



GREAT POTENTIAL FOR SALE  
1326 FORREST AVE, DOVER DE 19901

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## OFFERING SUMMARY

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ADDRESS **1326 Forrest Ave  
Dover DE 19901**

COUNTY **Kent**

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## FINANCIAL SUMMARY

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PRICE **\$860,000**

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,014	48,410	83,912
2026 Median HH Income	\$60,289	\$61,651	\$68,150
2026 Average HH Income	\$80,071	\$81,475	\$90,609

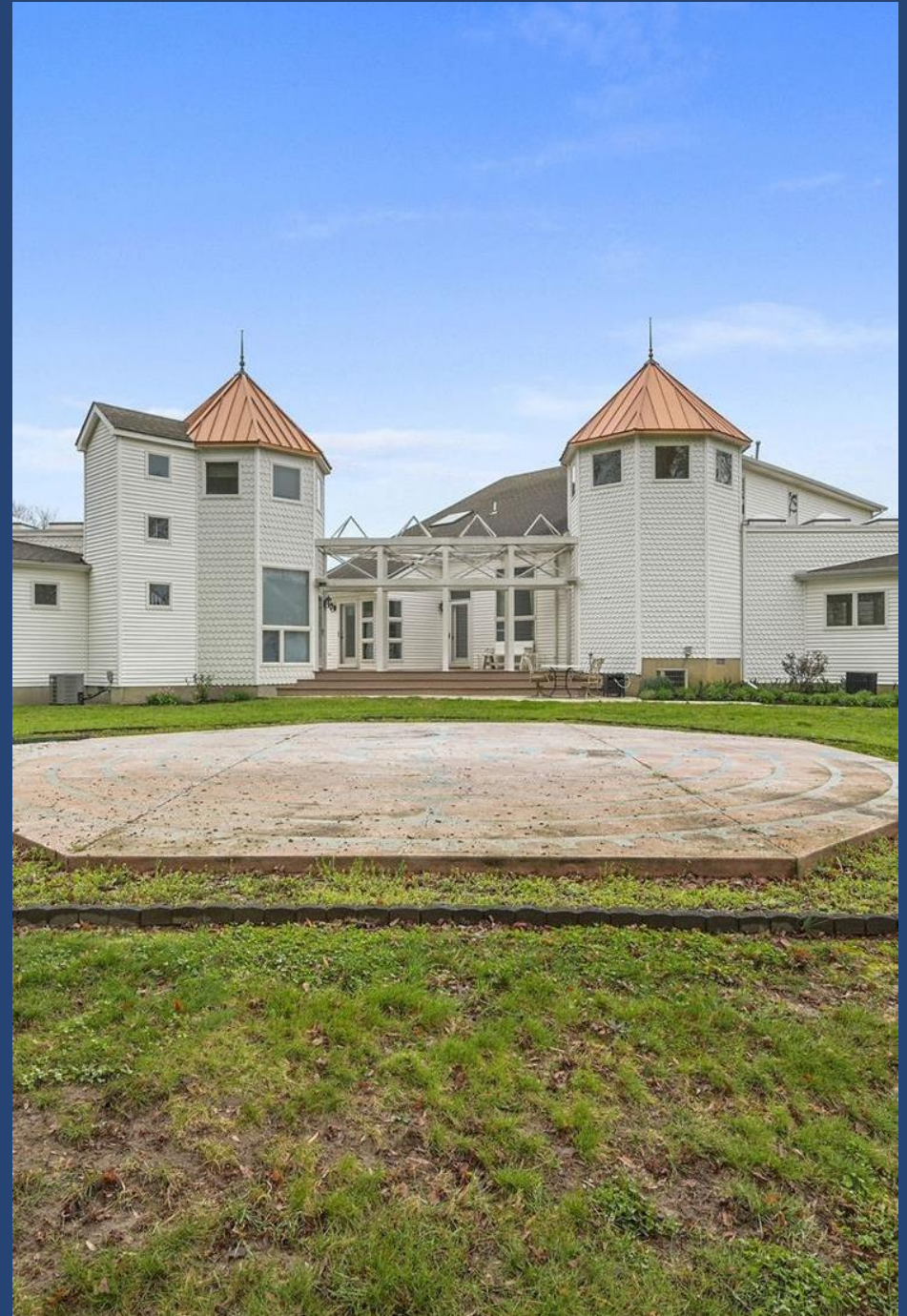
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Cynthia Bates  
Associate Broker  
(302) 222-2250  
rrmanagement46@gmail.com

