



Medical Office Building For Sale



EXCELLENT LOCATION~HIGH TRAFFIC~HIGH VISIBILITY

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

EXCELLENT LOCATION~HIGH TRAFFIC~HIGH VISIBILITY

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Exclusively Marketed by:

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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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02

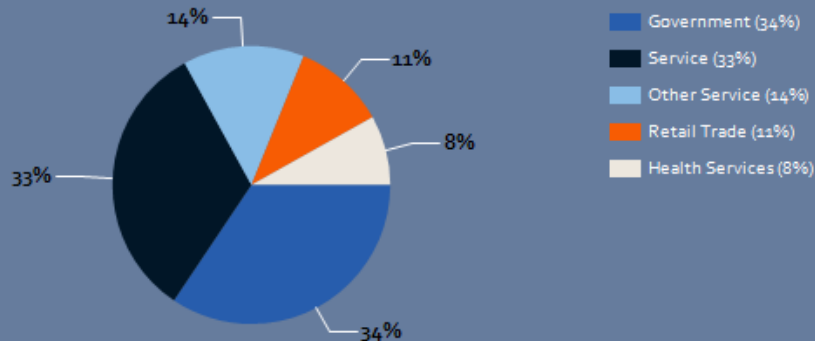
Location

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



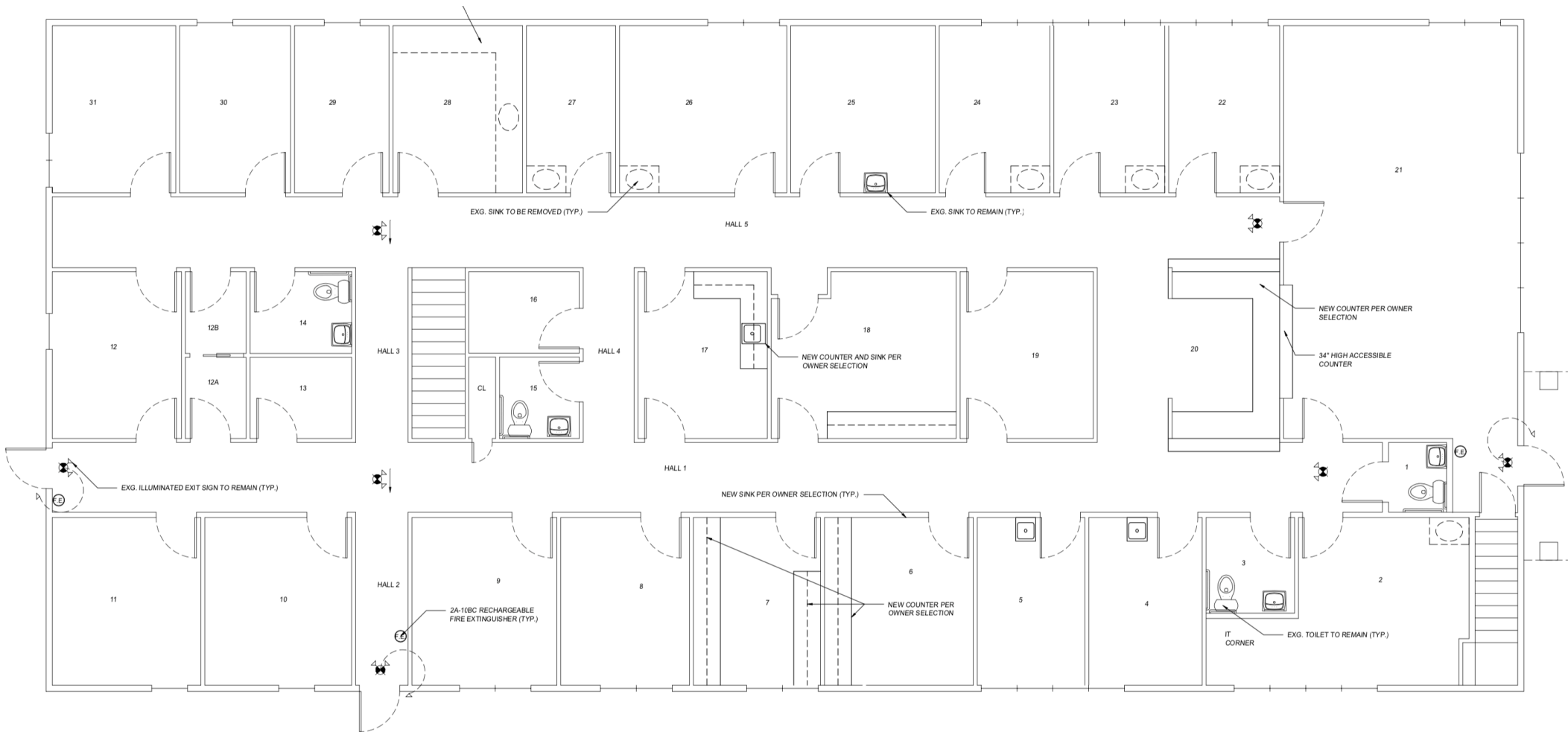
03

Property Description

Floor Plan

Property Images

Floor Plan





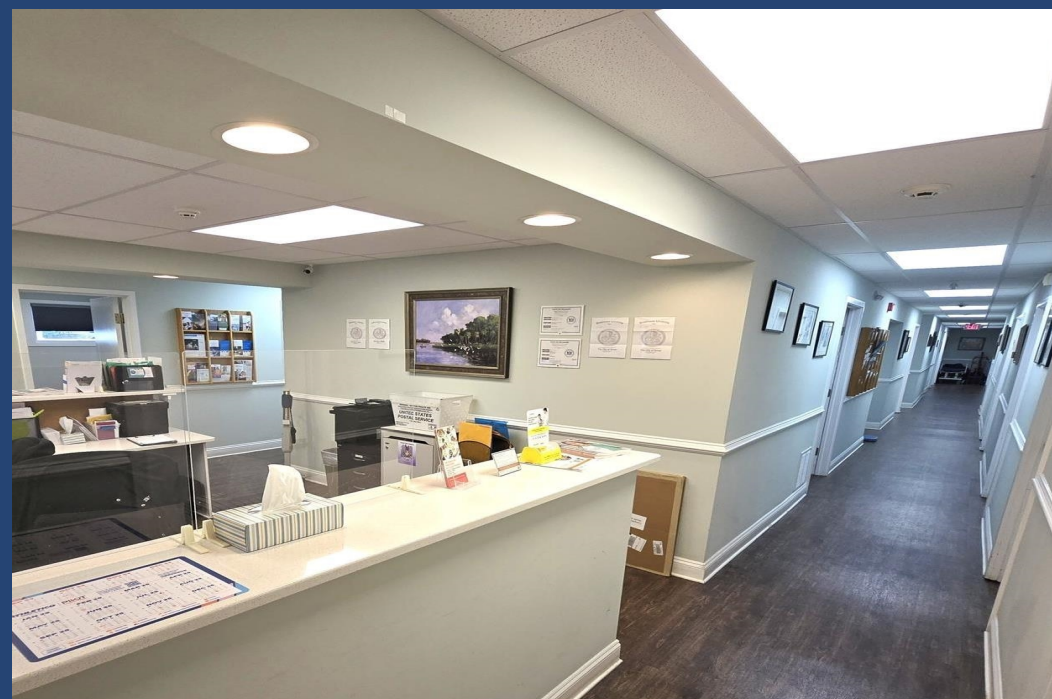
Waiting Room



Waiting Room



Reception Desk



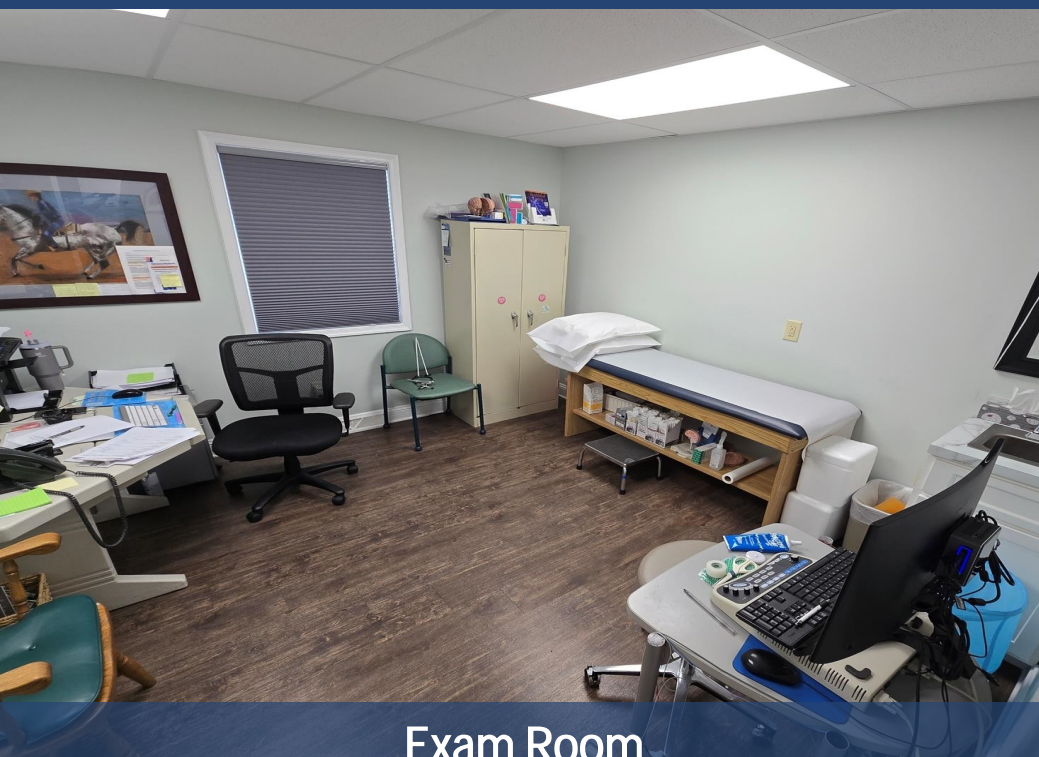
Reception Desk



Exam Room



Office



Exam Room



Kitchen

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