

Medical Office Building For Sale



ALSO AVAILABLE FOR LEASE

EXCELLENT LOCATION~HIGH TRAFFIC~HIGH VISIBILITY | 1095 S. Bedford St, Dover, DE 19904



OFFERING SUMMARY

ADDRESS	1095 S. Bedford 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	9,303	51,290	81,272
2025 Median HH Income	\$55,425	\$60,644	\$68,091
2025 Average HH Income	\$69,956	\$79,958	\$90,270

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.
- ❖ Zoning Flexibility (CPO – Commercial Professional Office) – Allows for a wide range of office/medical uses.



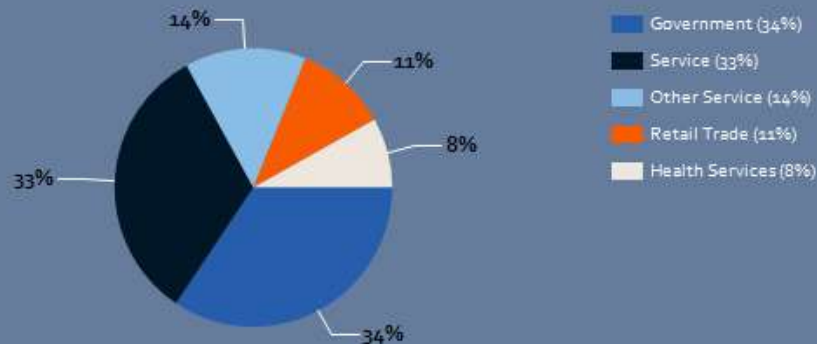
Charles Rodriguez
Broker
(302) 674-3400
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R&R Commercial Realty
46 S. State Street, Dover, DE 19901

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.