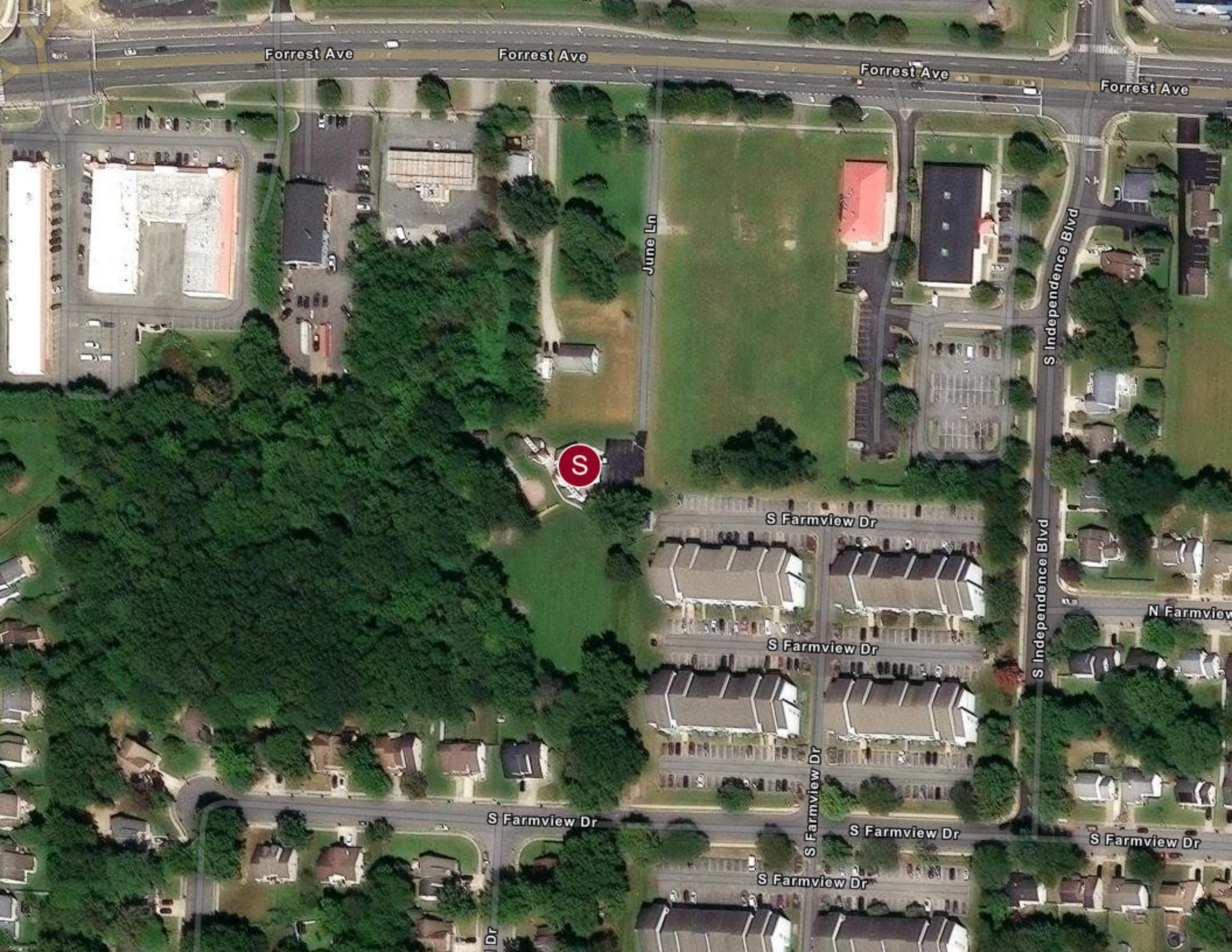
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- ❖ 3,763+/-SF Building on 1.8+/-Acres
- ❖ Zoned: CPO (Commercial & Professional Office)
- ❖ Property is very unique. Beautiful outside area. Great space for a potential Hair Salon & Spa, Daycare Facility, Health Club, Medical, Hotel/Motel, Bed & Breakfast, Religious Facility
- ❖ Sale Price: \$860,000
- ❖ The property is situated near major transportation routes, including Route 13 and Route 1, allowing for easy access for customers and employees.
- ❖ Surrounding the property are a mix of businesses, including restaurants, retail shops, and professional offices, creating a diverse and bustling commercial environment.



