

For Sale

Office Building
1110 Forrest Avenue
Dover, DE 19904

Cindy Yencer

302-222-2250

cindy869@gmail.com



46 South State Street
Dover, Delaware 19901

302-674-3400

www.randrcommercialrealty.com



Property Information

- ⇒ 16,000+/- SF Building
- ⇒ 2.983+/- Acre Lot
- ⇒ Ample Parking
- ⇒ Zoned CPO
- ⇒ Tax Parcel: 2-05-07611-02-6301-00001
- ⇒ 6.5% Cap Rate
- ⇒ Sale Price: \$4,000,000

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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Summary of Terms

INTERESTED OFFERED

The fee simple interest in the office building, located at 1110 Forrest Avenue, Dover, DE.

TERMS OF SALE

The Property is offered for sale \$4,000,000 based on a 6.5% capitalization rate.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers.

DEMOS	1 MILE	3 MILE	5 MILE
2019 Population	10,711	45,858	70,870
2019 Median HH Income	\$54,081	\$48,791	\$52,098
2019 Average HH Income	\$67,003	\$62,056	\$66,052
2019 Households	4,148	17,503	26,593
2024 Households (Projected)	4,239	18,090	27,526



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OFFERING SUMMARY

Price	\$4,000,000
In-Place Cap Rate	6.5%
Current Occupancy	100%
Gross Leasable Area (GLA)	16,000
Price/SF	\$250.00
Parcel Size	2.983
State of Delaware (tenant)	Current 15 year lease



