

For Sale or Lease

1215 S. State St.  
Dover DE 19901



## HIGHLIGHTS:

- » 12,000+/-sf Building on 1.40 acres of land
- » Zoned C-4 Highway Commercial
- » Located on the corner of S. State Street and Roosevelt Avenue - High Traffic area
- » Ample parking with Drive-thru window access
- » Lease Price: \$19.00NNN
- » Sale Price: \$2,600,000.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	7,429	53,375	79,026
2024 Average HH Income	\$82,107	\$87,161	\$93,533

Exclusively Marketed by:

**Charles Rodriguez**  
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46 S. State Street  
Dover, DE 19901