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Forrest Ave

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Forrest Ave

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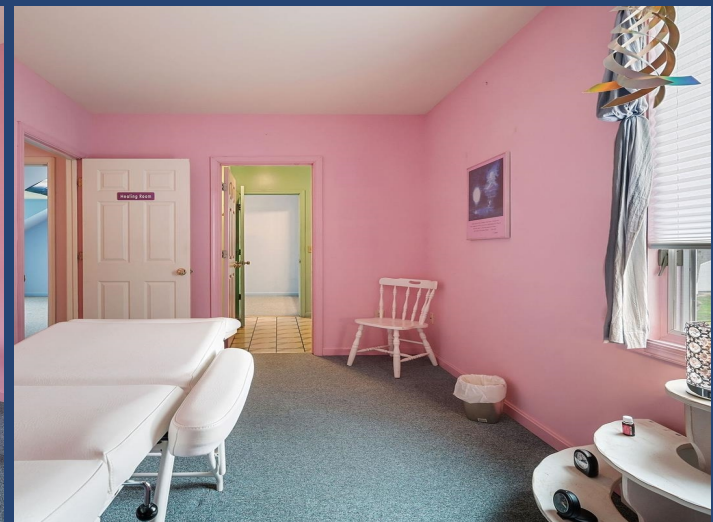
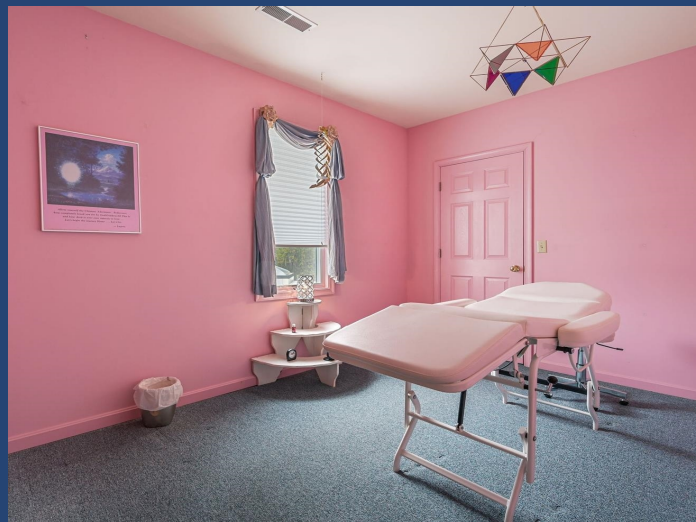
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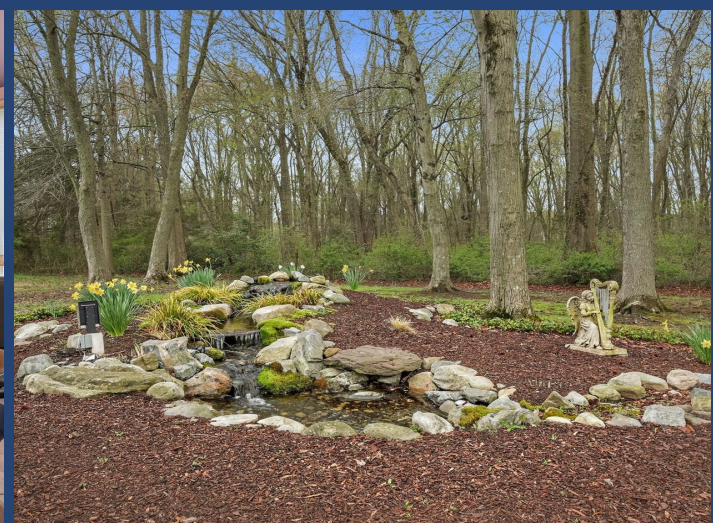
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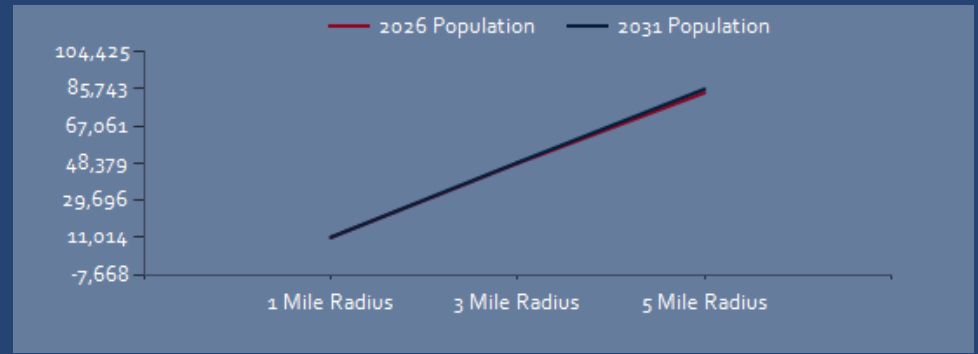




