



### FOR SALE Kent County, Delaware

# POTENTIAL CAR WASH SITE (APPROVED BY THE ) 280 COWGILL STREET | DOVER, DELAWARE 19901

### **BUILDING SIZE**

8.139 sf

### **LOT SIZE**

.78 Acres ±

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)







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## BIRDSEYE 280 COWGILL STREET | DOVER, DELAWARE 19901





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## TRADE AREA 280 COWGILL STREET | DOVER, DELAWARE 19901



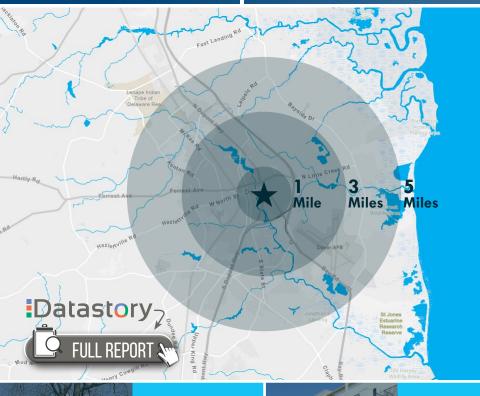


### FOR SALE

Kent County, Delaware

### **LOCATION / DEMOGRAPHICS (2020)**

280 COWGILL STREET | DOVER, DELAWARE 19901



POPULATION

9,930
1 MILE

47,618
3 MILES

74,116
5 MILES

4,060 1 MILE 18,599 3 MILES 28,241 5 MILES

**NUMBER OF** 

AVERAGE
HH SIZE

2.31
1 MILE
2.40
3 MILES
2.48
5 MILES

33.1 11 MILES 34.3 3 MILES 34.9 5 MILES

MEDIAN

AVERAGE HH INCOME

> \$50,466 1 MILE

\$63,490 3 MILES \$68,490 EDUCATION (COLLEGE+)

54.8%

58.2% 3 MILES

59.0%

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

84.6%

83.8% 54,145 3 MILES

86,581

DAYTIME

POPULATION

14,425

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



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



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



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



Ginny Vernick | Vice President

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