

# GOVERNOR'S SQUARE I

901 GOVERNORS PLACE, BEAR, DE 19701



RETAIL SPACE FOR LEASE | 7,341 - 51,154 SF



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Owned & managed by:  
**DELLE DONNE**  
&  
ASSOCIATES.

# HIGHLIGHTS

- Join national retailers including Shoprite, McDonald's, Taco Bell, GameStop, Anytime Fitness, and more
- Strong tenant mix featuring dining, services and fitness
- Multiple food options from quick-service to sit-down restaurants, supporting daily customer draw
- Signalized intersection with excellent vehicular access
- Ample on-site parking enabling convenient customer access for both destination and daily convenience visits
- Large regional market reach - Bear sits within commuting distance of Wilmington and greater Philadelphia



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,380	79,952	141,245

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,630	\$107,016	\$109,124

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,236	31,562	56,052

Suite	Floor	Size	Lease Type	Notes
301	1	51,154 SF	NNN	Former American Signature Furniture
401B	1	20,121 SF	NNN	
701	1	7,341 SF	NNN	Former Rite Aid

# GOVERNORS SQUARE SHOPPING CENTER I BEAR, DELAWARE

Unit#	Tenant Name	SF	Unit#	Tenant Name	SF	Unit#	Tenant Name	SF	Unit#	Tenant Name	SF
201	Lucky Buffet	1,600	227	Audio Jam	1,610	701	Rite Aid	7,341	100B	Hair Cattery	1,200
203	Lucky Buffet	1,600	229	Top Nolle	1,390	801	VACANT	1,200	1011	VACANT	1,200
205	Lucky Buffet	1,600	231	Anytime Fitness	1,600	803	VACANT	1,200	1013	Little Caesar's	1,200
207	Lucky Buffet	1,600	233	Anytime Fitness	1,600	805	VACANT	1,200	1015	Game Stop	1,200
209	Lucky Buffet	1,800	235	Anytime Fitness	1,600	807	New Great Wall	1,200	1017	VACANT	1,200
211	Lucky Buffet	1,600	301	American Signature Furniture	51,194	809	Wings to Go	1,200	1019	VACANT	1,200
215A	Hand & Stone	1,600	401A	FunCity	45,607	811	Bear Chiropractic	1,200	1021	ShopRite	-
215B	Hand & Stone	800	401B	VACANT	20,121	813	Chessesteak	1,200	1101	ShopRite	63,413
215B	Stewarts Brewing Co.	800	401C	Tractor Supply	25,419	901B	Maintenance Shop	900	PAD#1	Wells Fargo	3,573
217	Stewarts Brewing Co.	1,800	501	Rainbow Fashion Gallery	10,223	901A	Liquor Mart	1,100	PAD#2	Taco Bell	2,695
219	Stewarts Brewing Co.	1,600	609	DTLR	2,280	1004	Liquor Mart	1,200	PAD#3	McDonald's	3,405
221	Stewarts Brewing Co.	1,600	611	DTLR	1,727	1003	Liquor Mart	1,200	PAD#4	Bob Evans	6,870
223A	Stewarts Brewing Co.	800	613	AKA Korate	1,600	1005	Liquor Mart	1,200			
223B	Audio Jam	800	615	AKA Korate	1,600	1007	Liquor Mart	1,200			
225	Audio Jam	1,600	617	Tobacco Store	1,600						
			619	H&R Block	1,600						

