



905 S. Governors Ave

FOR SALE OR LEASE



905 S. Governors Ave

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905 S. GOVERNORS AVE

01

Executive Summary

Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS 905 S. Governors Ave
 Dover DE 19901

COUNTY Kent

FINANCIAL SUMMARY

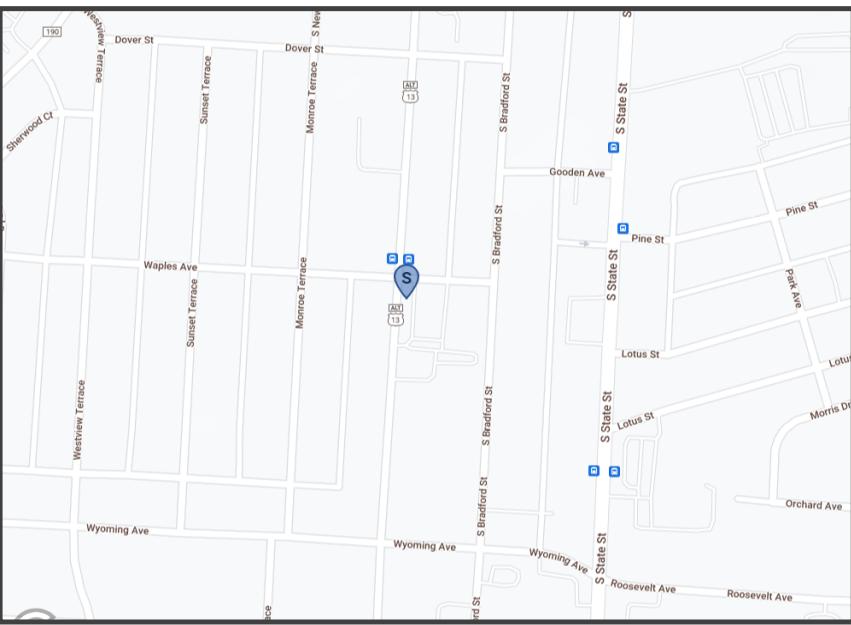
PRICE \$3,575,000

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	6,713	54,089	78,899
2022 Median HH Income	\$47,198	\$56,945	\$61,543
2022 Average HH Income	\$70,132	\$77,481	\$82,551

Property Information

- Income Producing
- Tenants Include: Department Of Elections and Department of Child Support Services
Both are State of Delaware tenants and have multiple years left on their leases.
- 1,710+/-SF Office space also available for Lease
- Sale Price: \$3,575,000



