



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

lhthomp3682@gmail.com



<http://www.randcommercialrealty.com>

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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

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

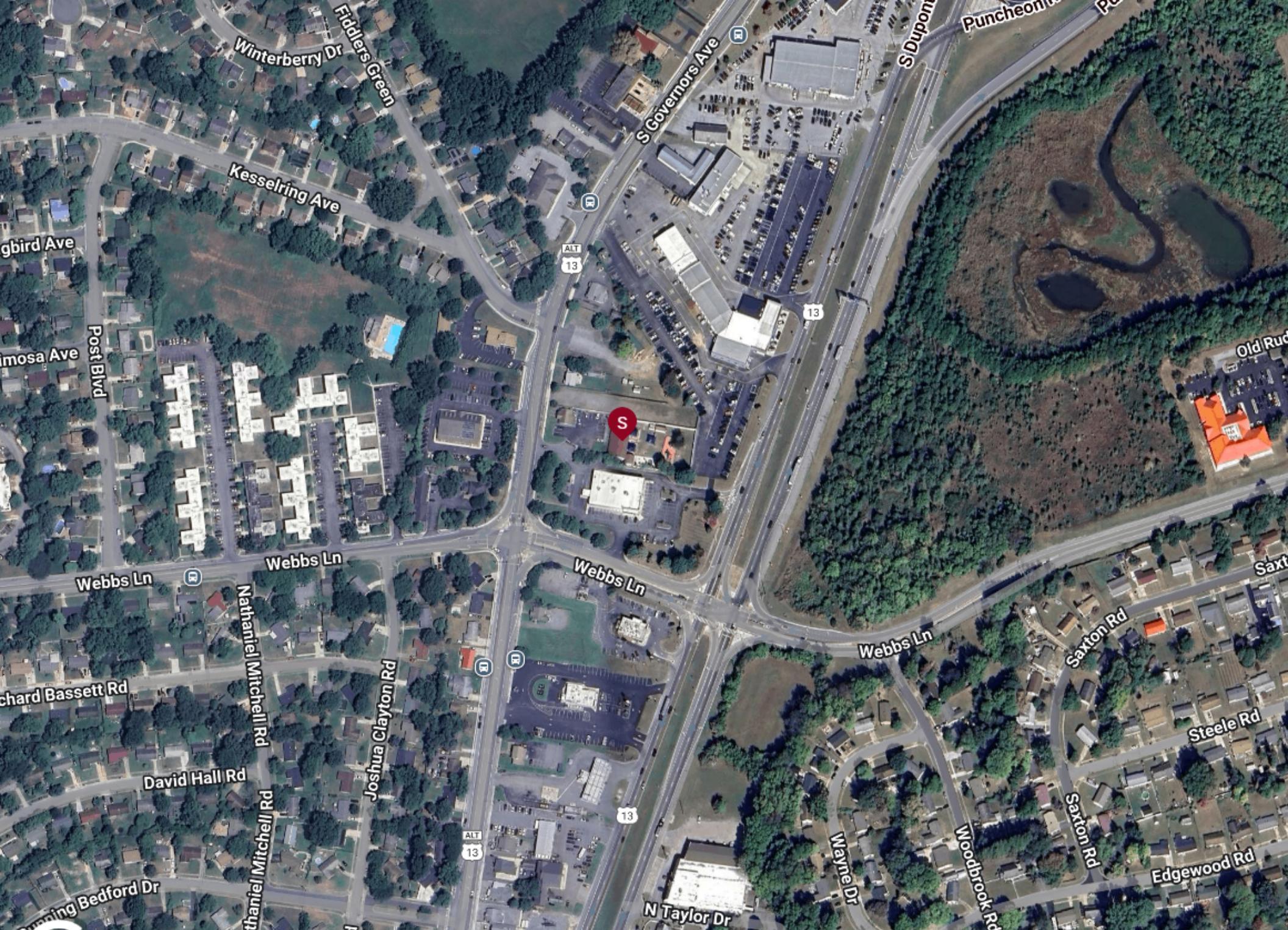
FINANCIAL SUMMARY

PRICE	\$1,450,000
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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