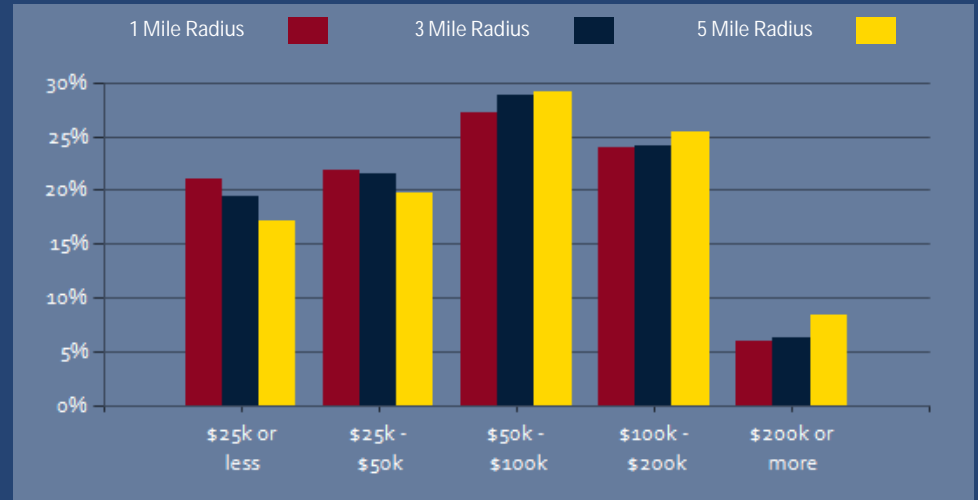


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,211	36,647	62,564
2010 Population	9,189	42,216	73,411
2026 Population	11,014	48,410	83,912
2031 Population	11,153	48,768	85,743
2026 African American	5,331	20,521	29,888
2026 American Indian	53	277	612
2026 Asian	400	1,632	3,084
2026 Hispanic	878	3,996	7,602
2026 Other Race	354	1,682	3,144
2026 White	3,769	19,652	38,895
2026 Multiracial	1,102	4,607	8,202
2026-2031: Population: Growth Rate	1.25%	0.75%	2.15%