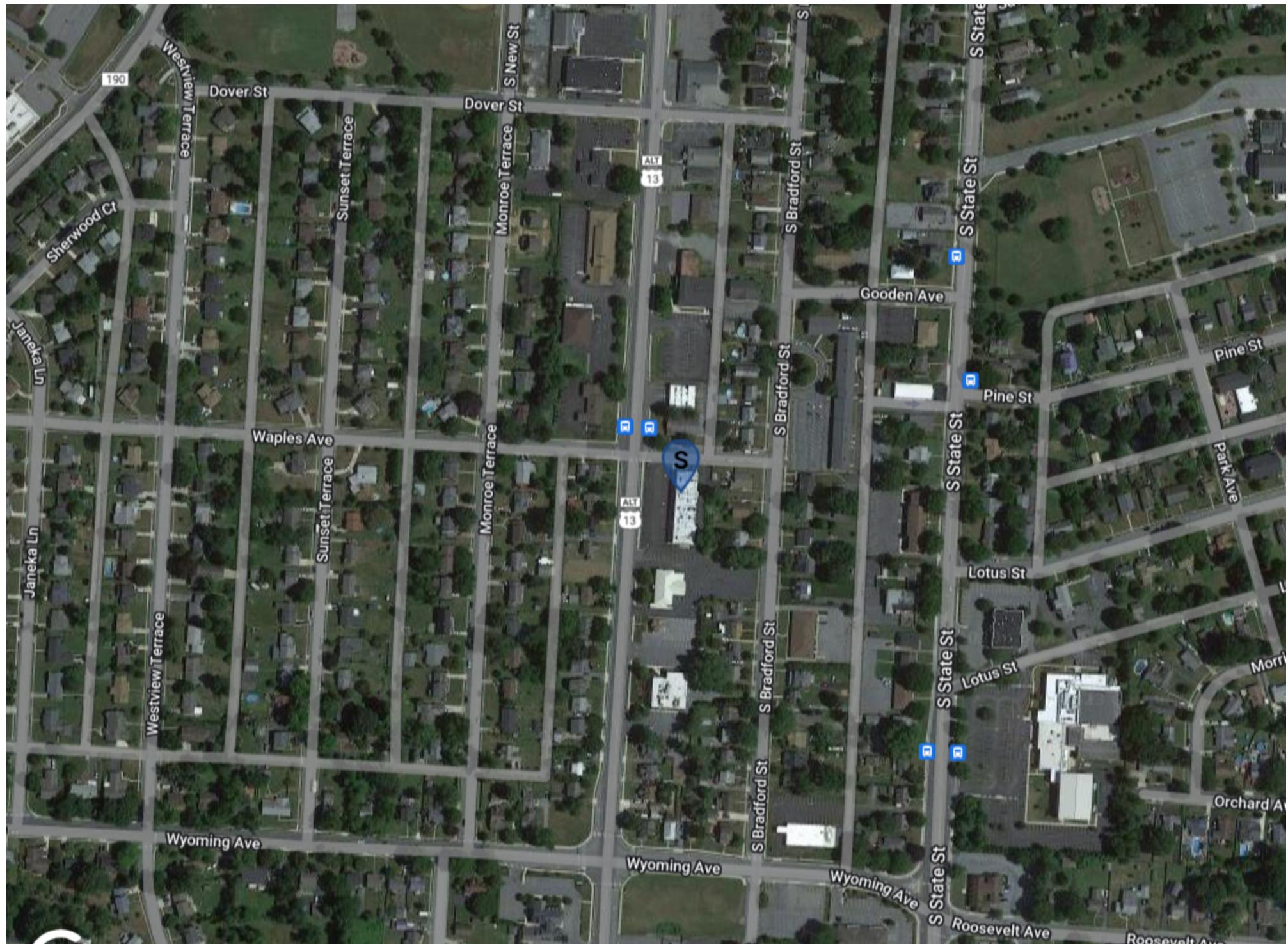
905 S. GOVERNORS AVE

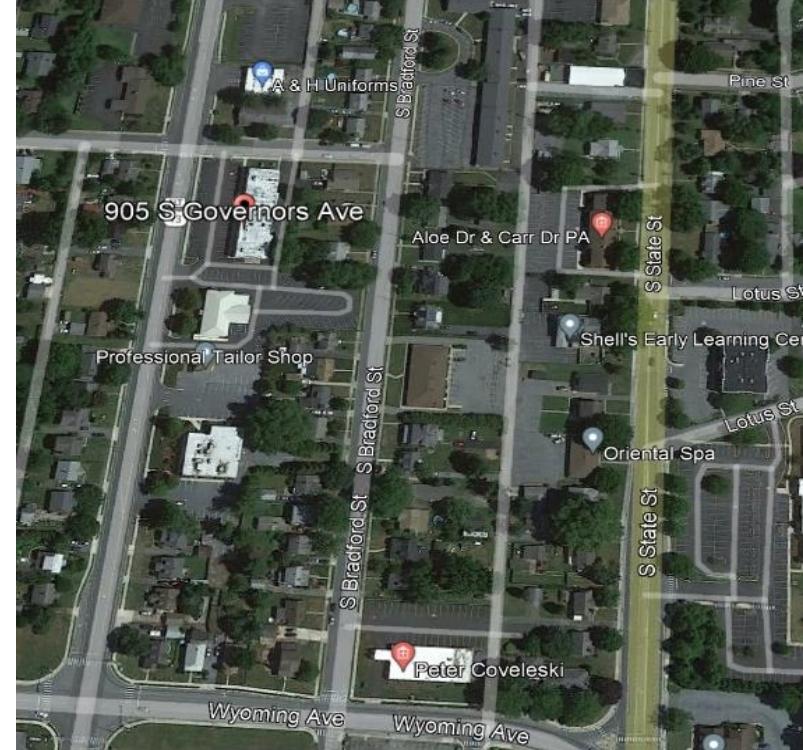


905 S. Governors Ave | Property Description

02

Property Description
Aerial Map
Property Images





905 S. GOVERNORS AVE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,039	41,877	60,296
2010 Population	6,483	49,493	70,719
2022 Population	6,713	54,089	78,899
2027 Population	6,956	54,940	80,853
2022 African American	2,938	20,826	27,156
2022 American Indian	29	308	498
2022 Asian	179	2,026	2,965
2022 Hispanic	589	5,054	7,056
2022 Other Race	229	2,082	2,868
2022 White	2,656	23,485	37,805
2022 Multiracial	680	5,306	7,510
2022-2027: Population: Growth Rate	3.55 %	1.55 %	2.45 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	335	2,118	2,723
\$15,000-\$24,999	419	2,255	2,873
\$25,000-\$34,999	254	1,702	2,325
\$35,000-\$49,999	388	3,154	4,145
\$50,000-\$74,999	399	3,594	5,424
\$75,000-\$99,999	390	3,471	5,066
\$100,000-\$149,999	328	2,959	4,472
\$150,000-\$199,999	61	1,031	1,875
\$200,000 or greater	106	769	1,267
Median HH Income	\$47,198	\$56,945	\$61,543
Average HH Income	\$70,132	\$77,481	\$82,551

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,630	17,278	24,222
2010 Total Households	2,611	19,024	26,553
2022 Total Households	2,680	21,052	30,169
2027 Total Households	2,796	21,647	31,319
2022 Average Household Size	2.48	2.45	2.49
2000 Owner Occupied Housing	1,183	9,223	13,462
2000 Renter Occupied Housing	1,254	6,979	9,067
2022 Owner Occupied Housing	1,195	11,389	17,729
2022 Renter Occupied Housing	1,485	9,663	12,440
2022 Vacant Housing	242	1,470	2,050
2022 Total Housing	2,922	22,522	32,219
2027 Owner Occupied Housing	1,330	11,990	18,870
2027 Renter Occupied Housing	1,467	9,657	12,449
2027 Vacant Housing	276	1,487	2,075
2027 Total Housing	3,072	23,134	33,394
2022-2027: Households: Growth Rate	4.25 %	2.80 %	3.75 %

