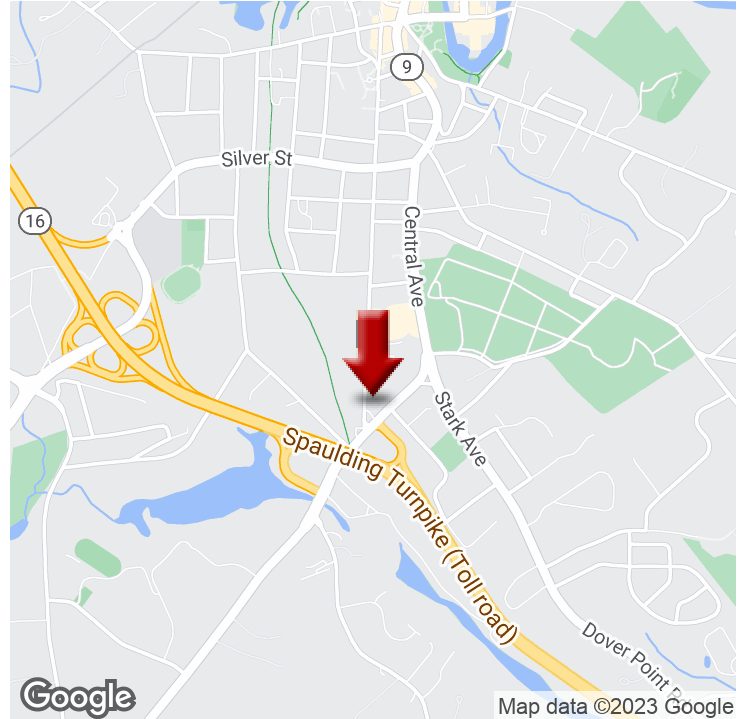


RETAIL FOR LEASE

CITGO STATION AND CONVENIENCE STORE

52 Central Ave, Dover, NH 03820



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	0.63 Acres
BUILDING SIZE:	2,933 SF
RENOVATED:	2016
ZONING:	B-5
TRAFFIC COUNT:	15,000

PROPERTY OVERVIEW

This site has a fully approved drive through from the city of Dover. Interior, approximately 450 square feet of space can be made available along with drive up windows for accessibility.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MICP
O: +16036108500 X1430
C: 603.707.2319
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NH #071469