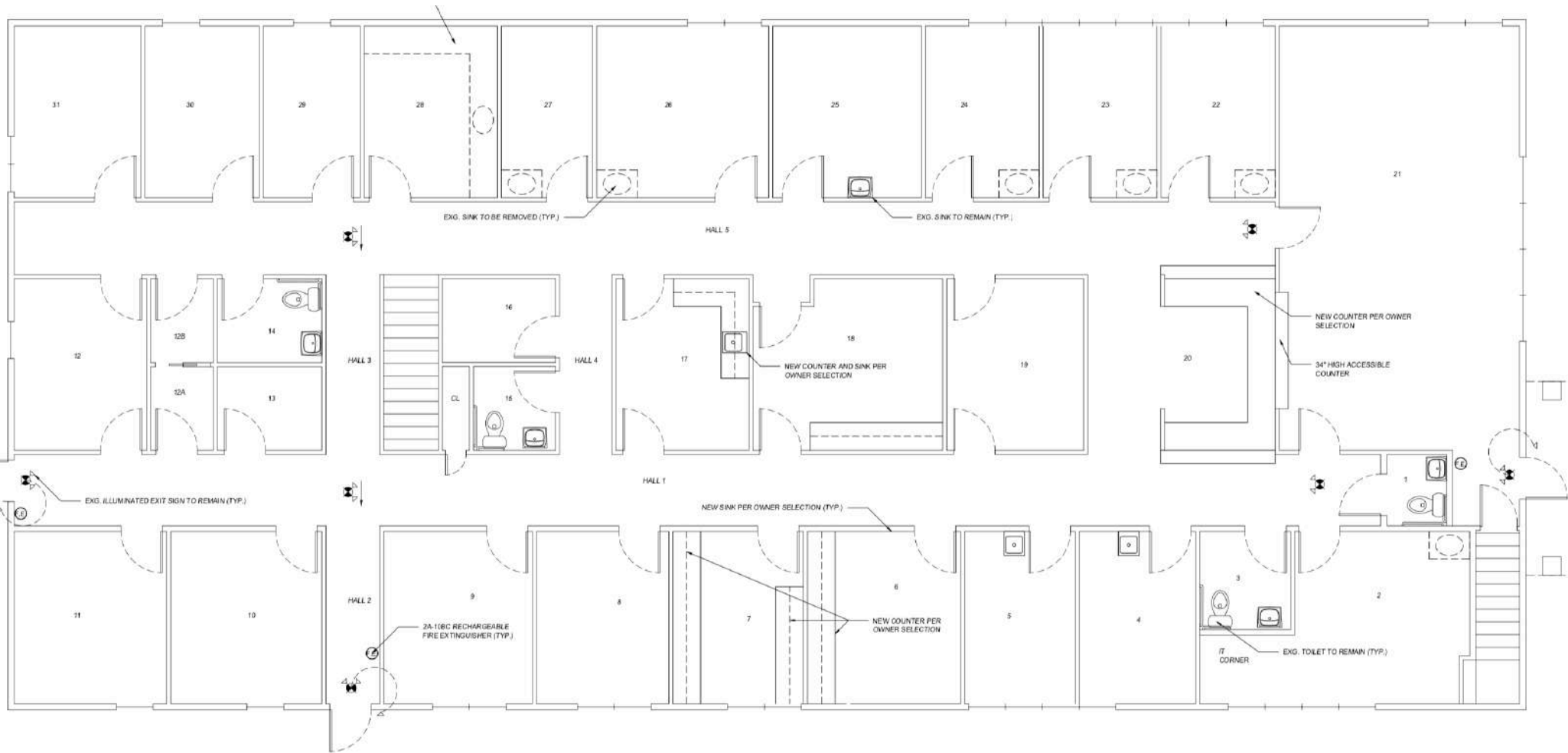
Major Industries by Employee Count



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Floor Plan



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Floor Plan | EXCELLENT LOCATION-HIGH TRAFFIC-HIGH VISIBILITY



