



R&R Commercial Realty, Inc.

101 Mont Blanc Blvd

Aerial view of a commercial area. A large green field is outlined in red. The address '101 Mont Blanc Blvd' is overlaid on the field. The field is located between a road labeled 'Mont Blanc Blvd' and a road labeled 'Walker Rd'. In the background, there are several buildings and parking lots, including a large white building with a blue roof and a building with solar panels. A road labeled 'Salembury Rd' runs through the bottom of the image.

WALKER ROAD PROFESSIONAL CENTER

FOR SALE OR FOR LEASE
101 MONT BLANC BLVD, DOVER DE 19904

THE SPACE

Location

101 Mont Blanc Blvd
Dover, DE 19904

County

Kent

HIGHLIGHTS

- ❖ 2.615+/-Acres on the corner of Walker Rd. & Saulsbury Rd.
- ❖ Zoning: C-PO/ COZ-1
- ❖ Site plan approval for two 20,000+/-sf Office Buildings
- ❖ Sale Price: \$1,300,000.



POPULATION

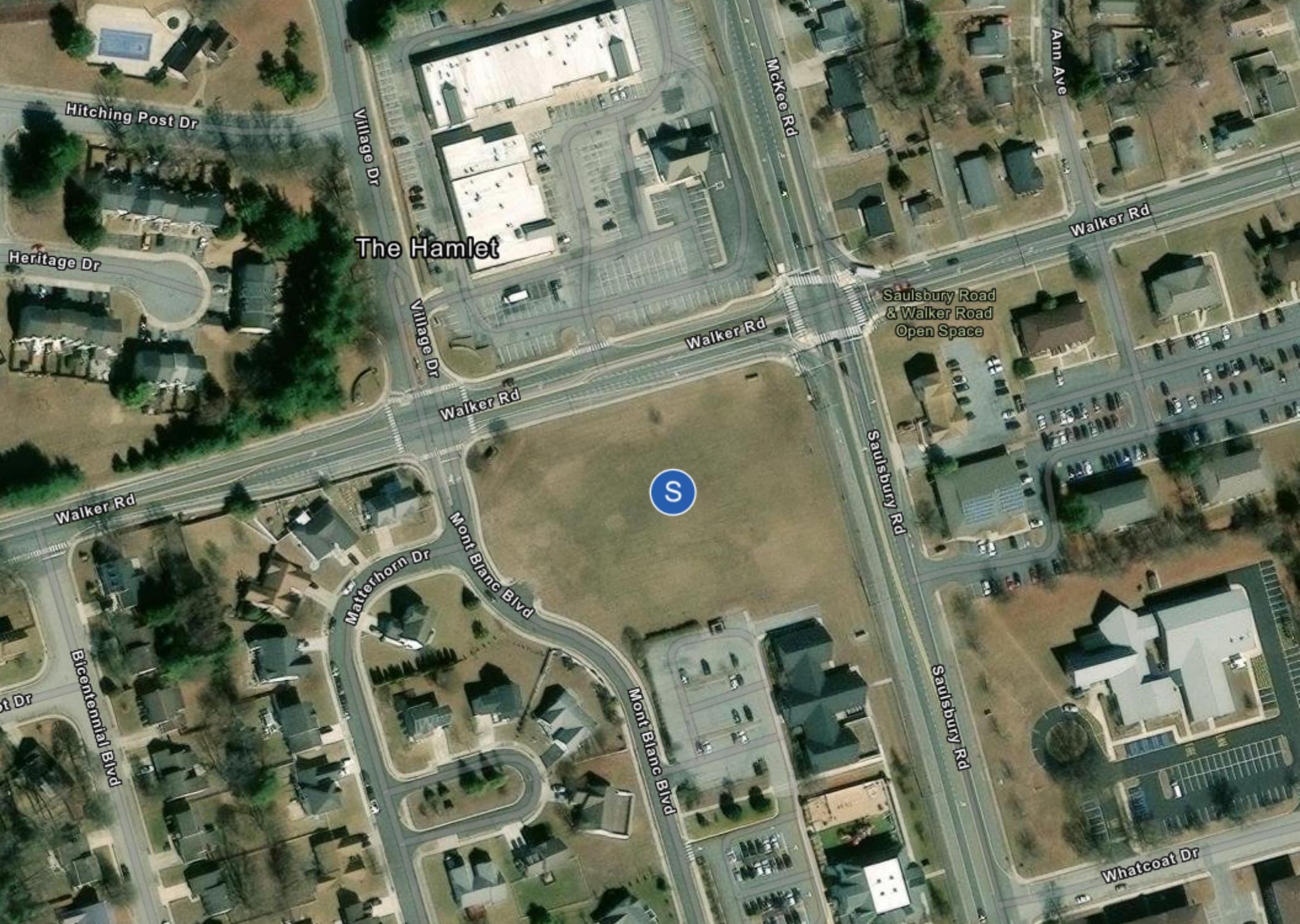
	1.00 MILE	3.00 MILE	5.00 MILE
	11,314	48,656	79,468