Total SF: 310,000



Southern Pine Pike

Perotti Rd

**100% LEASED**

LEASED BY **DSM III COMMERCIAL**

**WHITE CLAY SHOPPING CENTER**

**Auto Zone** **Pats.** **State Farm**

LEASED BY **DSM III COMMERCIAL**

**SUNSET STATION**

**burn boat comp** **DOLLAR GENERAL**

**MATTRESS FIRM**

**Wendys** **Pizza Hut**

LEASED BY **DSM III COMMERCIAL**

**SALEM CENTER**

**DOLLAR GENERAL** **Wawa**

**metro** **PIVOT PHYSICAL THERAPY**

**Ritas** **CUZINO'S**

LEASED BY **DSM III COMMERCIAL**

**GOVERNOR'S SQUARE II**

**Celebree SCHOOL** **MATTRESS Warehouse**

**FIVE GUYS** **SweetFrog**

**SUPER CUTS** **MC**

**VLANCHORN STEAKHOUSE** **Chick-fil-A**

LEASED BY **DSM III COMMERCIAL**

**GOVERNOR'S SQUARE I**

**TRACTOR SUPPLY CO** **Bob Evans** **McDonald's**

**YACO BELL** **Slurpee** **ICE CREAM CITY**

**Little Caesars** **hair cuttery**

**ANY TIME FITNESS** **GameStop**

**Wawa**

LEASED BY **DSM III COMMERCIAL**

**GOVERNOR'S SQUARE III/IV**

1,750 SF Available

**ATI** **GoHealth URGENT CARE** **ID Bank**

ROYAL FARMS