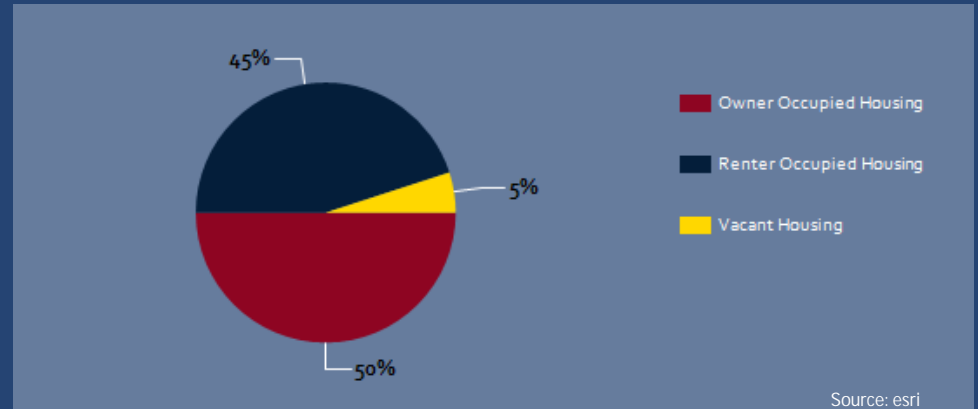
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	670	2,178	3,350
\$15,000-\$24,999	244	1,353	2,111
\$25,000-\$34,999	273	1,274	1,937
\$35,000-\$49,999	675	2,666	4,363
\$50,000-\$74,999	676	2,965	5,216
\$75,000-\$99,999	503	2,287	4,064
\$100,000-\$149,999	811	3,388	5,731
\$150,000-\$199,999	223	1,002	2,355
\$200,000 or greater	255	1,152	2,673
Median HH Income	\$60,289	\$61,651	\$68,150
Average HH Income	\$80,071	\$81,475	\$90,609