AVERAGE HOUSEHOLD INCOME

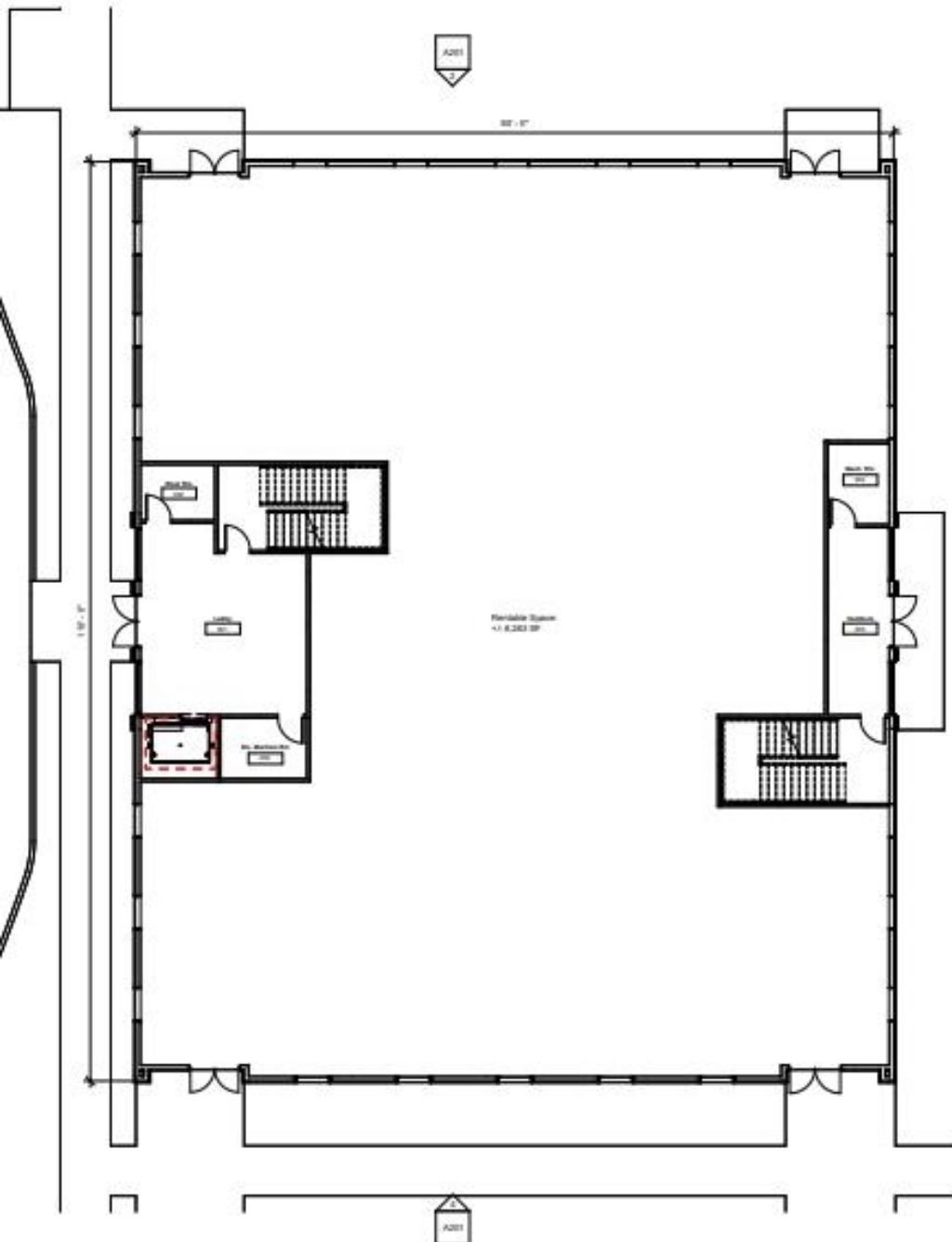
	1.00 MILE	3.00 MILE	5.00 MILE
	\$77,379	\$80,009	\$90,022