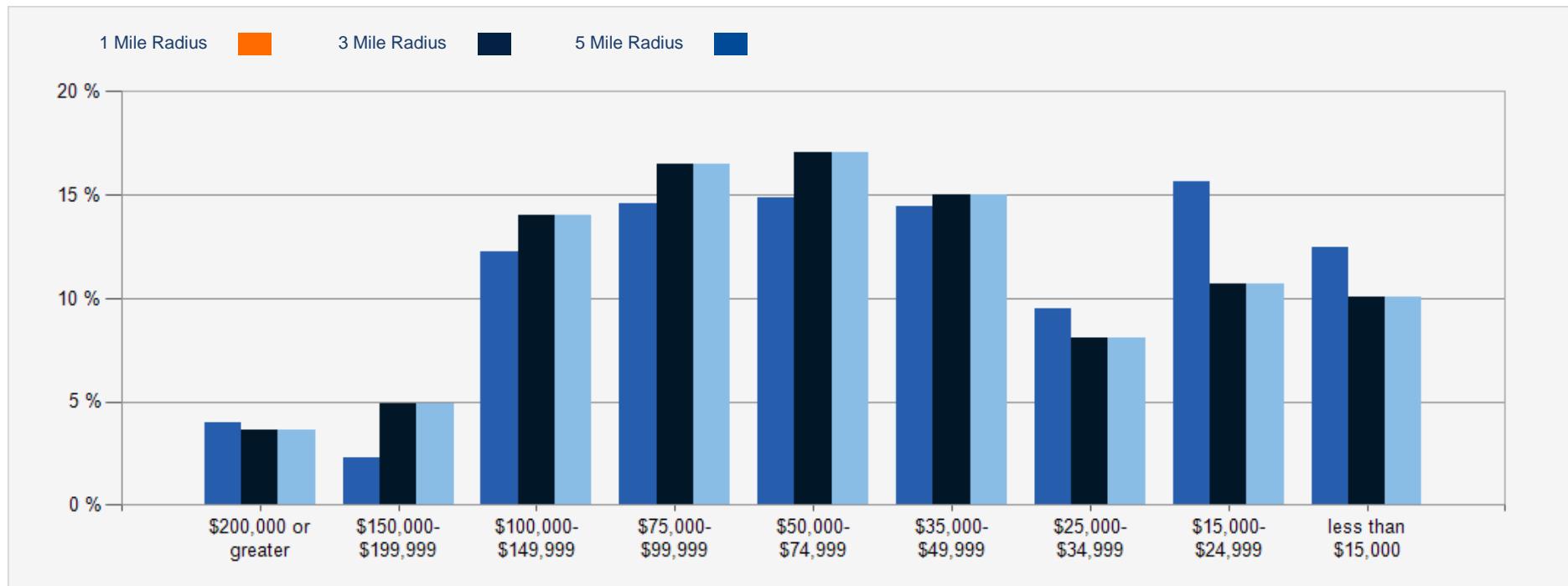
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	502	4,028	5,879
2022 Population Age 35-39	410	3,378	4,956
2022 Population Age 40-44	347	2,860	4,251
2022 Population Age 45-49	306	2,525	3,778
2022 Population Age 50-54	380	2,753	4,125
2022 Population Age 55-59	396	2,937	4,419
2022 Population Age 60-64	380	3,081	4,559
2022 Population Age 65-69	355	2,861	4,166
2022 Population Age 70-74	322	2,619	3,882
2022 Population Age 75-79	235	2,019	2,968
2022 Population Age 80-84	156	1,284	1,836
2022 Population Age 85+	137	1,395	1,789
2022 Population Age 18+	5,104	42,326	61,769
2022 Median Age	36	36	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,349	\$56,704	\$60,444
Average Household Income 25-34	\$68,823	\$73,198	\$78,073
Median Household Income 35-44	\$54,766	\$77,129	\$80,864
Average Household Income 35-44	\$80,716	\$94,827	\$101,810
Median Household Income 45-54	\$65,076	\$75,950	\$80,510
Average Household Income 45-54	\$90,077	\$95,120	\$101,760
Median Household Income 55-64	\$45,297	\$63,078	\$70,306
Average Household Income 55-64	\$67,784	\$83,355	\$89,612
Median Household Income 65-74	\$45,216	\$52,606	\$55,895
Average Household Income 65-74	\$65,661	\$72,979	\$75,694
Average Household Income 75+	\$60,380	\$58,027	\$59,163