**ELIZABETH PLAZA**

**SEASONS PIZZA** **Waffle House**

**Premier**

**LENDALE PLAZA**

**LESLIE'S** **2x2**

**WALGREENS** **ASHLEY** **WAL-BORN** **UPS**

**MTB-ACT!** **Marriott Bank**

**DOLLAR GENERAL**

**EDEN SQUARE**

**LA FITNESS** **DOLLAR TREE** **Signature**

**Starbucks** **Giant** **Signature**

**GNC LIVE WELL** **Fulton Bank**

**Gabe's**

**FOX RUN SHOPPING CENTER**

**ACME** **OrangeTheory**

**Manhattan BAGEL** **9** **POPEYES**

**IHOQ** **panera** **KFC**

**WSFS bank** **M&T Bank**

Langley Hill Rd

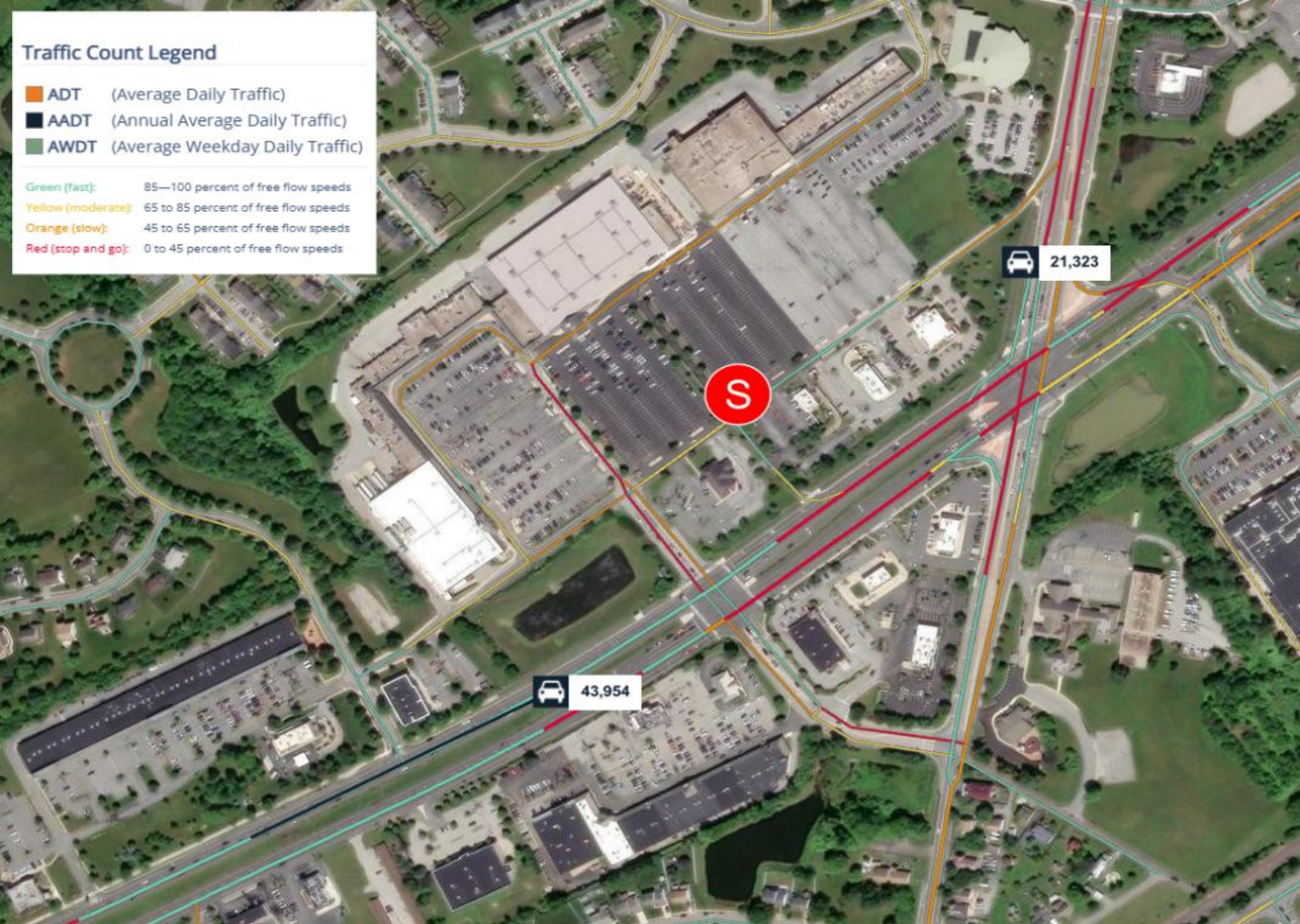
Old-Porter Rd

Beane Colm Rd

## Traffic Count Legend

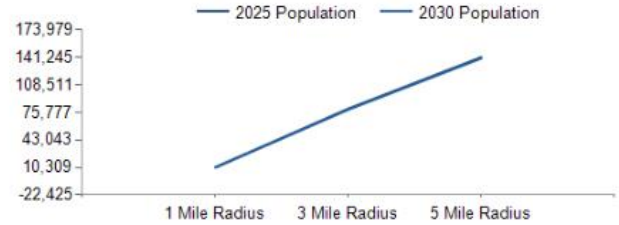
- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)

- 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

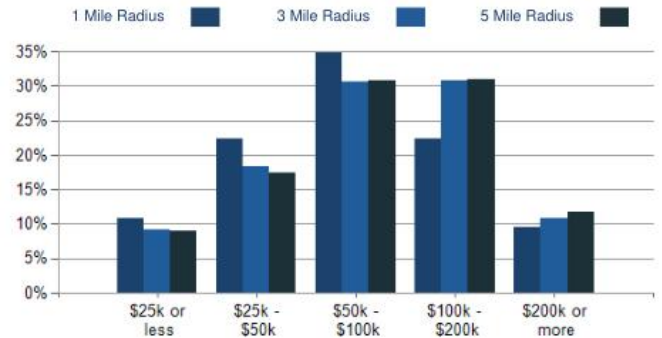


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,600	67,036	124,404
2010 Population	9,391	75,141	134,140
2025 Population	10,380	79,952	141,245
2030 Population	10,309	79,066	139,985
2025 African American	4,869	33,704	48,903
2025 American Indian	35	349	627
2025 Asian	805	6,962	12,059
2025 Hispanic	1,303	11,097	19,469
2025 Other Race	687	5,729	9,520
2025 White	3,241	26,621	57,654
2025 Multiracial	740	6,563	12,438

