



Medical Office Building For Sale



EXCELLENT LOCATION~HIGH TRAFFIC~HIGH VISIBILITY

ALSO AVAILABLE FOR LEASE
1095 S. BRADFORD ST, DOVER DE 19904

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Exclusively Marketed by:

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<http://www.randcommercialrealty.com>

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	1095 S. Bradford St Dover DE 19904
COUNTY	Kent

FINANCIAL SUMMARY

PRICE	\$1,750,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	7,210	56,045	80,775
2025 Median HH Income	\$60,638	\$62,647	\$68,862
2025 Average HH Income	\$77,947	\$84,837	\$91,279

PROPERTY FEATURES

- ❖ Established Medical Office Building for Sale - \$1,750,000 and lease \$18 NNN
- ❖ The building is 4,950sf with a full basement making it closer to 10,000sf with ample parking.
- ❖ Owner-User or Investor Opportunity – Suitable for an owner-occupant practice or as a leased investment property.
- ❖ Modern Medical Infrastructure – Already built out with exam rooms, waiting areas, restrooms, and ADA compliance, reducing tenant build-out costs.



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46 S. State Street, Dover, DE 19901

Investment Summary | EXCELLENT LOCATION~HIGH TRAFFIC~HIGH VISIBILITY

02

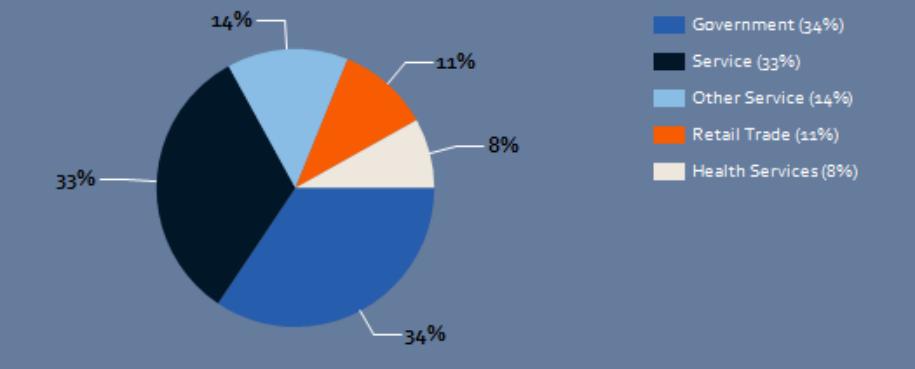
Location

Location Summary

LOCATION SUMMARY

- ❖ Located at the intersection of S. Bradford St. & Wyoming Ave with easy access to Route 13 and Route 1, major north-south corridors through Dover.
- ❖ Proximity to Patient Base – Surrounded by residential neighborhoods and nearby retail centers that drive consistent patient traffic.
- ❖ Prime Dover Location – Situated in Delaware's capital city, close to Bayhealth Hospital and other medical providers.
- ❖ Growing Healthcare Demand – Dover and Kent County have strong healthcare needs with an aging population and limited competing medical office supply.

