



FOR SALE

1339 S. Governors Ave.
Dover, DE 19901

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
 - Local Map
- 03 **Property Description**
 - Property Images
- 04 **Demographics**
 - General Demographics

Exclusively Marketed by:

Larry Thompson
R&R Commercial Realty
(302) 270-1186
lthomp3682@gmail.com



<http://www.randrcommercialrealty.com>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

01	Executive Summary
	Investment Summary

OFFERING SUMMARY	
ADDRESS	1339 S. Governors Ave. Dover DE 19901
COUNTY	Kent

FINANCIAL SUMMARY	
PRICE	\$1,450,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,424	55,468	81,862
2025 Median HH Income	\$69,354	\$71,847	\$76,138
2025 Average HH Income	\$86,451	\$90,425	\$93,492

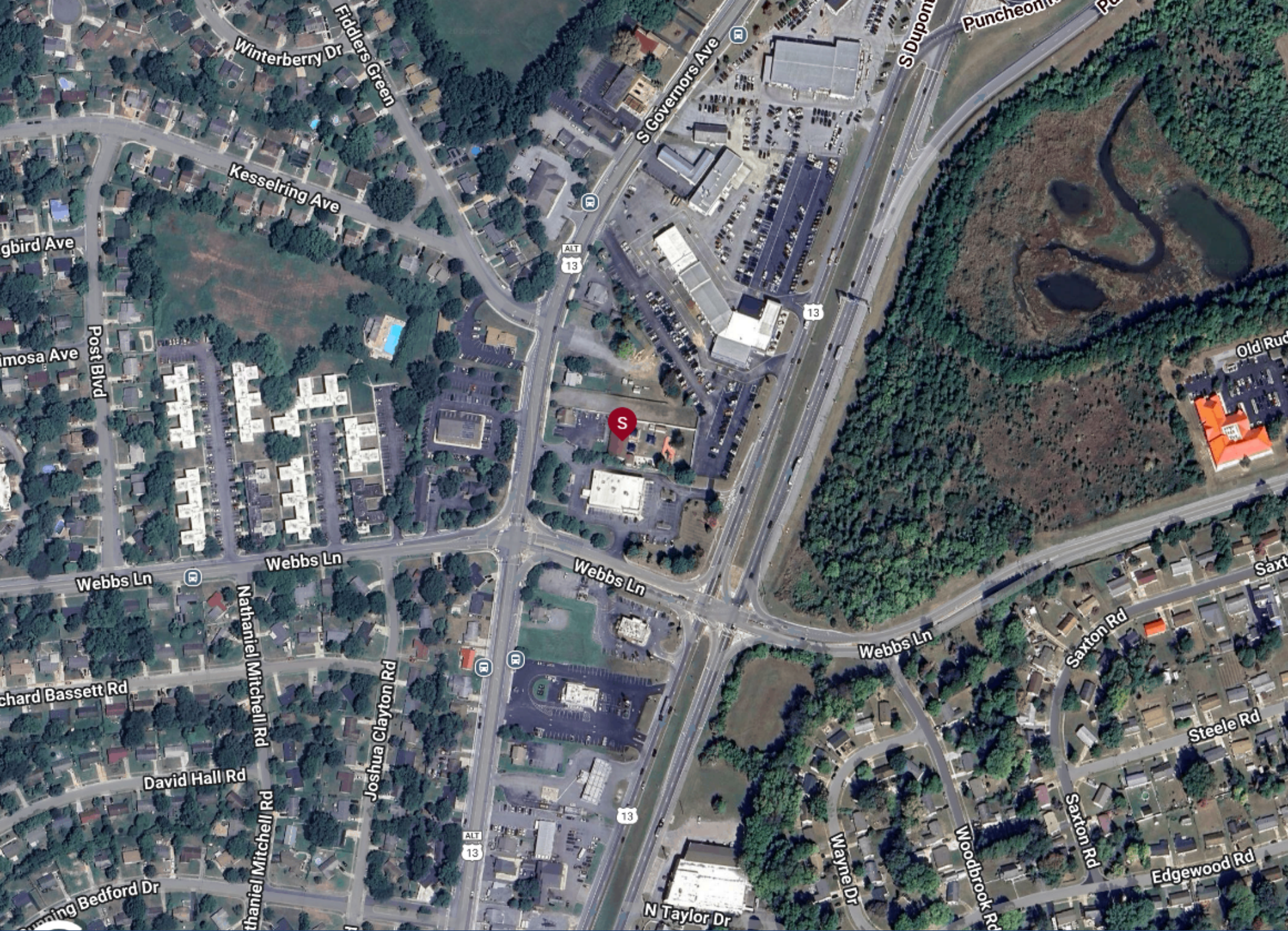
02

Location

Location Summary

Local Map

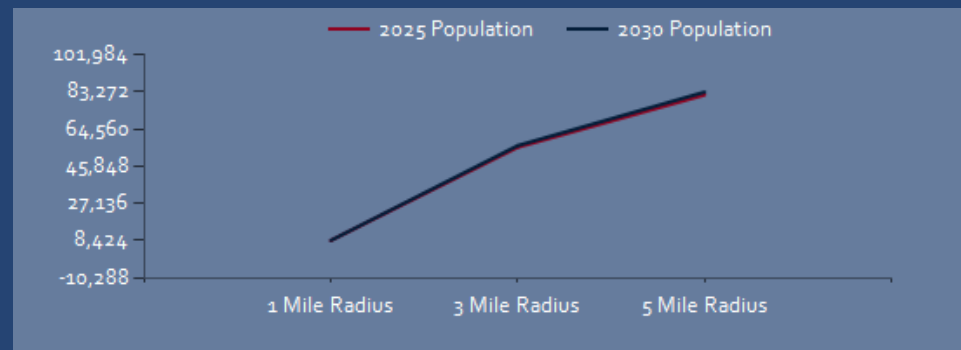
- Fully operational income producing daycare business and building For Sale
- 4,208+/-SF Commercial Daycare building updated, with room to expand and 2,468+/-SF residential home
