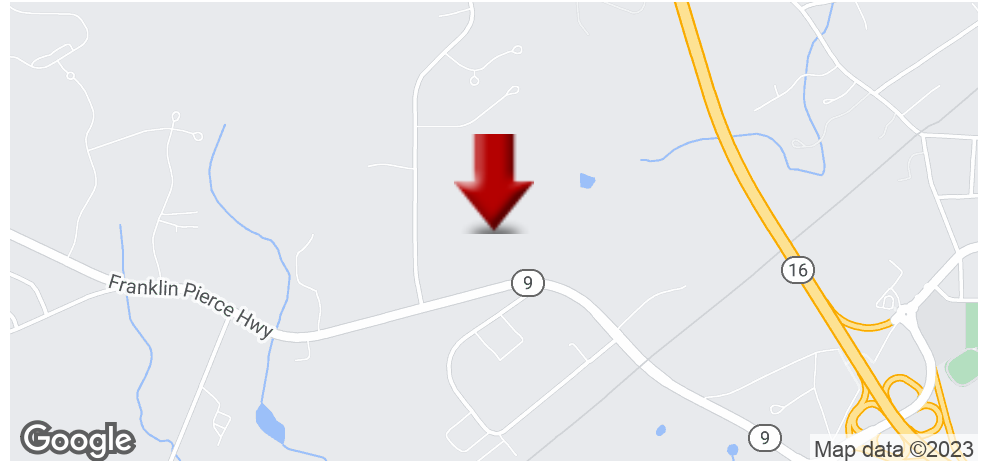


LAND FOR SALE



0 Littleworth Rd., Dover, NH 03820



OFFERING SUMMARY

SALE PRICE:	\$3,400,000
LOT SIZE:	75.8 Acres
ZONING:	Industrial
MARKET:	Seacoast NH
PRICE / SF:	\$1.03

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

This is a site with all the cards playing in its favor. It is located less than a 1/4 mile from Exit 8 on the Spaulding Turnpike (Rt 16), which provides access to Portsmouth and points south in less than 15 minutes. The site has great accessibility to downtown Dover and nearby Durham, NH, which is home to the University of New Hampshire. UNH is one of the leading research University's in the country. The site itself is a large open field, with surrounding woods and a topography that is not completely level, but does have a gentle dome with slight variations in topography. The property has been re-zoned to industrial, and the city wants industrial development to create jobs. There are nearly 1000 new housing units with approximately 400 built, less than 200 in construction, and another 400 plus in planning in Dover, which provides for adequate housing for any new employees, or any new employers. The site is surrounded by other Industrial and commercial, with two other established Industrial parks across the street.