NUMBER OF HOUSEHOLDS

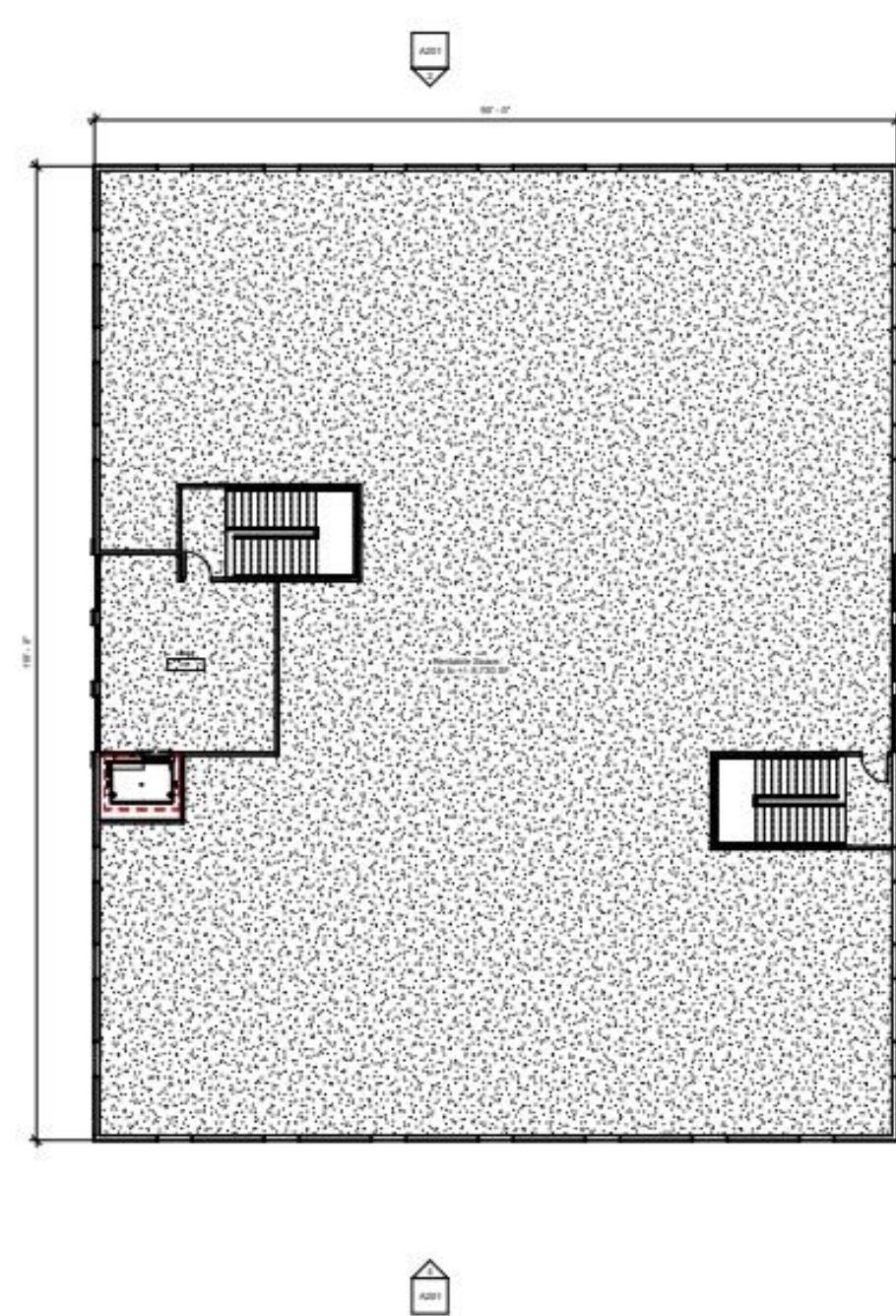
	1.00 MILE	3.00 MILE	5.00 MILE
	4,170	18,483	30,094