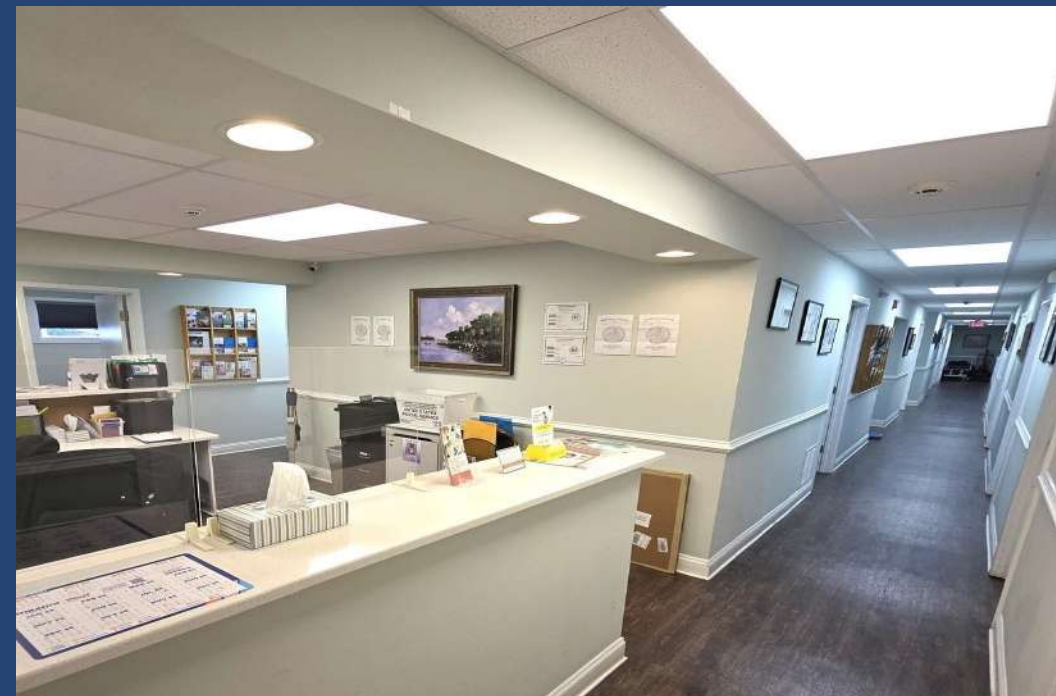
Waiting Room



Waiting Room



Reception Desk



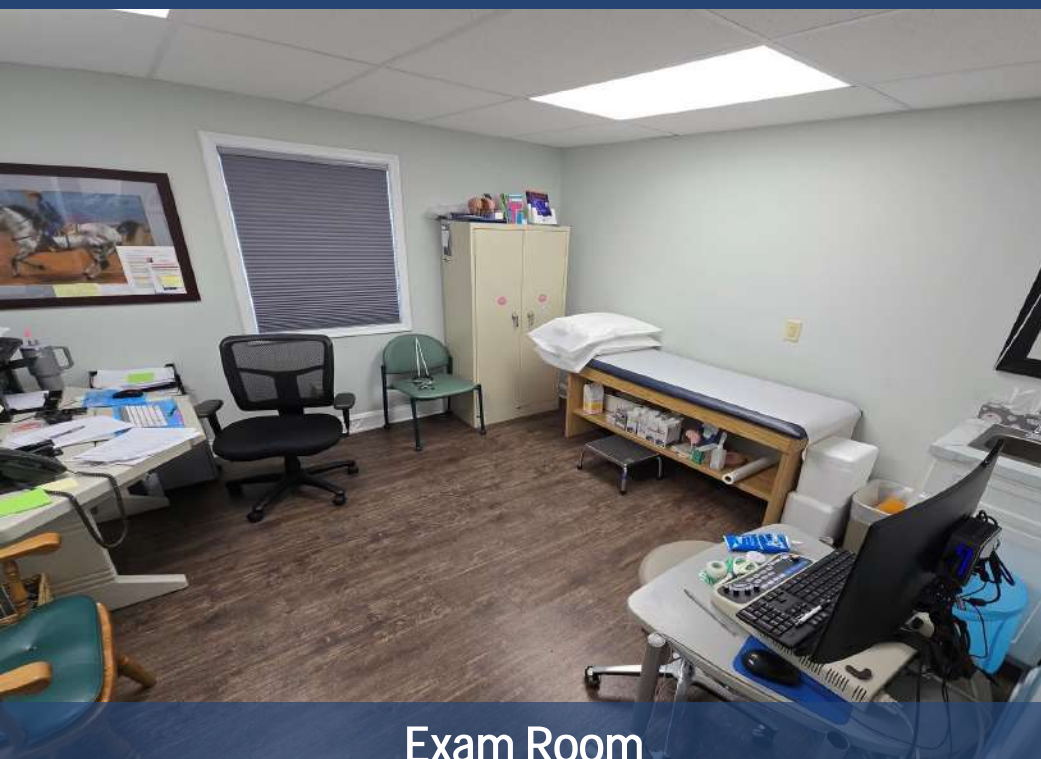
Reception Desk



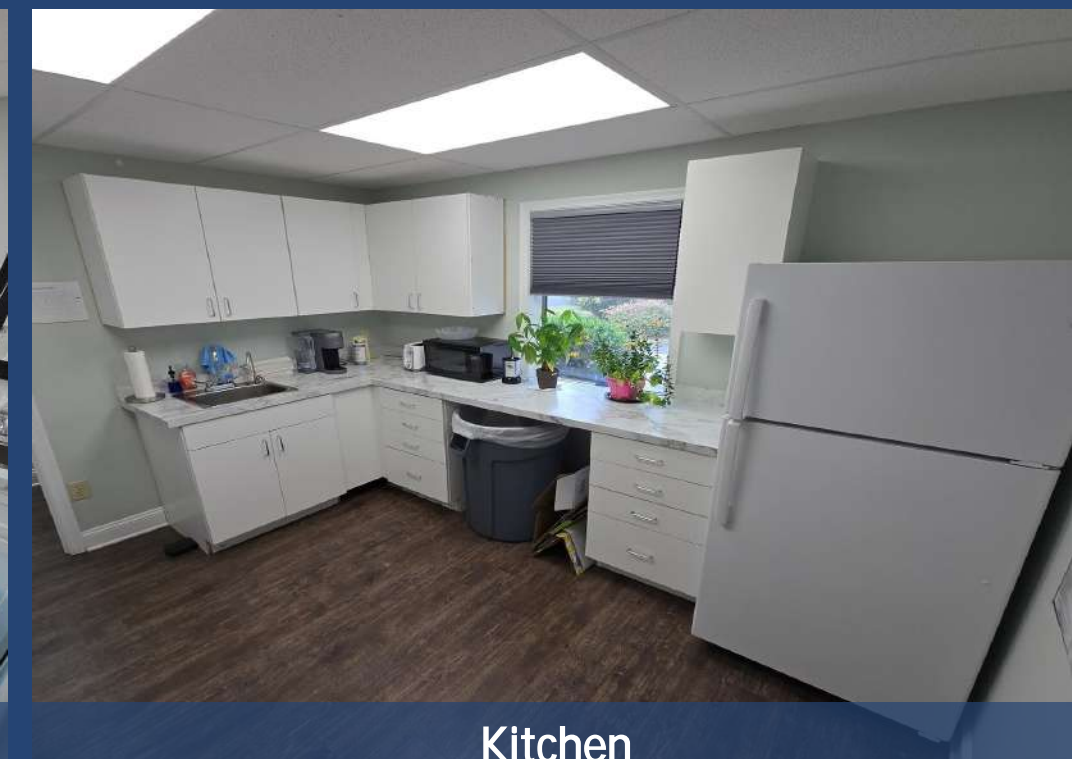
Exam Room



Office



Exam Room



Kitchen