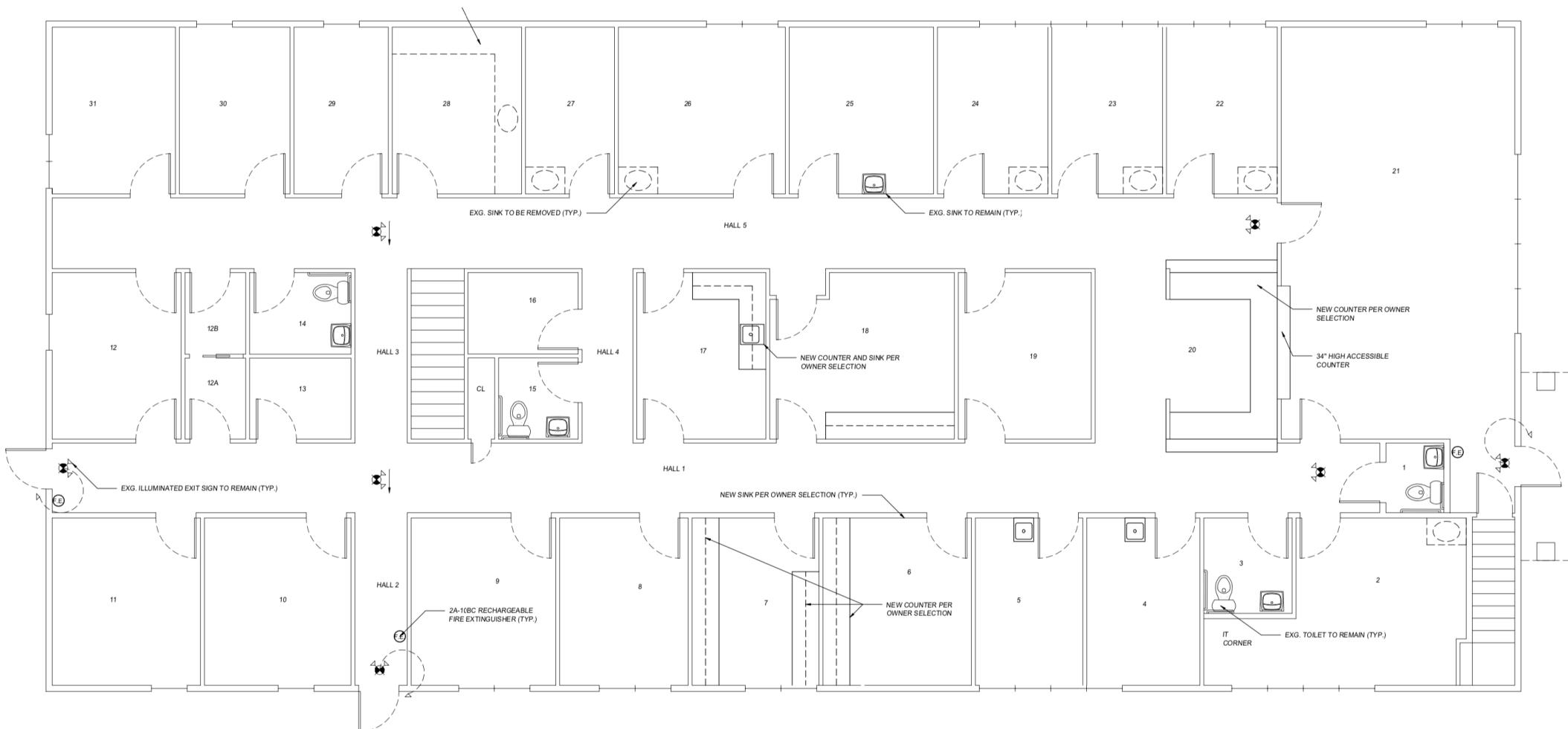
Major Industries by Employee Count



03 **Property Description**

[Floor Plan](#)
[Property Images](#)