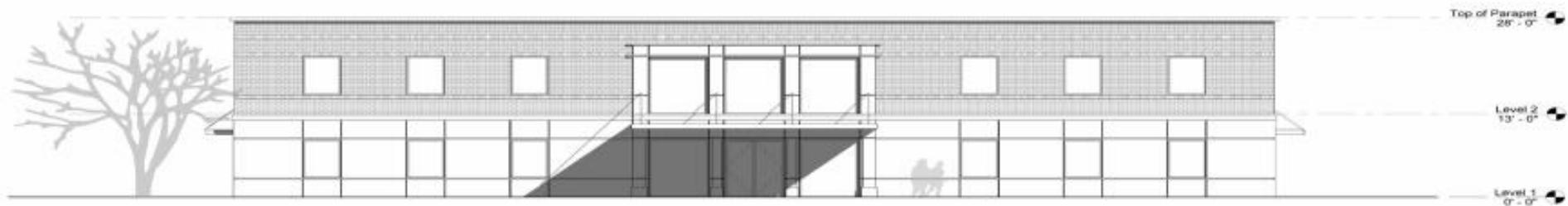




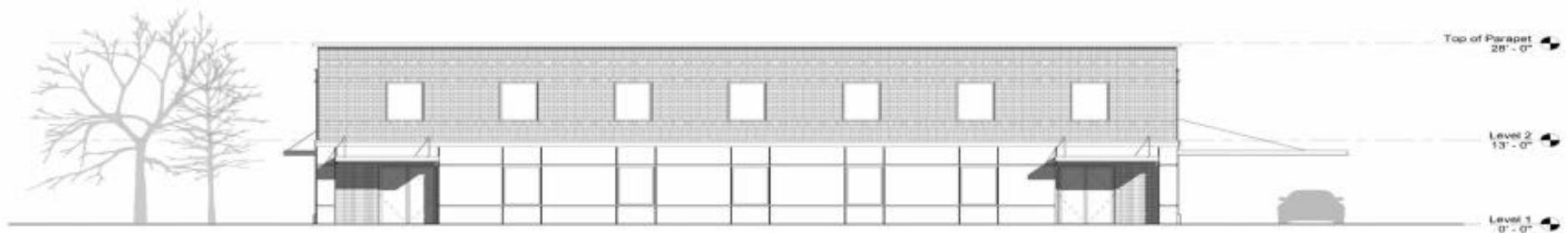
First Floor Plan



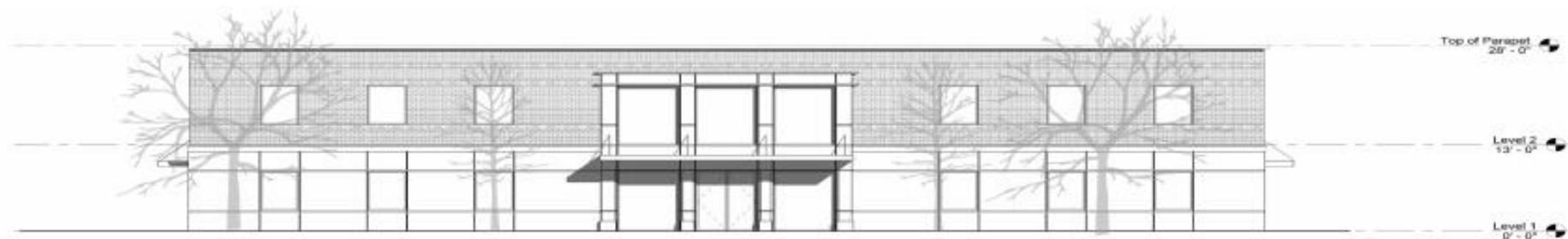
Second Floor Plan



Front Elevation



Side Elevation

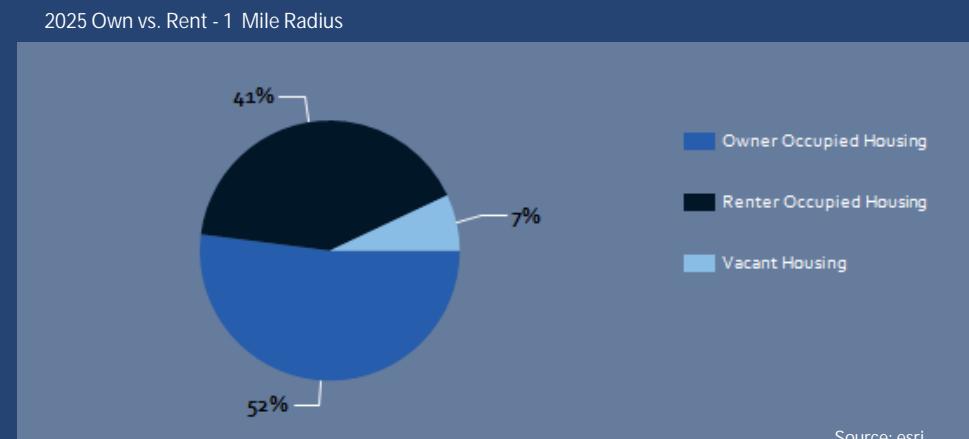
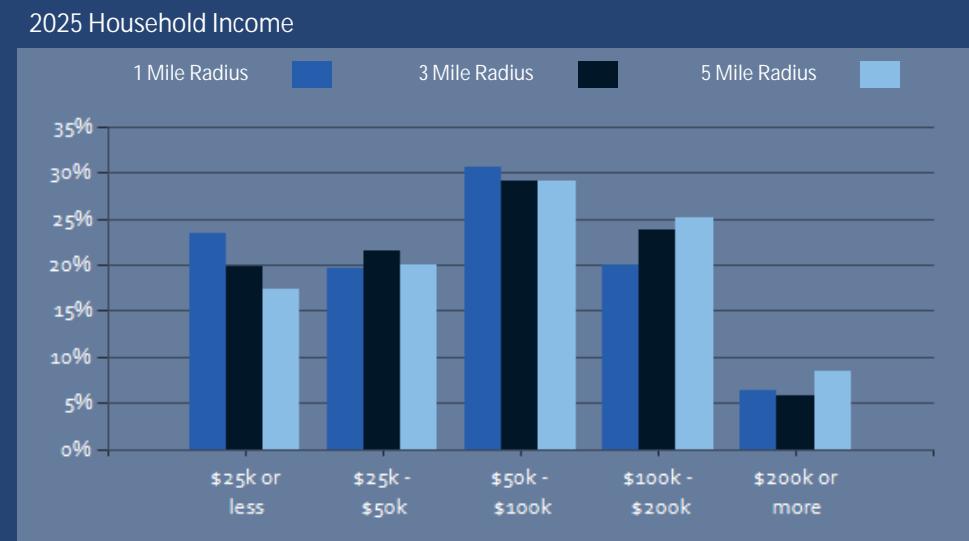


Back Elevation

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,564	38,136	59,631
2010 Population	9,917	42,742	68,957
2025 Population	11,314	48,656	79,468
2030 Population	11,418	49,010	81,193
2025 African American	5,107	21,112	29,296
2025 American Indian	64	301	593
2025 Asian	350	1,602	2,939
2025 Hispanic	824	4,374	7,317
2025 Other Race	381	1,929	3,080
2025 White	4,320	19,057	35,712
2025 Multiracial	1,086	4,611	7,769
2025-2030: Population: Growth Rate	0.90%	0.75%	2.15%