DAVE GARVEY
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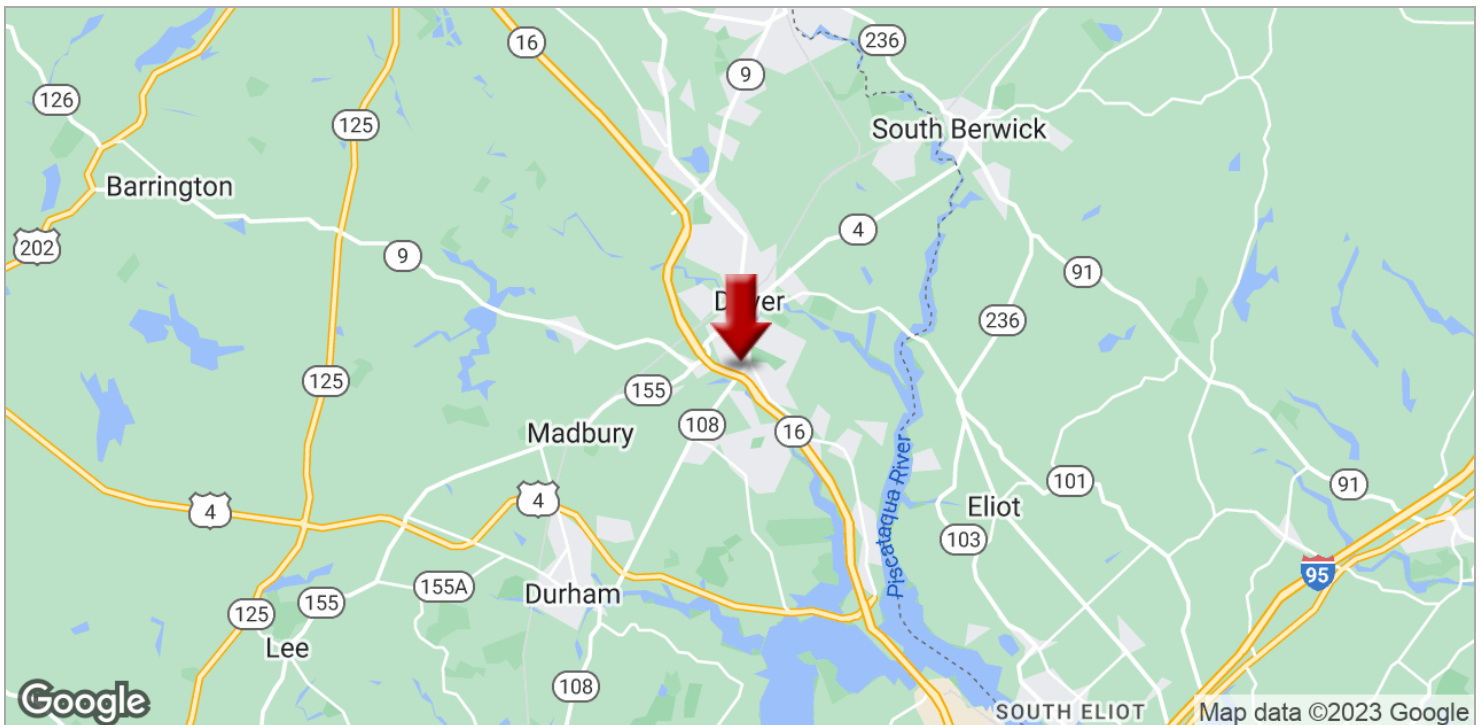
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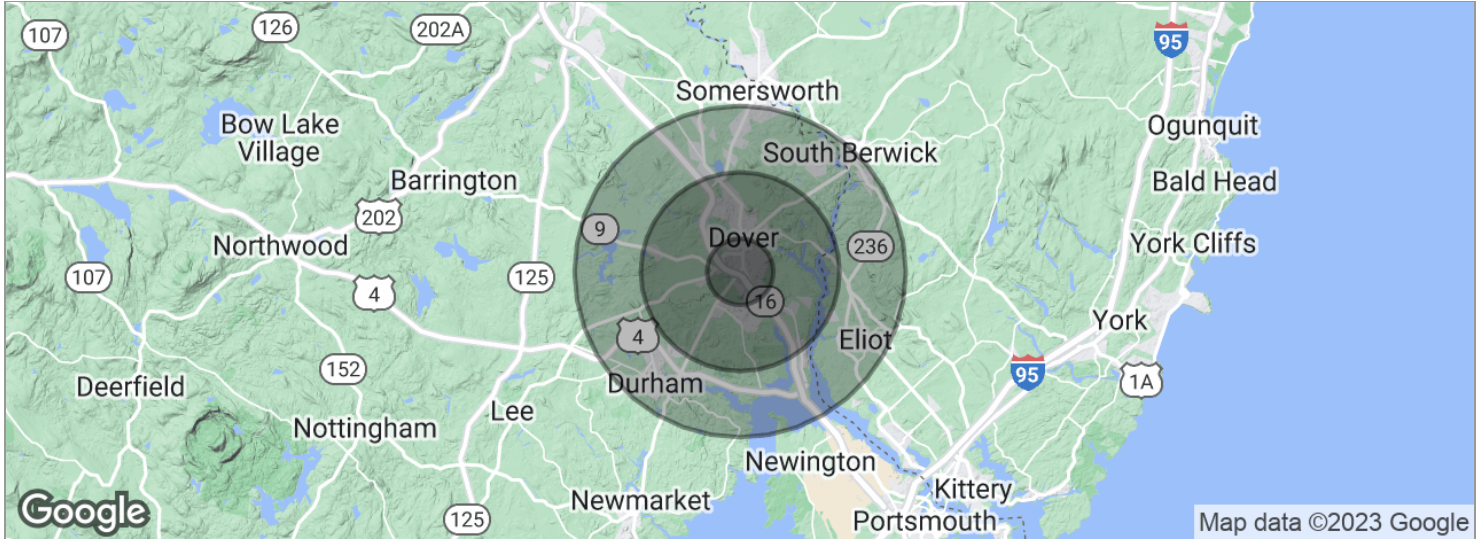
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,659	30,913	56,585
Median age	33.9	35.9	36.6
Median age (male)	32.2	35.2	36.6
Median age (Female)	36.5	36.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,100	13,681	23,234
# of persons per HH	2.1	2.3	2.4
Average HH income	\$60,473	\$69,681	\$75,387
Average house value	\$266,693	\$298,113	\$311,374

* Demographic data derived from 2020 ACS - US Census

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