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri



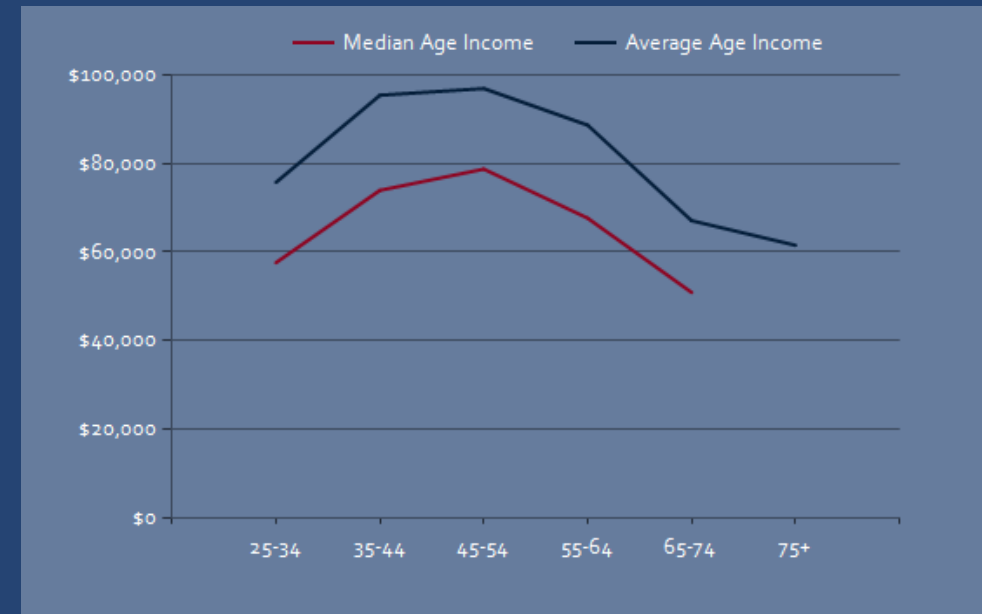
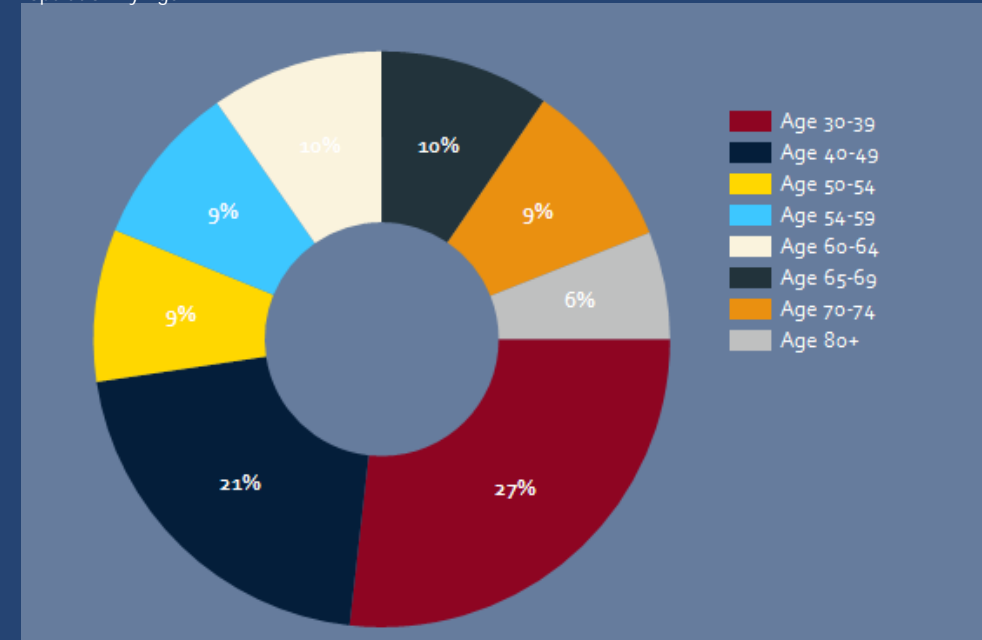
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	876	3,294	5,638
2026 Population Age 35-39	732	2,965	5,190
2026 Population Age 40-44	668	2,631	4,731
2026 Population Age 45-49	583	2,319	4,086
2026 Population Age 50-54	514	2,247	4,081
2026 Population Age 55-59	548	2,389	4,366
2026 Population Age 60-64	580	2,604	4,886
2026 Population Age 65-69	571	2,450	4,591
2026 Population Age 70-74	569	2,267	4,197
2026 Population Age 75-79	362	1,741	3,262
2026 Population Age 80-84	307	1,285	2,307
2026 Population Age 85+	283	1,222	1,873
2026 Population Age 18+	8,672	38,392	65,940
2026 Median Age	36	35	37
2031 Median Age	38	36	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,618	\$63,836	\$68,446
Average Household Income 25-34	\$75,783	\$79,636	\$86,735
Median Household Income 35-44	\$73,978	\$80,011	\$89,607
Average Household Income 35-44	\$95,493	\$98,961	\$110,796
Median Household Income 45-54	\$78,798	\$81,602	\$92,742
Average Household Income 45-54	\$97,019	\$99,096	\$113,040
Median Household Income 55-64	\$67,685	\$69,819	\$79,218
Average Household Income 55-64	\$88,730	\$88,334	\$101,136
Median Household Income 65-74	\$50,878	\$52,063	\$56,912
Average Household Income 65-74	\$67,113	\$71,558	\$79,271
Average Household Income 75+	\$61,554	\$61,182	\$63,718