PROPERTY HIGHLIGHTS

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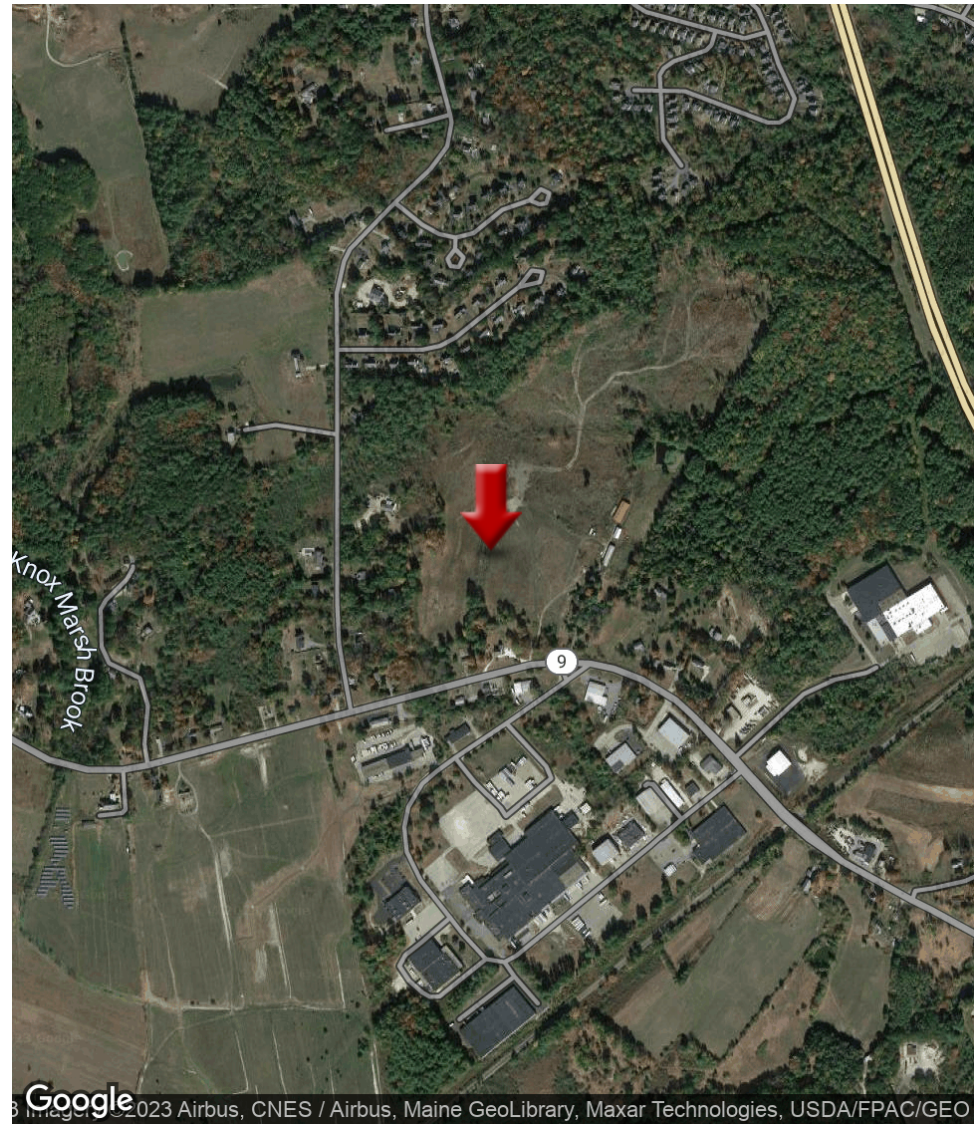
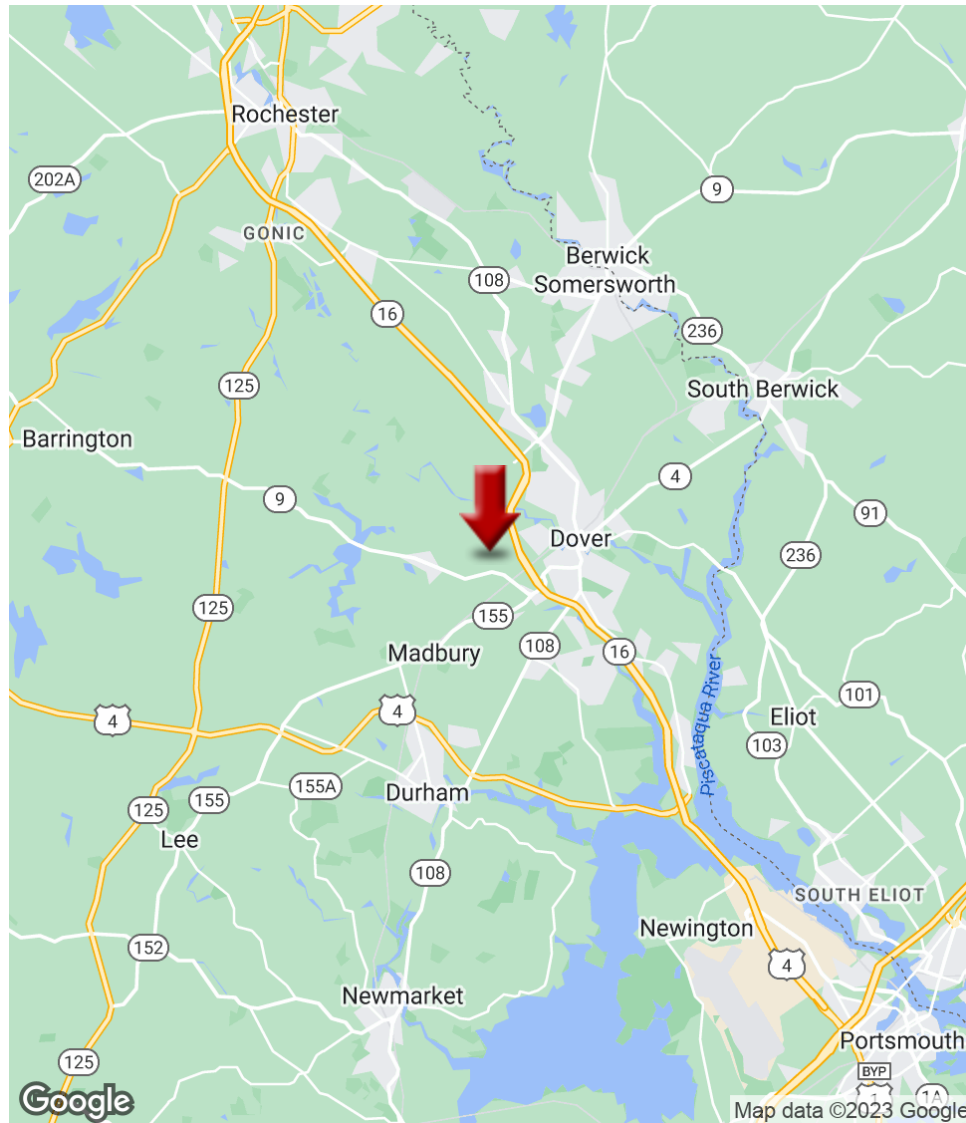