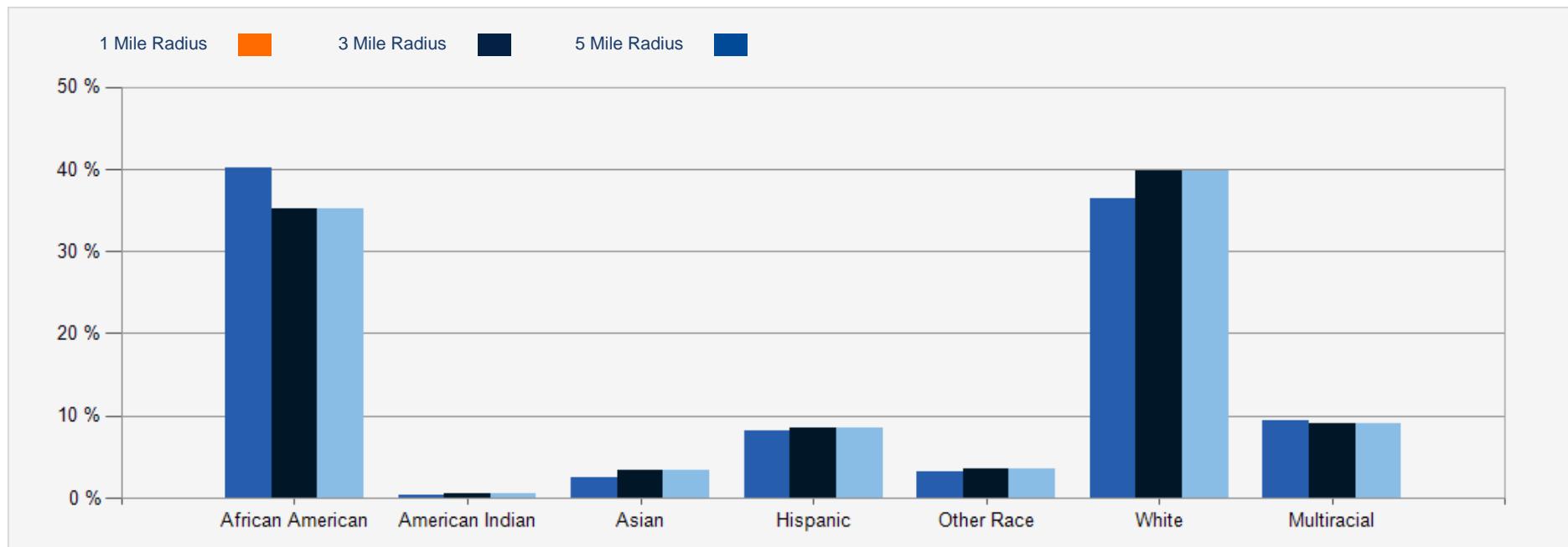
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	529	3,614	5,255
2027 Population Age 35-39	476	3,873	5,894
2027 Population Age 40-44	402	3,246	4,894
2027 Population Age 45-49	349	2,825	4,237
2027 Population Age 50-54	309	2,456	3,705
2027 Population Age 55-59	384	2,668	4,039
2027 Population Age 60-64	364	2,807	4,286
2027 Population Age 65-69	368	2,978	4,441
2027 Population Age 70-74	329	2,691	3,933
2027 Population Age 75-79	279	2,370	3,452
2027 Population Age 80-84	186	1,593	2,342
2027 Population Age 85+	165	1,614	2,150
2027 Population Age 18+	5,312	43,159	63,426
2027 Median Age	36	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,647	\$60,806	\$65,055
Average Household Income 25-34	\$74,782	\$80,661	\$86,491
Median Household Income 35-44	\$61,403	\$80,810	\$86,583
Average Household Income 35-44	\$91,121	\$105,431	\$114,667
Median Household Income 45-54	\$72,719	\$80,585	\$86,950
Average Household Income 45-54	\$101,106	\$106,507	\$114,757
Median Household Income 55-64	\$51,420	\$70,515	\$77,529
Average Household Income 55-64	\$76,940	\$93,780	\$101,645
Median Household Income 65-74	\$47,249	\$57,832	\$61,545
Average Household Income 65-74	\$71,476	\$81,789	\$85,500
Average Household Income 75+	\$65,681	\$65,915	\$67,915

