

SPECIAL PURPOSE PROPERTY
FOR LEASE

2744 RED LION RD, BEAR, DE



OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (MG)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	8.12 Acres
Year Built:	1999
Zoning:	S - Suburban

PROPERTY OVERVIEW

This spacious 10,000 SF single-level building sits on 8.12 acres of open, accessible land in a prime Bear, Delaware location—just minutes from DE Route 1 and Route 40. The property offers a rare combination of size, condition, and flexibility, making it ideal for organizational, educational, or community use.

The interior is move-in ready and in excellent condition, featuring a large sanctuary/gathering area, two large restrooms, multiple conference rooms, and private offices. The property also offers optional access to an additional hall and full kitchen, perfect for meetings, events, or large gatherings.

With ample parking, beautifully maintained grounds, and excellent visibility, this property offers a rare opportunity for a user seeking a high-quality, move-in-ready facility in a prime, convenient location. In addition to the versatile indoor space, tenants can take advantage of the surrounding outdoor area for company events, community gatherings, or recreational use — complete with access to an on-site basketball court.

Available January 2026

BRIAN SHAHAN
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Side Elevation - Church Portico



Monument Sign - LED Message Board



Front/Backside Elevation



Side Elevation



Aerial - Church, FOP hall, Basketball court



Aerial - Church, FOP hall, Parking, Basketball court



Aerial - Church, Parking, Basketball court, open acreage

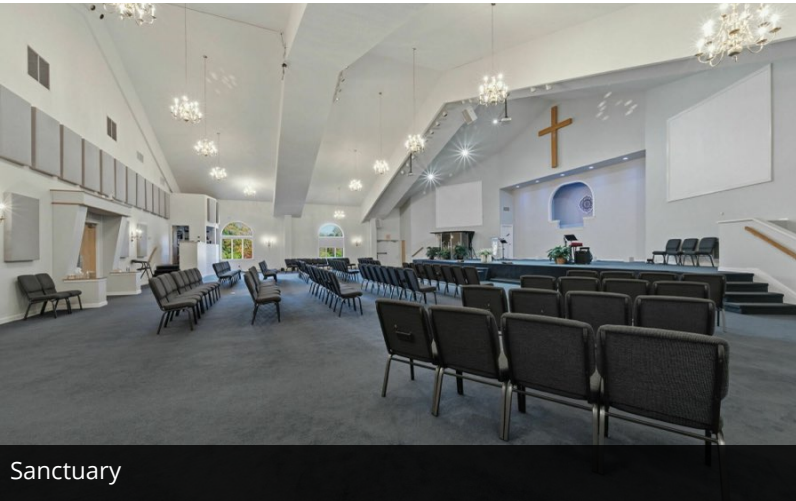
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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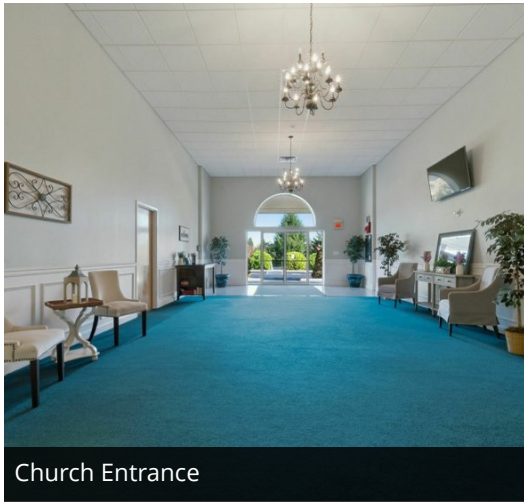
Sanctuary



