

FOR SALE

 Kent County, Delaware

BACK ON THE MARKET!



AUTO REPAIR/ SERVICE BUILDING

280 COWGILL STREET
DOVER, DELAWARE 19901

**APPROVED FOR
CAR WASH SITE**
BY TOWN OF DOVER, DE

FOR SALE

Kent County, Delaware

POTENTIAL CAR WASH SITE (APPROVED BY THE TOWN OF DOVER, DE)

280 COWGILL STREET | DOVER, DELAWARE 19901

BUILDING SIZE

8,139 sf

LOT SIZE

.78 Acres ±

ZONING

C-4 (Highway Commercial Zone)

YEAR BUILT

1986

TRAFFIC COUNT

29,436 AADT (S. Dupont Hwy/Rt. 13)
10,374 AADT (MLK Jr. Blvd)

SALE PRICE

\$1,500,000

HIGHLIGHTS

- ▶ Former tire and auto service center bldg. with 8 drive-in doors
- ▶ Prominent corner location at Route 13 and MLK Jr. Blvd
- ▶ Busy signalized intersection
- ▶ Join neighboring tenants Wawa, Royal Farms and Advance Auto Parts (Target, Safeway and others in nearby vicinity)



FOR SALE

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BIRDSEYE

280 COWGILL STREET | DOVER, DELAWARE 19901



FOR SALE

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TRADE AREA

280 COWGILL STREET | DOVER, DELAWARE 19901



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LOCATION / DEMOGRAPHICS (2020)

280 COWGILL STREET | DOVER, DELAWARE 19901



Datastory

FULL REPORT



RESIDENTIAL POPULATION

9,930

1 MILE

47,618

3 MILES

74,116

5 MILES

NUMBER OF HOUSEHOLDS

4,060

1 MILE

18,599

3 MILES

28,241

5 MILES

AVERAGE HH SIZE

2.31

1 MILE

2.40

3 MILES

2.48

5 MILES

MEDIAN AGE

33.1

1 MILE

34.3

3 MILES

34.9

5 MILES

AVERAGE HH INCOME

\$50,466

1 MILE

\$63,490

3 MILES

\$68,490

5 MILES

EDUCATION (COLLEGE+)

54.8%

1 MILE

58.2%

3 MILES

59.0%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

82.8%

1 MILE

83.8%

3 MILES

84.6%

5 MILES

DAYTIME POPULATION

14,425

1 MILE

54,145

3 MILES

86,581

5 MILES

37%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

27%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

LEARN MORE

15%

OLD AND NEWCOMERS

2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

LEARN MORE

14%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

LEARN MORE