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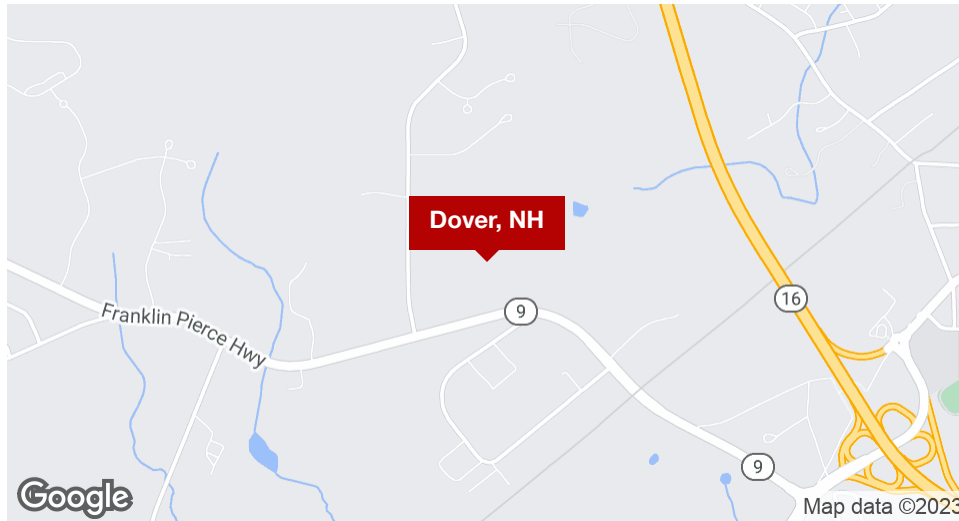
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LOCATION DESCRIPTION