Sanctuary



Church Entrance



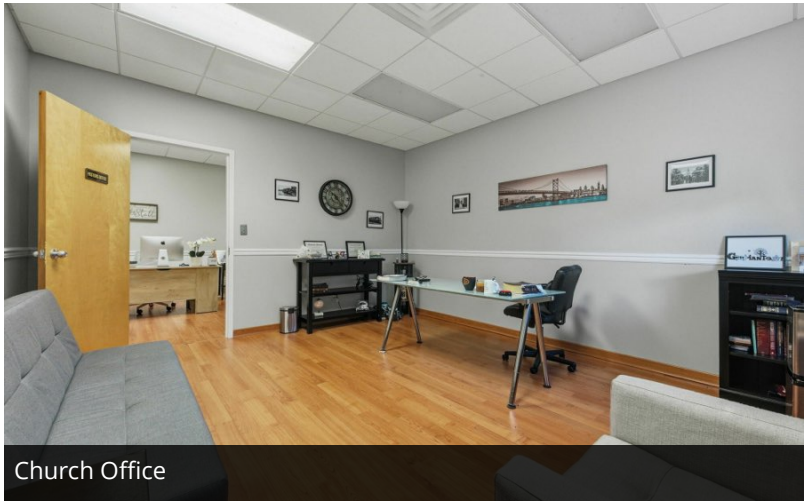
Church Entrance



Fellowship Hall



Church Kitchen



Church Office

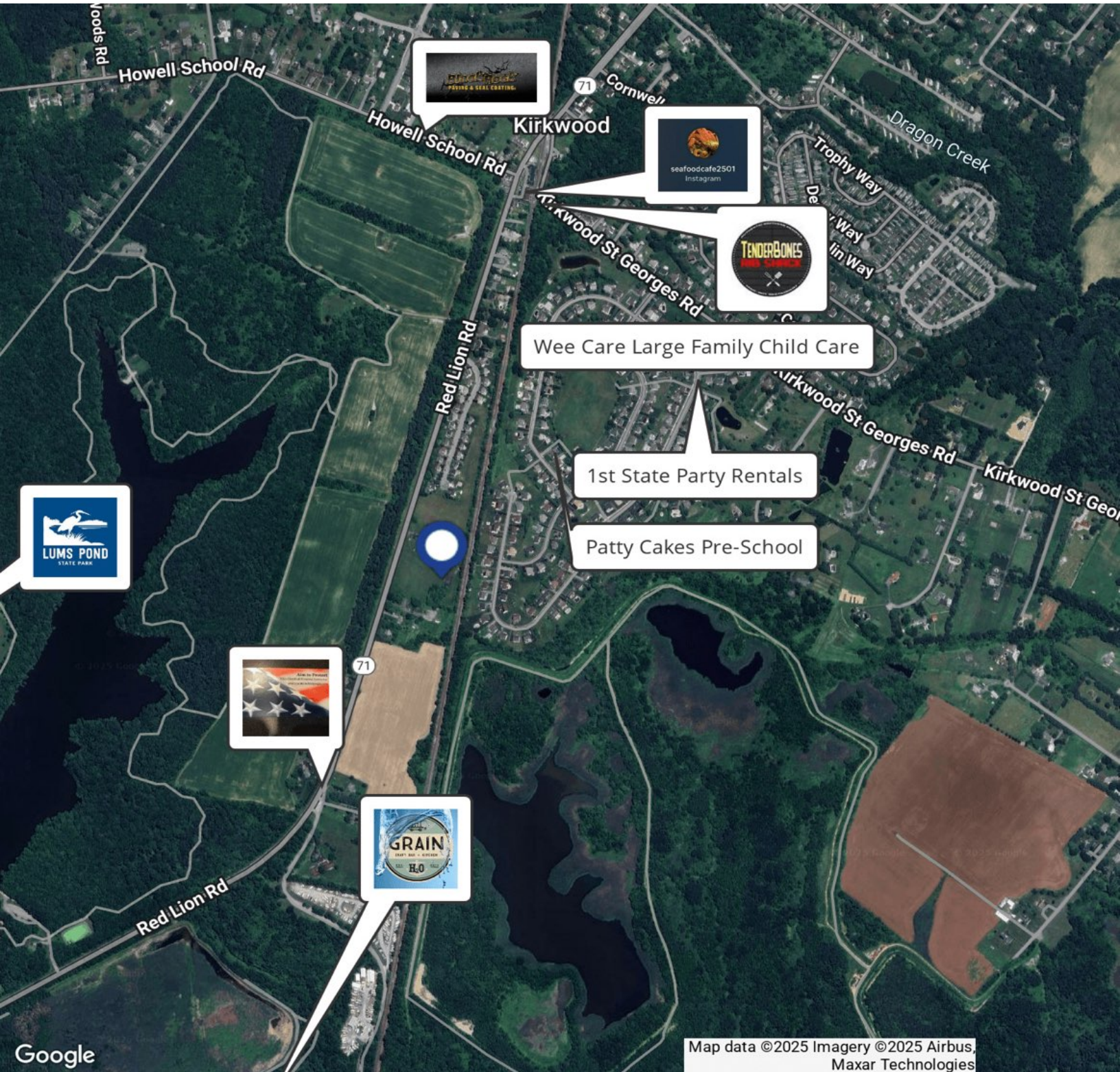
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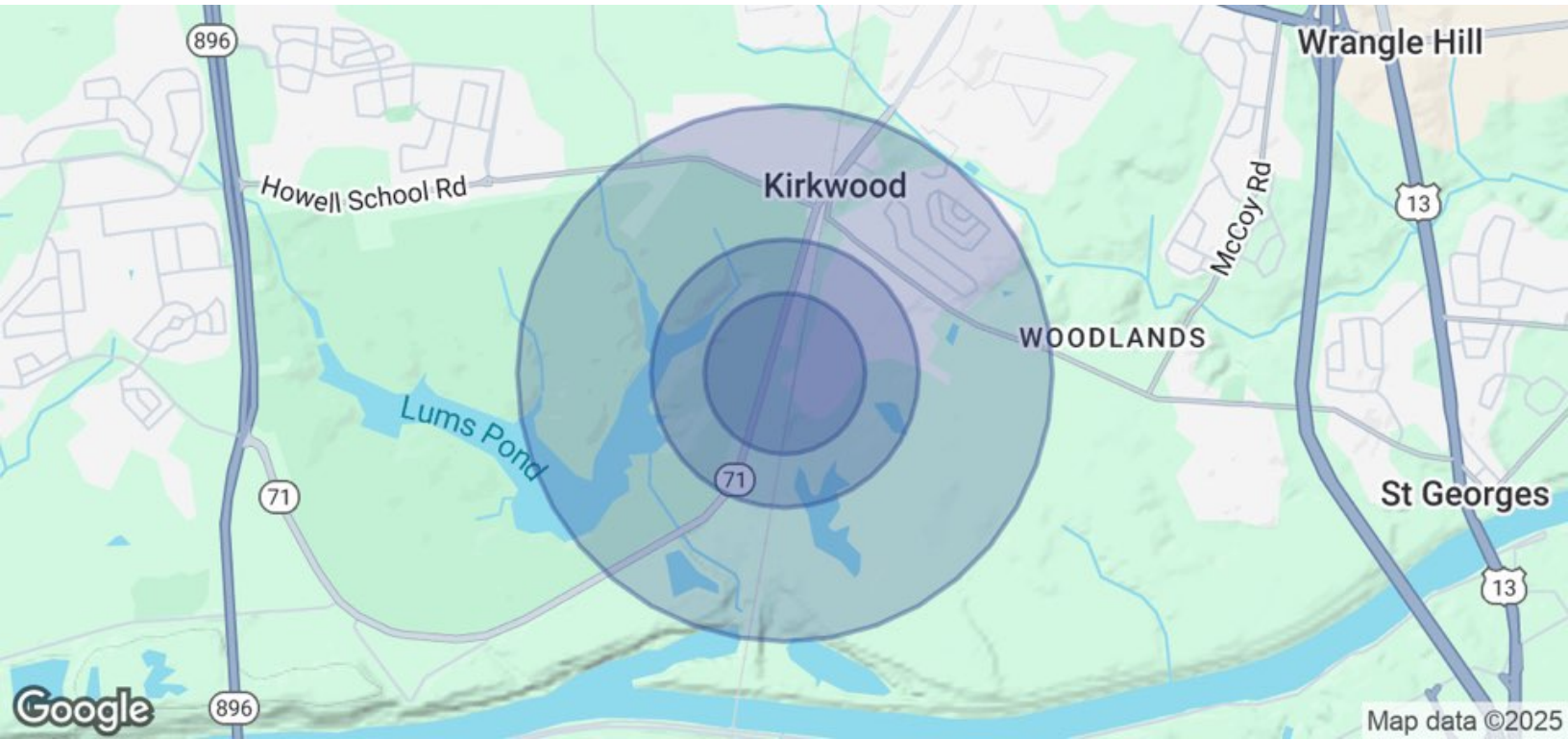
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	152	457	2,152
Average Age	42	42	41
Average Age (Male)	42	42	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	146	701
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$197,156	\$196,997	\$173,601
Average House Value	\$509,528	\$509,154	\$526,834

Demographics data derived from AlphaMap

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