03 **Property Description**

Property Images

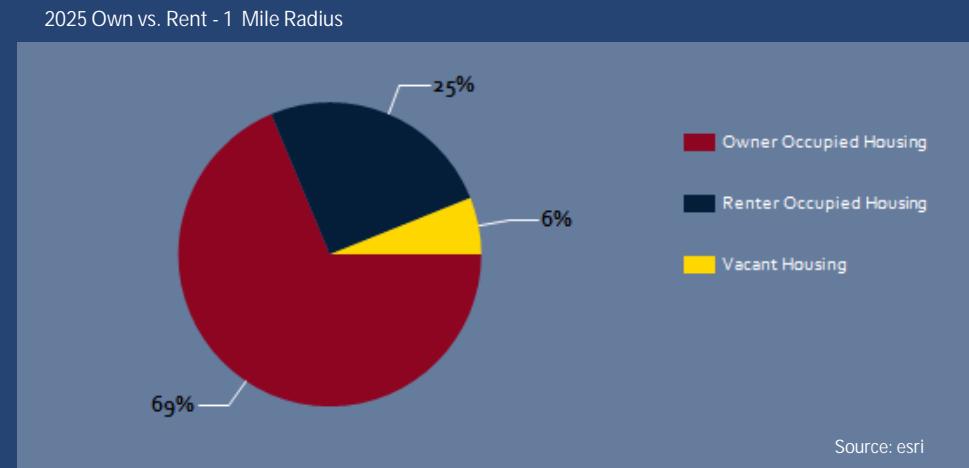
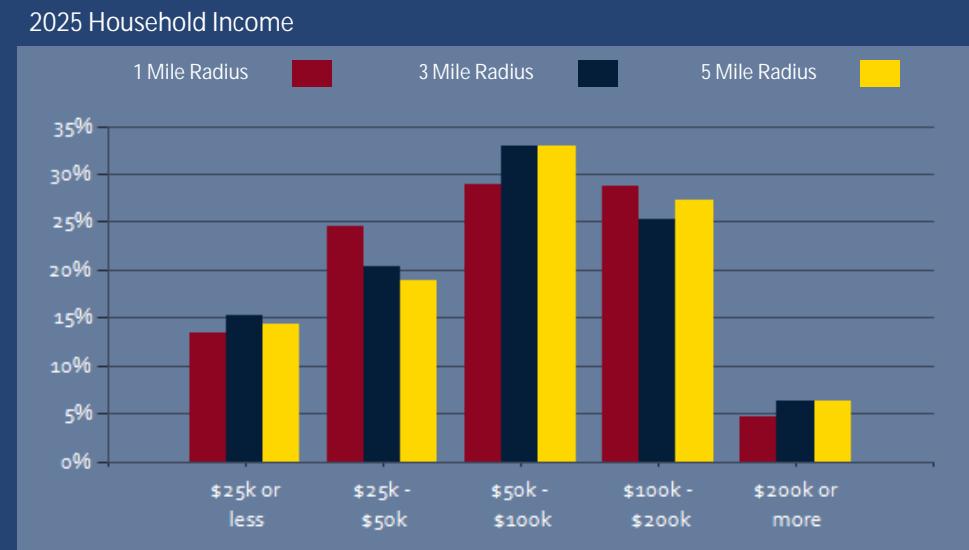


