

# Office Space For Lease

---

OFFICE FOR LEASE

Available

1206 Forrest Ave  
Dover, DE 19904



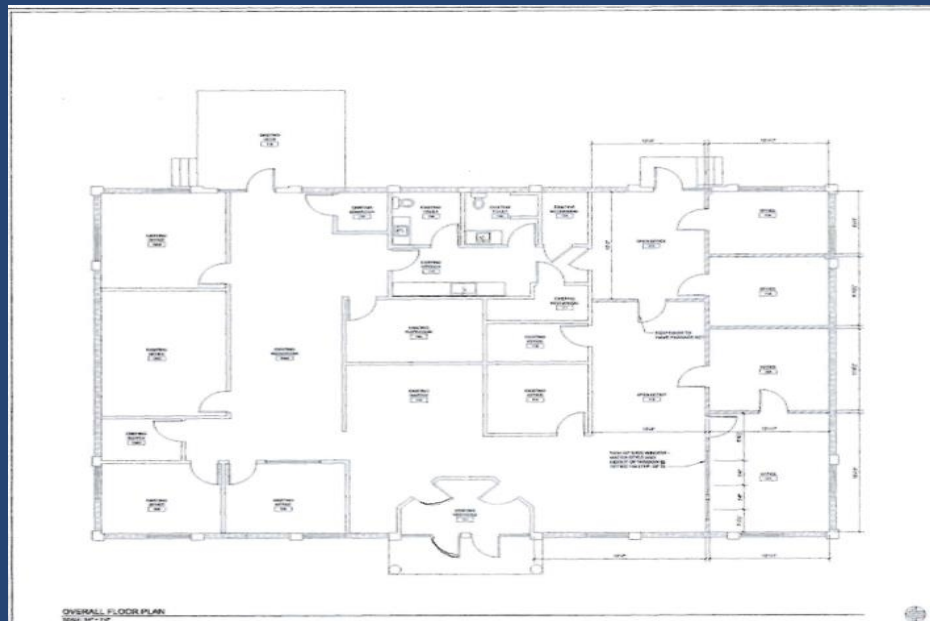
# THE SPACE

Location **1206 Forrest Ave  
Dover, DE 19904**

County **Kent**

## HIGHLIGHTS

- ❖ 4,000+/-sf Office Building
- ❖ Offers a mix of private offices, break area, bathrooms and common space
- ❖ Ample private parking
- ❖ Bus line
- ❖ Lease Price: \$16.00 psf



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,225	50,807	83,371

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,210	\$80,507	\$90,553

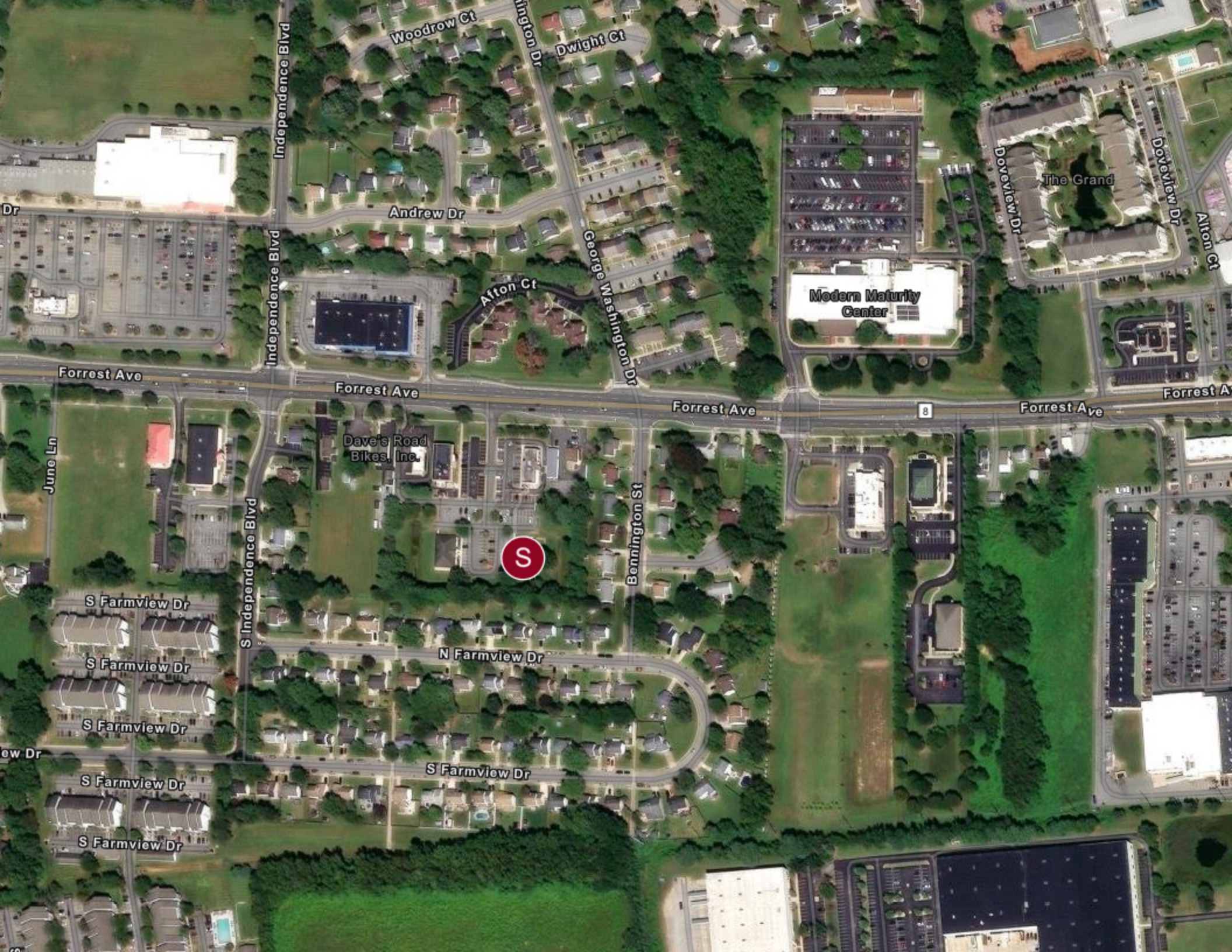
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,058	19,369	31,581



Cynthia Bates  
Associate Broker  
(302) 222-2250  
rrmanagement46@gmail.com

R&R Commercial Realty  
46 S. State Street, Dover, DE 19901



Woodrow Ct

Bennington Dr

Dwight Ct

Independence Blvd

Andrew Dr

Afton Ct

George Washington Dr

Doveview Dr

The Grand

Doveview Dr

Alton Ct

Independence Blvd

Forrest Ave

Forrest Ave

Forrest Ave

8

Forrest Ave

Forrest Ave

June Ln

Dave's Road Bikes, Inc.

S

Bennington St

S Farmview Dr

S Farmview Dr

S Farmview Dr

S Farmview Dr

S Farmview Dr

N Farmview Dr

S Farmview Dr

S Independence Blvd

ew Dr

S



# Office Space For Lease

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R&R Commercial Realty and it should not be made available to any other person or entity without the written consent of R&R Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R&R Commercial Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R&R Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R&R Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has R&R Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Cynthia Bates**

R&R Commercial Realty

Associate Broker

(302) 222-2250

rrmanagement46@gmail.com



<http://www.randrcommercialrealty.com>

46 S. State Street, Dover, DE 19901

powered by CREOP