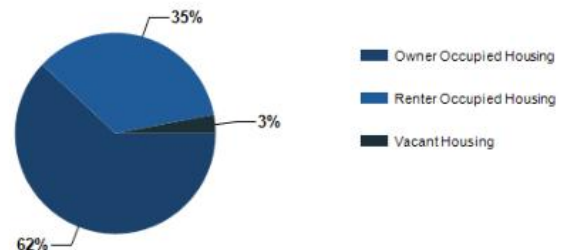
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	250	1,831	2,870
\$15,000-\$24,999	205	1,079	2,159
\$25,000-\$34,999	388	2,269	3,602
\$35,000-\$49,999	559	3,531	6,145
\$50,000-\$74,999	771	4,943	9,263
\$75,000-\$99,999	706	4,728	8,026
\$100,000-\$149,999	557	5,768	10,508
\$150,000-\$199,999	394	3,981	6,864
\$200,000 or greater	405	3,432	6,615
Median HH Income	\$72,749	\$84,459	\$85,631
Average HH Income	\$92,630	\$107,016	\$109,124



### 2025 Household Income



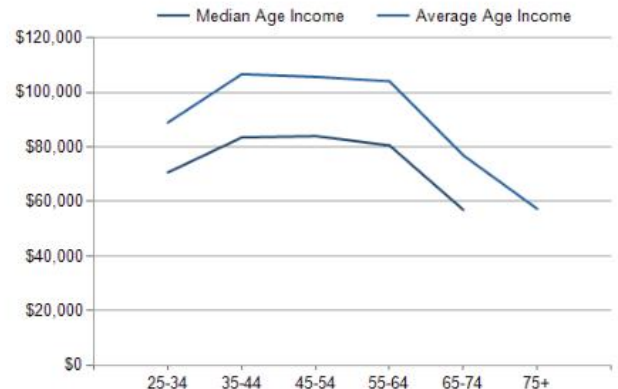
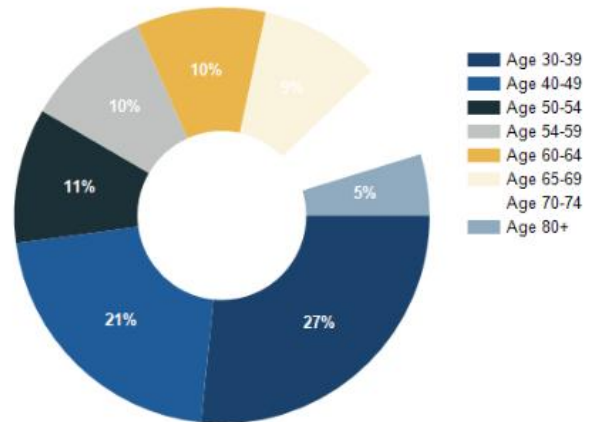
### 2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	873	6,553	11,539
2025 Population Age 35-39	760	5,877	10,491
2025 Population Age 40-44	685	5,729	9,800
2025 Population Age 45-49	621	4,853	8,426
2025 Population Age 50-54	645	4,868	8,504
2025 Population Age 55-59	610	4,922	8,681
2025 Population Age 60-64	619	4,930	8,757
2025 Population Age 65-69	576	4,491	8,161
2025 Population Age 70-74	458	3,474	6,370
2025 Population Age 75-79	292	2,424	4,542
2025 Population Age 80-84	172	1,368	2,619
2025 Population Age 85+	89	846	1,861
2025 Population Age 18+	8,186	63,035	111,923
2025 Median Age	37	38	39
2030 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,669	\$86,266	\$87,951
Average Household Income 25-34	\$88,974	\$106,723	\$108,249
Median Household Income 35-44	\$83,493	\$99,711	\$102,370
Average Household Income 35-44	\$106,675	\$122,027	\$125,023
Median Household Income 45-54	\$83,979	\$102,876	\$105,934
Average Household Income 45-54	\$105,727	\$123,106	\$128,002
Median Household Income 55-64	\$80,592	\$96,073	\$98,265
Average Household Income 55-64	\$104,114	\$116,652	\$118,824
Median Household Income 65-74	\$56,928	\$65,346	\$68,507
Average Household Income 65-74	\$76,930	\$89,776	\$93,528
Average Household Income 75+	\$57,310	\$66,274	\$68,025

Population By Age



# Governor's Square I

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*Exclusively Marketed by:*

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