04 **Demographics**

General Demographics

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%

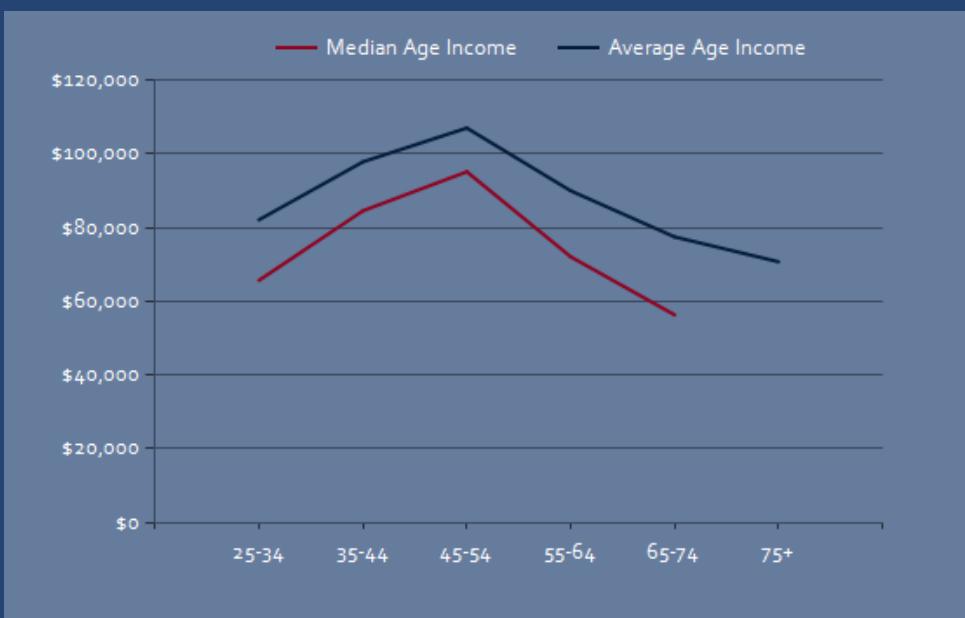
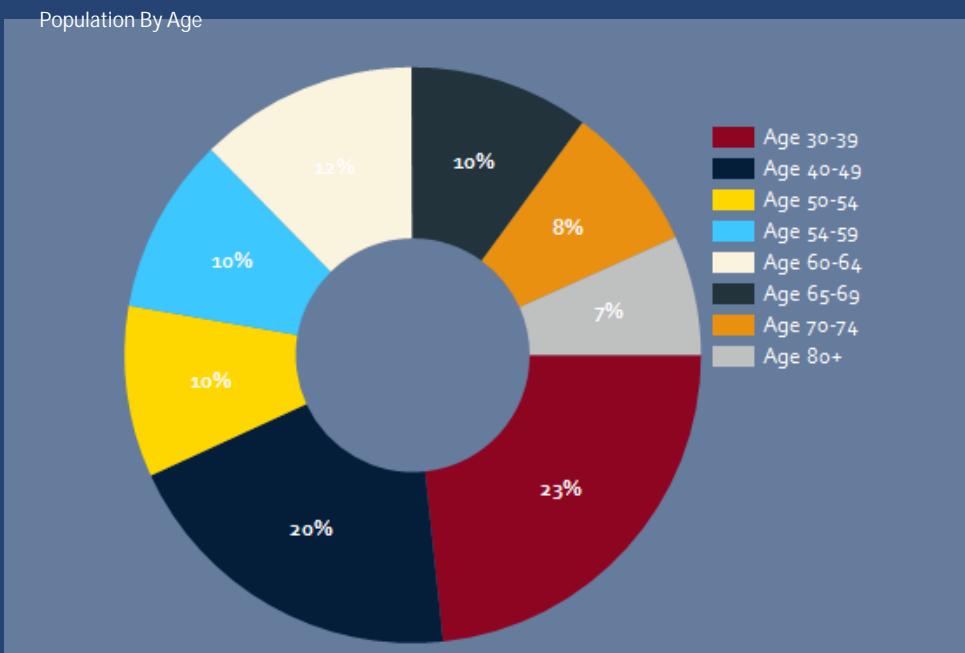
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	212	1,641	2,279
\$15,000-\$24,999	218	1,698	2,223
\$25,000-\$34,999	334	1,913	2,567
\$35,000-\$49,999	456	2,536	3,354
\$50,000-\$74,999	472	3,507	4,859
\$75,000-\$99,999	457	3,728	5,449
\$100,000-\$149,999	735	4,006	5,907
\$150,000-\$199,999	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



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



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