This is a site that is located less than a 1/4 mile from Exit 8 on the Spaulding Turnpike (RT 16), which provides access to Portsmouth and points south in less than 15 minutes. Its location provides ease of access to Boston, MA in an hour, north to Portland, ME in an hour, north to the mountains in an hour, thus is very centrally located. Settled in 1623, Dover is the oldest, permanent settlement in New Hampshire and the 7th oldest in the United States. Dover was incorporated as a city in 1855, and was a thriving mill town for many years. Its unique location is very close to the border with Maine, and contains the conflux of three rivers, which provided transportation, power, food, and a way of life for many years. The city is just 15 minutes inland from Portsmouth, and just south of Rochester, another good sized city in the seacoast. The 2010 census had population at 29,987. The current population is approximately 32,000 according to Dover Economic Development, and is the fourth largest city in New Hampshire. It is currently in a revitalization mode, with a demographic that is 10 years younger than the rest of the state, providing a younger and more educated workforce. Dover High School has opened their new \$87 million building in 2018 with the one of the top Technical Centers in the state.

LOCATION DETAILS

Market	Seacoast NH
County	Strafford
Cross Streets	Columbus Ave.
Township	Dover
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Spaulding Turnpike
Nearest Airport	Pease International

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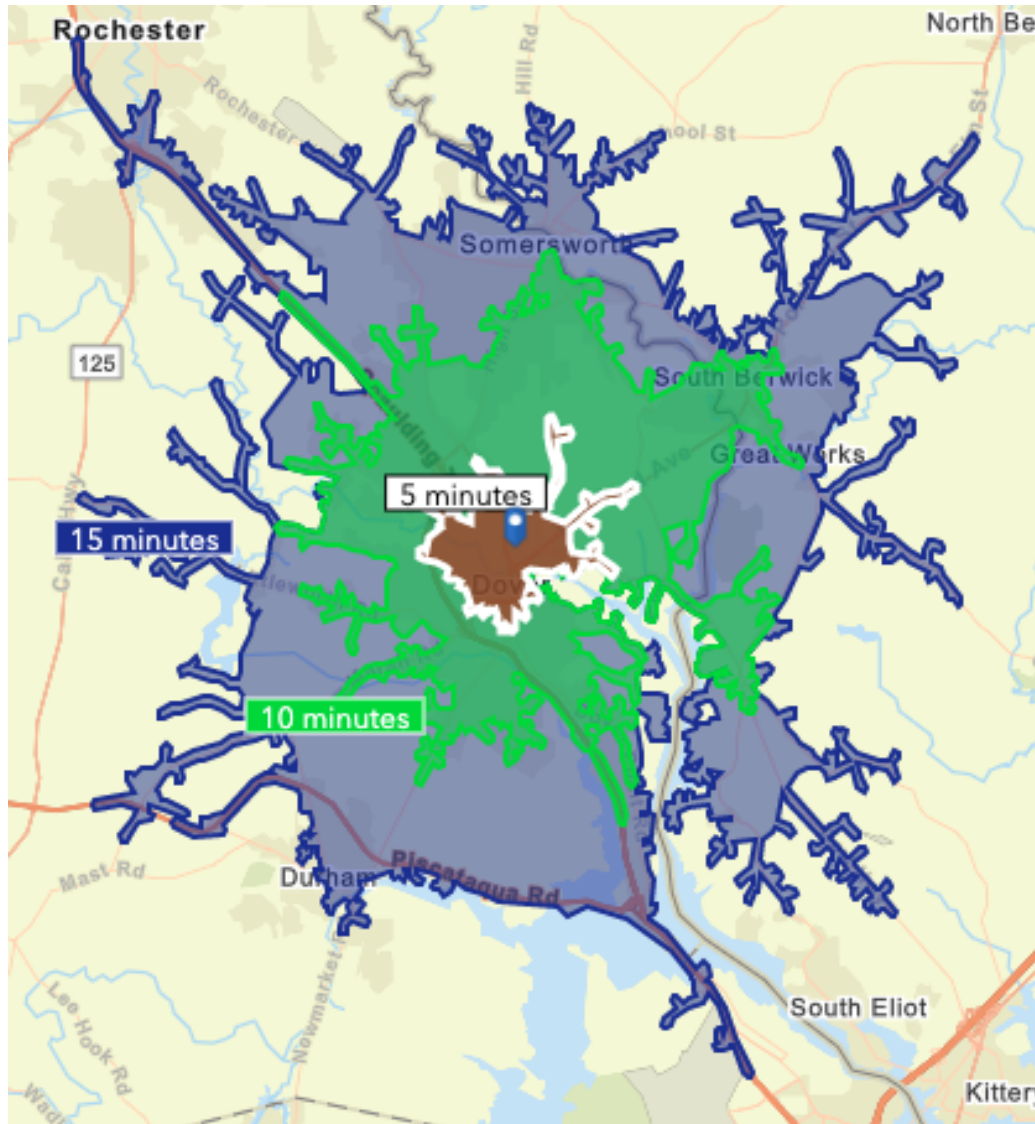
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DEMOGRAPHICS MAP