Floor Plan





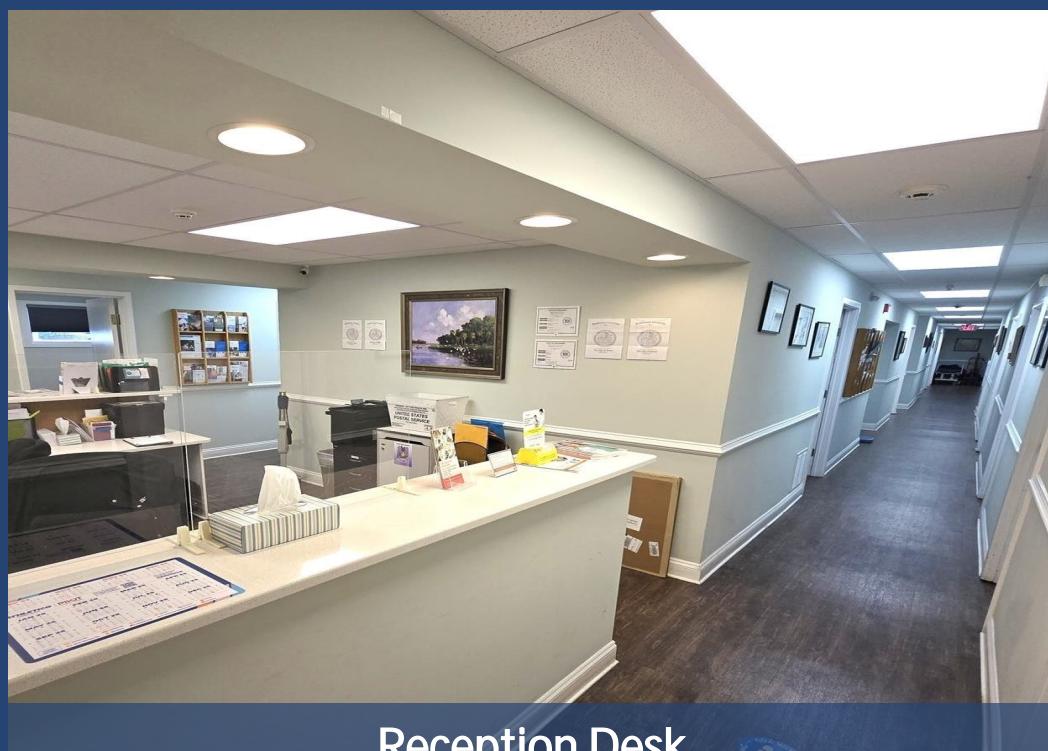
Waiting Room



Waiting Room



Reception Desk



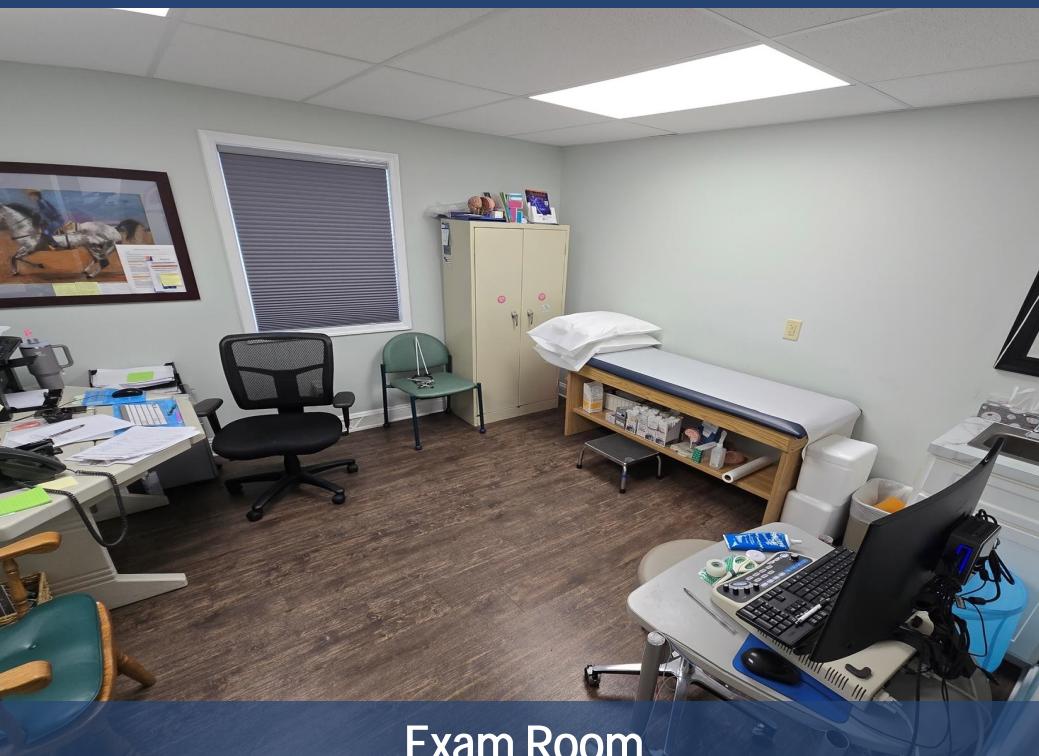
Reception Desk



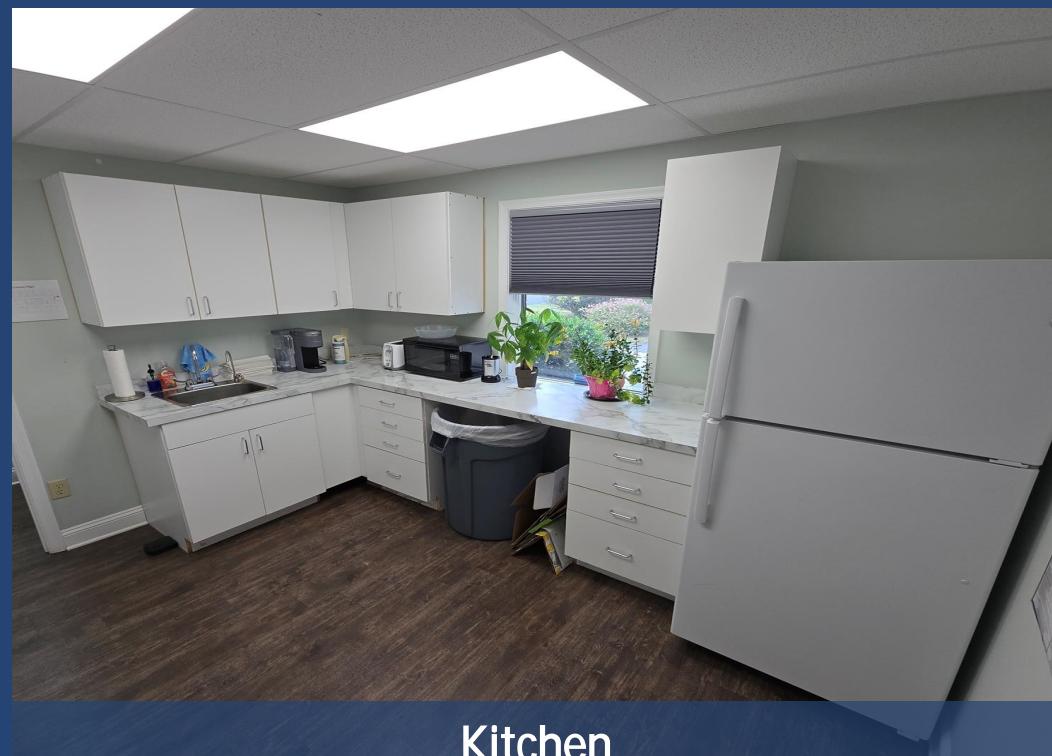
Exam Room



Office



Exam Room



Kitchen

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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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