- Sale Price \$1,450,000
- Zoned: BG/RS1



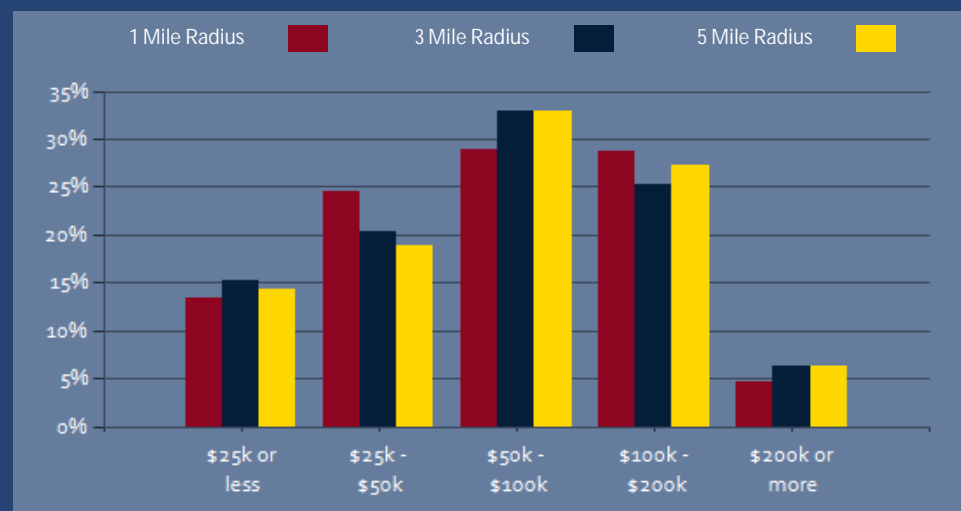


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,610	41,697	61,341
2010 Population	7,851	49,649	72,332
2025 Population	8,424	55,468	81,862
2030 Population	8,488	56,289	83,272
2025 African American	2,773	20,501	28,244
2025 American Indian	43	345	541
2025 Asian	286	2,176	3,094
2025 Hispanic	761	5,280	7,306
2025 Other Race	293	2,135	2,933
2025 White	4,122	24,512	38,868
2025 Multiracial	906	5,738	8,084
2025-2030: Population: Growth Rate	0.75%	1.45%	1.70%

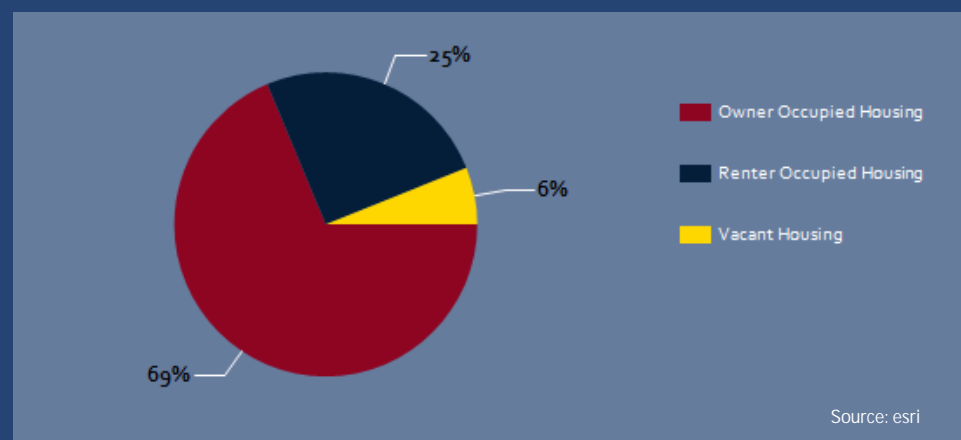
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	212	1,641	2,279
\$15,000-\$24,999	218	1,698	2,223
\$25,000-\$34,999	334	1,913	2,567
\$35,000-\$49,999	456	2,536	3,354
\$50,000-\$74,999	472	3,507	4,859
\$75,000-\$99,999	457	3,728	5,449
\$100,000-\$149,999	735	4,006	5,907
\$150,000-\$199,999	189	1,534	2,631
\$200,000 or greater	148	1,375	1,985
Median HH Income	\$69,354	\$71,847	\$76,138
Average HH Income	\$86,451	\$90,425	\$93,492