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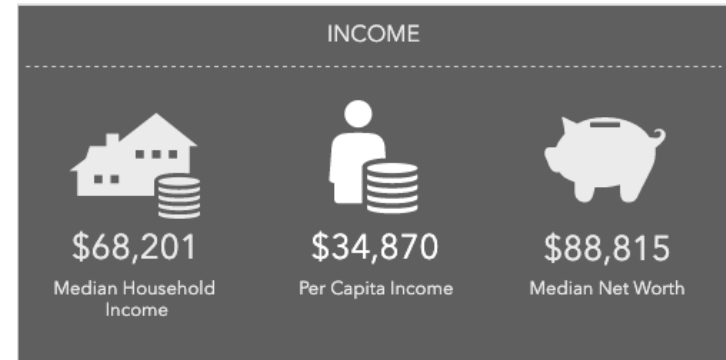
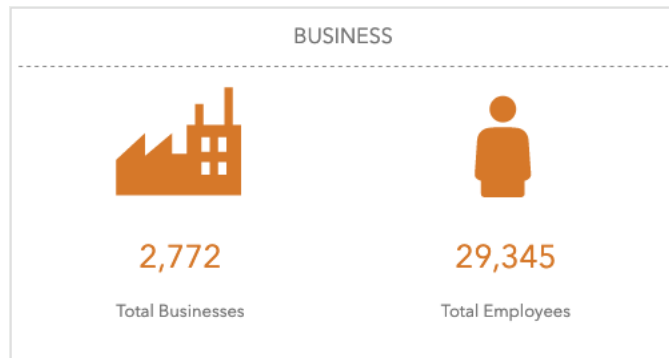
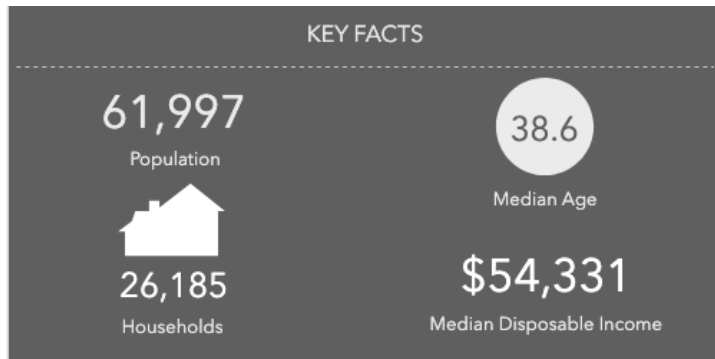
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15 MINUTE DEMOGRAPHICS

0 Littleworth Rd., Dover, NH 03820



Tapestry Segments

5B In Style 4,254 households	16.2% of Households	▼
8C Bright Young Professionals 3,105 households	11.9% of Households	▼
8B Emerald City 2,965 households	11.3% of Households	▼