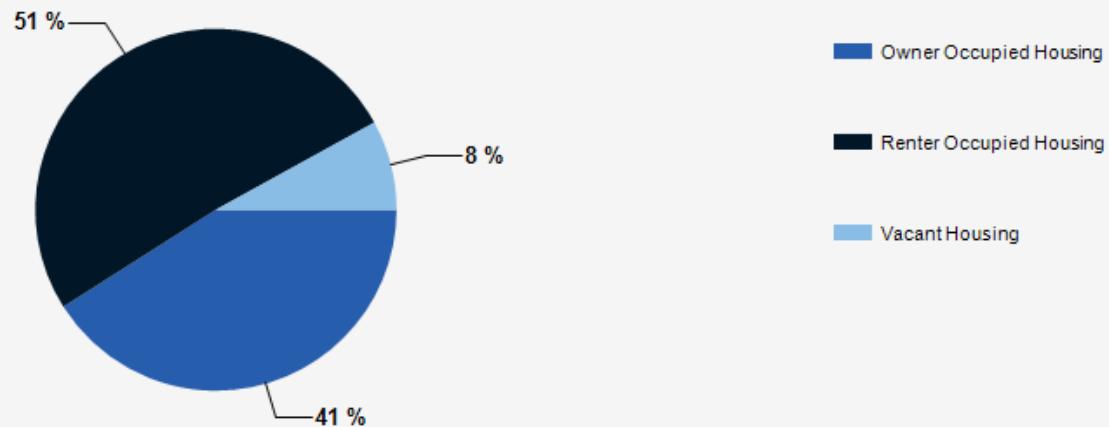
2022 Household Income



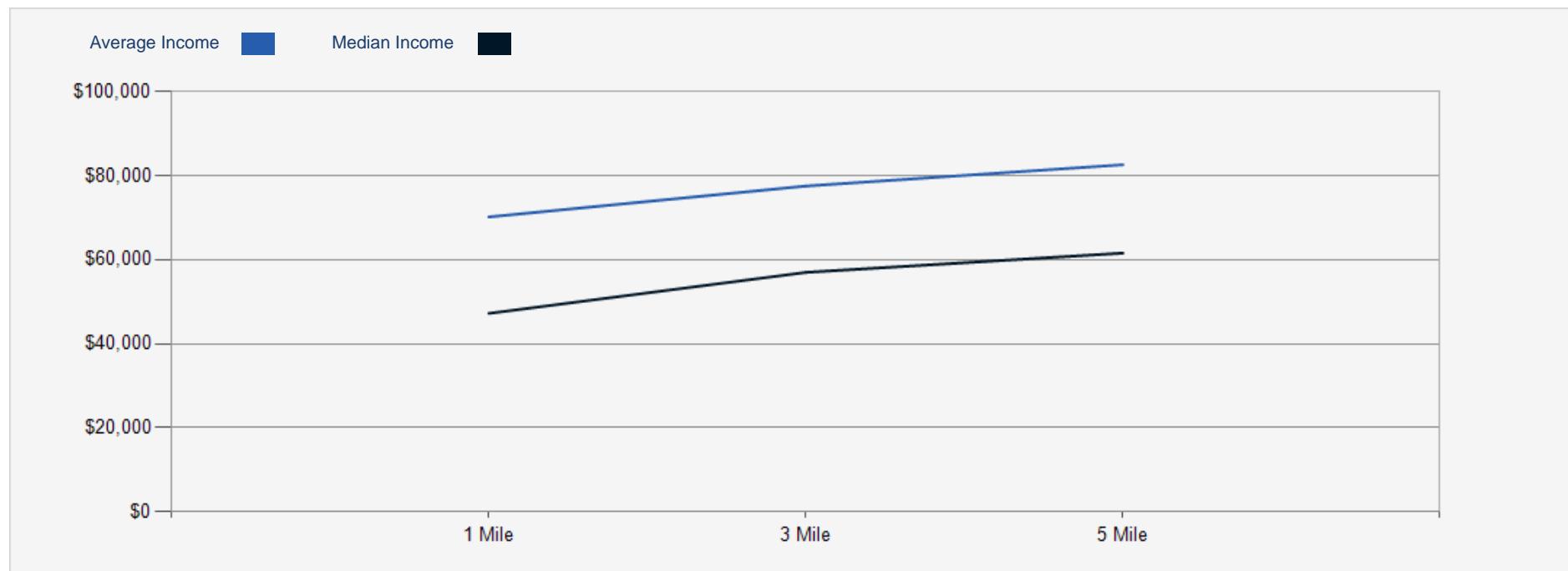
2022 Population by Race



