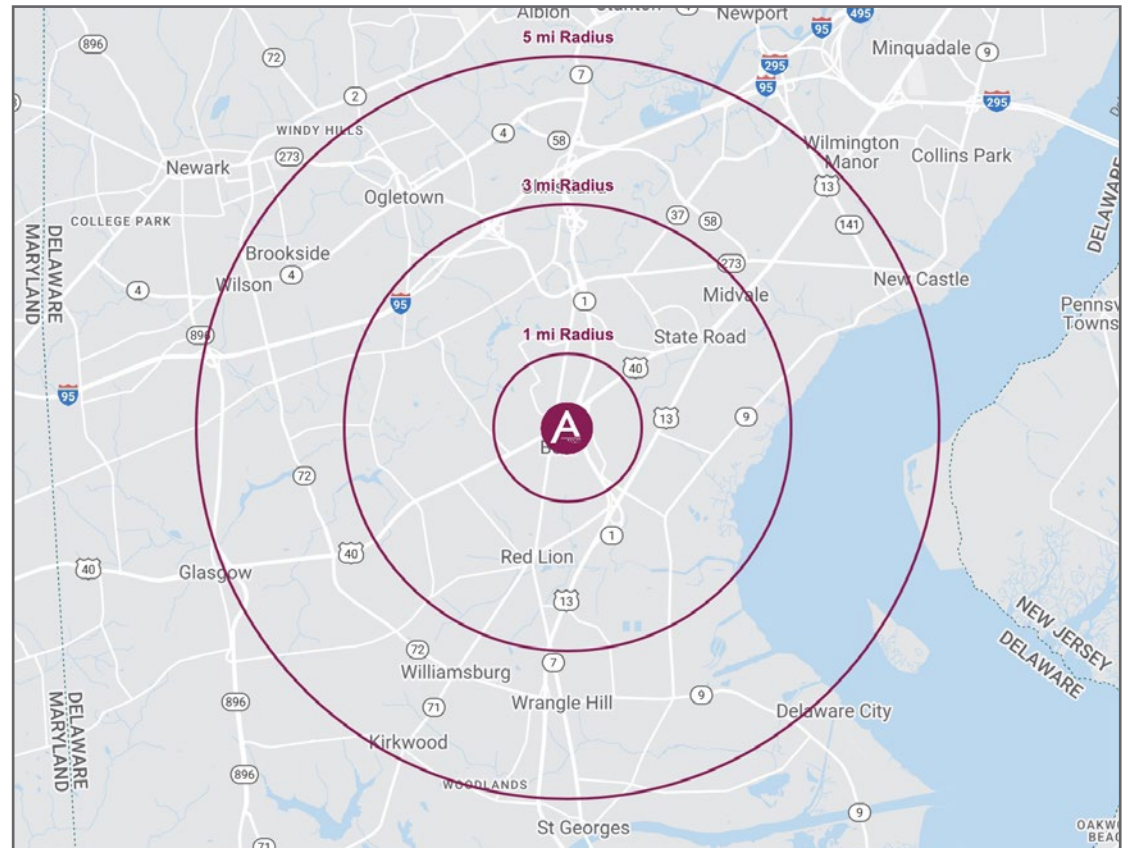


TENANT ROSTER

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. Available	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. Available	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



DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		10,127	76,428	138,055
HOUSEHOLDS		4,059	29,862	54,312
AVERAGE HHI		\$98,804	\$108,814	\$108,618