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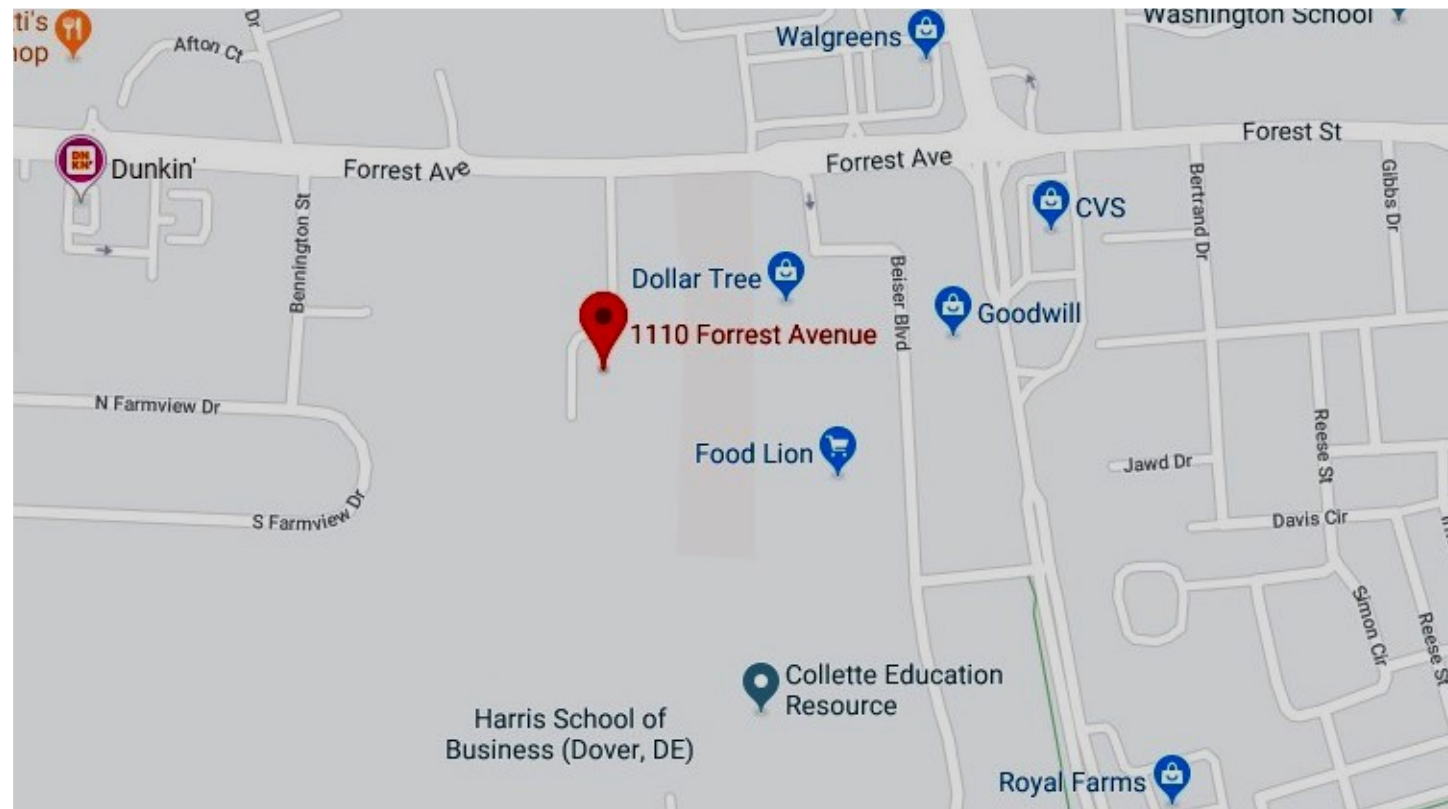
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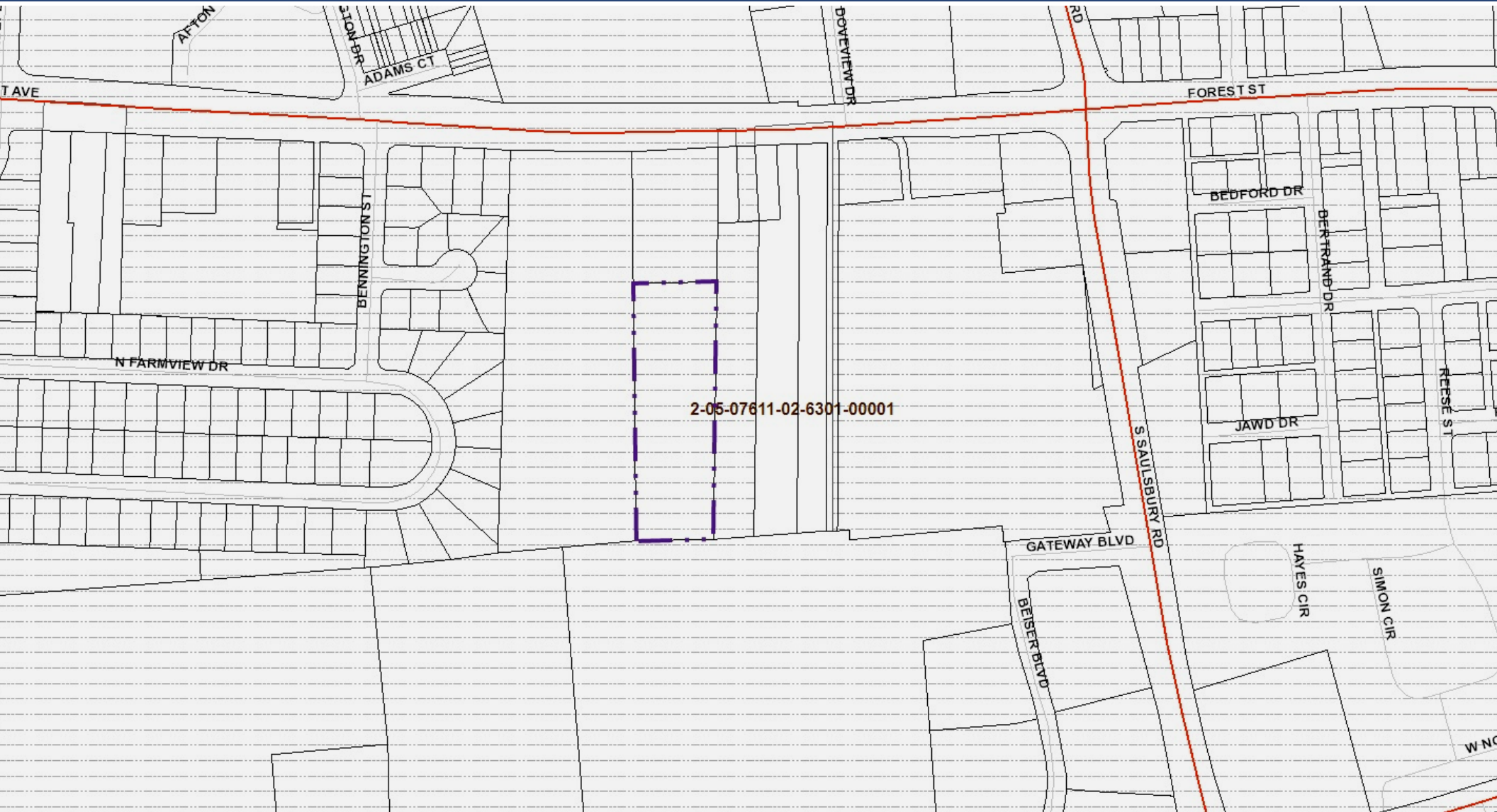


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NON-ENDORSMENTS

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PLEASE CONSULT CINDY YENCER FOR MORE DETAILS.