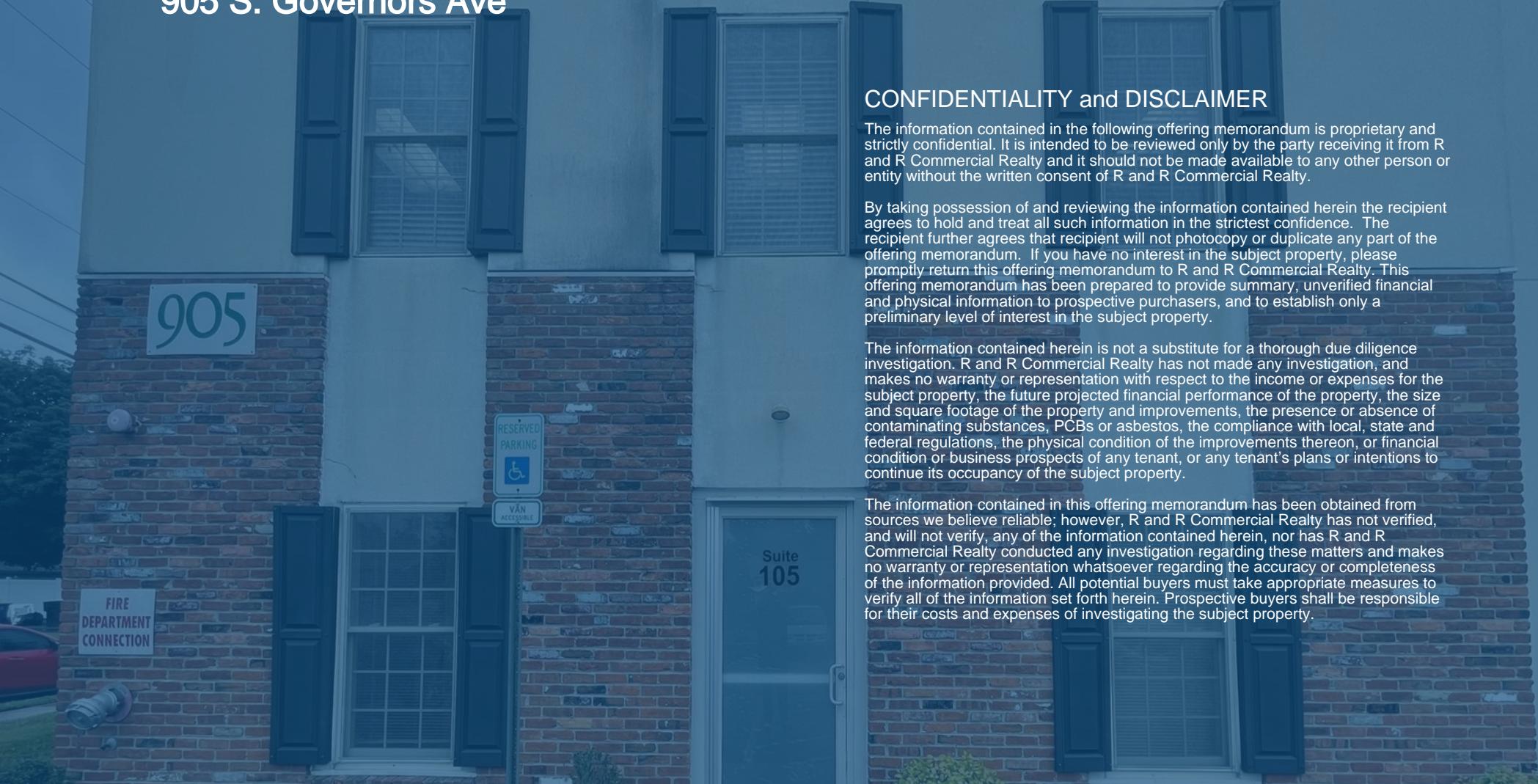
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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