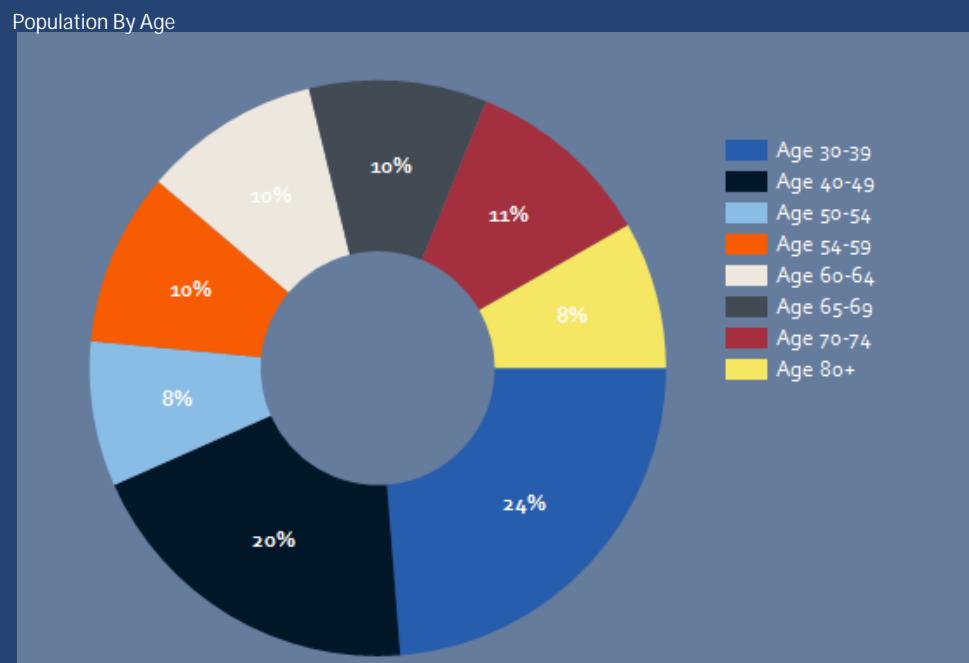
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	695	2,195	3,218
\$15,000-\$24,999	284	1,482	2,025
\$25,000-\$34,999	303	1,291	1,904
\$35,000-\$49,999	515	2,670	4,131
\$50,000-\$74,999	702	3,068	4,895
\$75,000-\$99,999	571	2,306	3,848
\$100,000-\$149,999	674	3,370	5,433
\$150,000-\$199,999	160	1,036	2,120
\$200,000 or greater	265	1,065	2,520
Median HH Income	\$58,472	\$60,572	\$67,374
Average HH Income	\$77,379	\$80,009	\$90,022



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	668	3,352	5,394
2025 Population Age 35-39	653	2,971	4,934
2025 Population Age 40-44	568	2,623	4,487
2025 Population Age 45-49	522	2,301	3,852
2025 Population Age 50-54	453	2,257	3,834
2025 Population Age 55-59	541	2,361	4,085
2025 Population Age 60-64	552	2,579	4,585
2025 Population Age 65-69	555	2,468	4,291
2025 Population Age 70-74	589	2,267	3,895
2025 Population Age 75-79	460	1,757	3,009
2025 Population Age 80-84	406	1,298	2,151
2025 Population Age 85+	476	1,220	1,785
2025 Population Age 18+	9,157	38,650	62,433
2025 Median Age	36	35	36
2030 Median Age	37	36	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,131	\$63,701	\$67,688
Average Household Income 25-34	\$73,706	\$79,426	\$85,863
Median Household Income 35-44	\$71,137	\$78,764	\$88,243
Average Household Income 35-44	\$90,957	\$97,196	\$109,883
Median Household Income 45-54	\$75,561	\$79,382	\$90,696
Average Household Income 45-54	\$93,622	\$96,149	\$111,502
Median Household Income 55-64	\$63,121	\$68,722	\$78,499
Average Household Income 55-64	\$86,719	\$86,707	\$100,496
Median Household Income 65-74	\$54,309	\$51,191	\$56,184
Average Household Income 65-74	\$69,627	\$70,837	\$79,208
Average Household Income 75+	\$63,635	\$60,189	\$64,164



Walker Road Professional Center

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

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