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

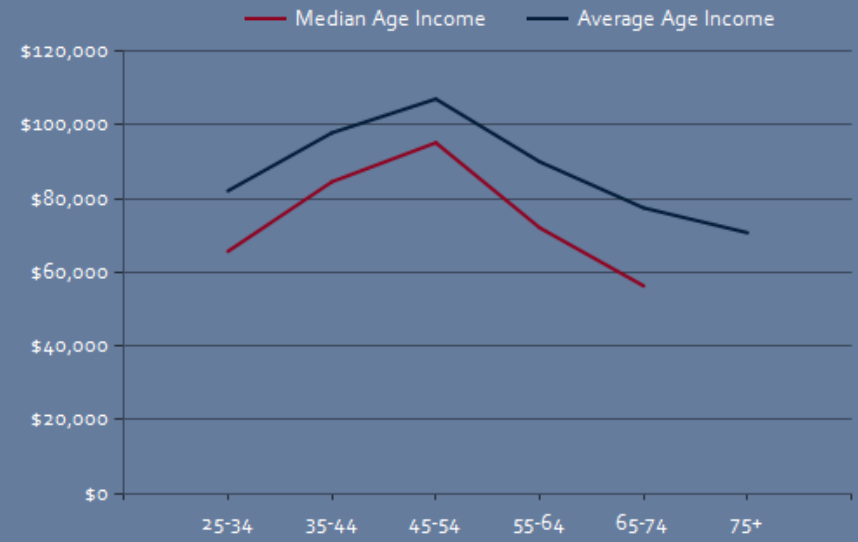
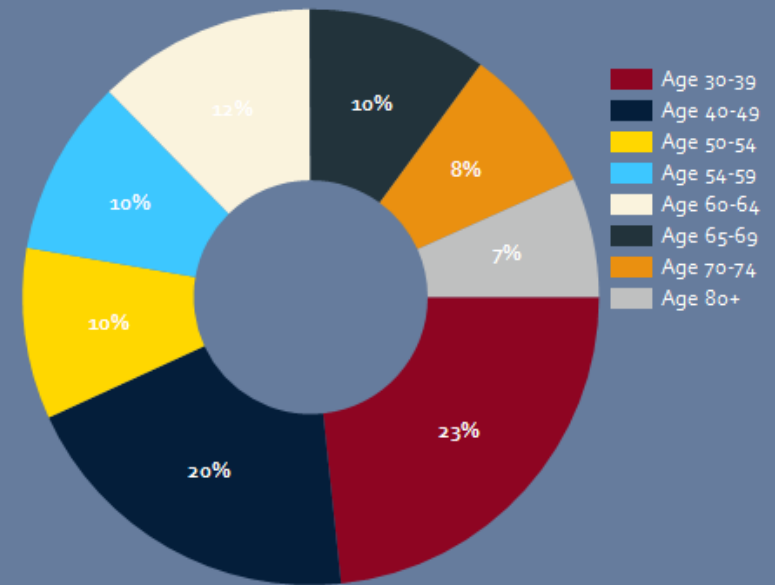


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	549	4,180	5,668
2025 Population Age 35-39	557	3,649	5,118
2025 Population Age 40-44	525	3,275	4,669
2025 Population Age 45-49	415	2,754	4,025
2025 Population Age 50-54	456	2,721	4,154
2025 Population Age 55-59	470	2,886	4,336
2025 Population Age 60-64	582	3,174	4,812
2025 Population Age 65-69	479	2,881	4,334
2025 Population Age 70-74	391	2,451	3,816
2025 Population Age 75-79	319	1,849	3,071
2025 Population Age 80-84	226	1,248	2,026
2025 Population Age 85+	209	1,183	1,755
2025 Population Age 18+	6,421	42,711	63,854
2025 Median Age	39	36	36
2030 Median Age	40	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,687	\$65,637	\$69,930
Average Household Income 25-34	\$82,140	\$84,187	\$87,260
Median Household Income 35-44	\$84,585	\$87,405	\$91,509
Average Household Income 35-44	\$97,876	\$107,573	\$111,476
Median Household Income 45-54	\$95,191	\$89,349	\$94,381
Average Household Income 45-54	\$107,075	\$109,981	\$113,476
Median Household Income 55-64	\$72,095	\$79,138	\$82,578
Average Household Income 55-64	\$90,011	\$99,524	\$102,353
Median Household Income 65-74	\$56,316	\$61,152	\$66,772
Average Household Income 65-74	\$77,505	\$80,097	\$84,556
Average Household Income 75+	\$70,762	\$68,106	\$69,477

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R&R Commercial Realty and it should not be made available to any other person or entity without the written consent of R&R Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R&R Commercial Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R&R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R&R Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has R&R Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Larry Thompson

R&R Commercial Realty

(302) 270-1186

lthomp3682@gmail.com



<http://www.randrcommercialrealty.com>

powered by CREOP