Population By Age

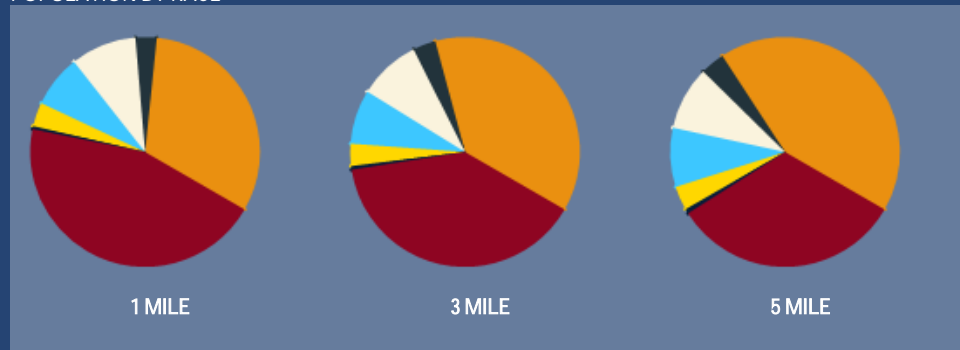


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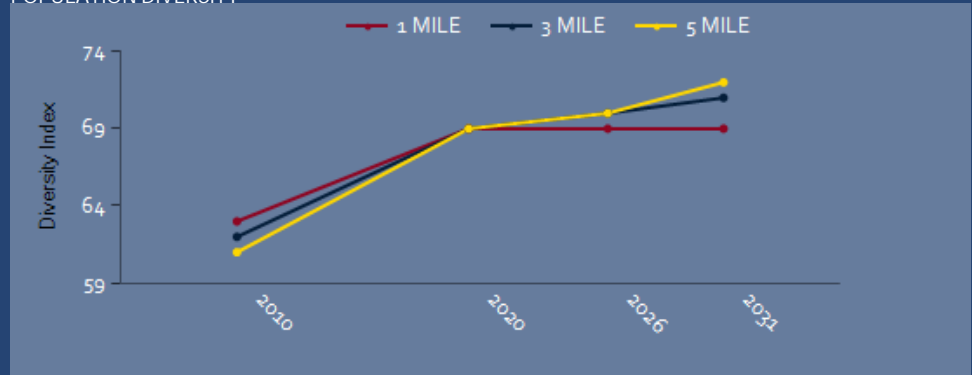
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	71	72
Diversity Index (current year)	69	70	70
Diversity Index (2020)	69	69	69
Diversity Index (2010)	63	62	61

POPULATION BY RACE



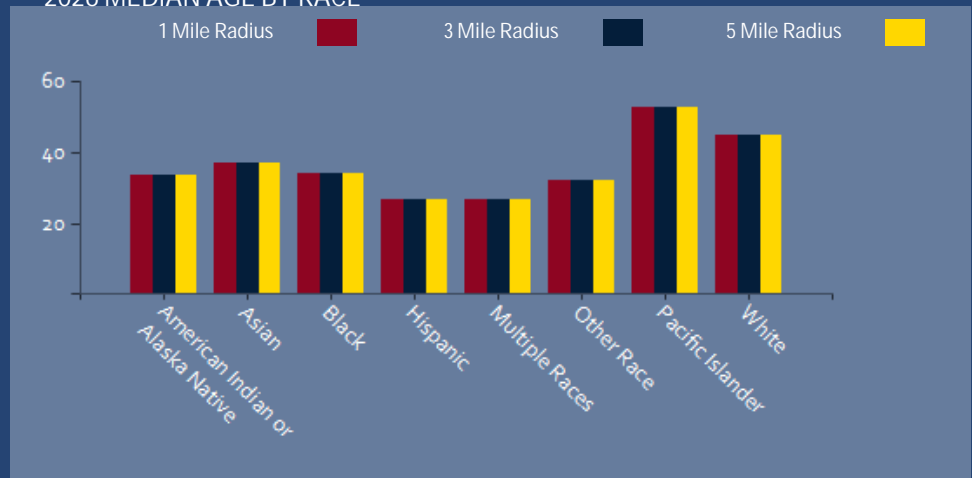
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	45%	39%	33%
American Indian	0%	1%	1%
Asian	3%	3%	3%
Hispanic	7%	8%	8%
Multiracial	9%	9%	9%
Other Race	3%	3%	3%
White	32%	38%	43%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	44	46
Median Asian Age	37	38	39
Median Black Age	34	31	33
Median Hispanic Age	27	26	26
Median Multiple Races Age	27	25	25
Median Other Race Age	32	29	29
Median Pacific Islander Age	53	23	34
Median White Age	45	43	43

2026 MEDIAN AGE BY RACE



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