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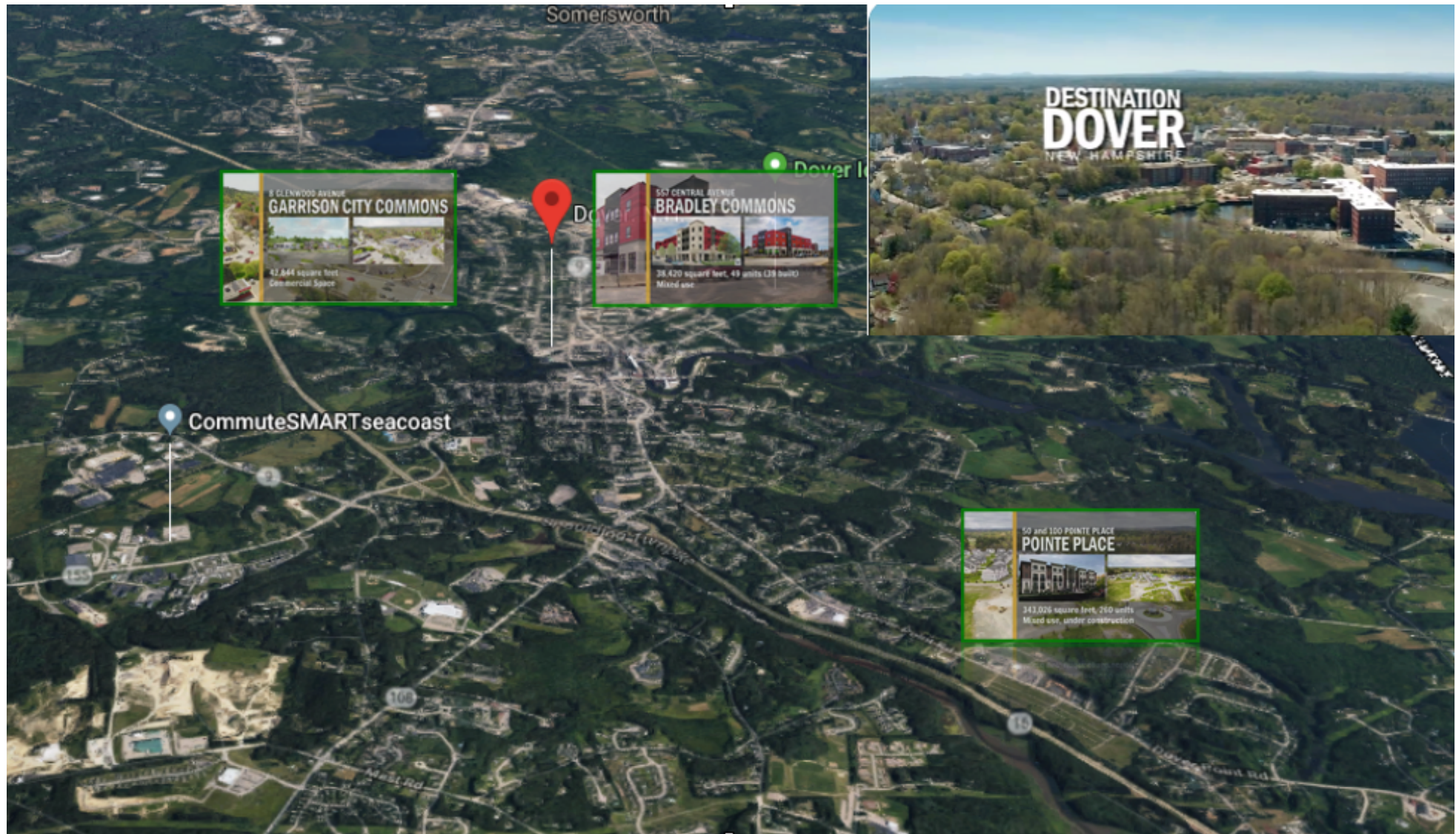
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LAND FOR SALE

DURHAM DEVELOPMENT

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DOWNTOWN DOVER DEVELOPMENT

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