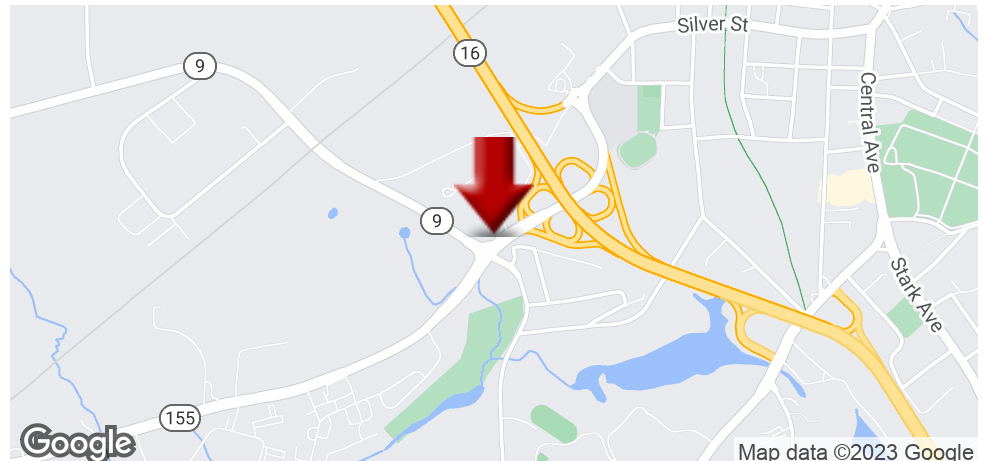


## LAND FOR SALE & LEASE

### DOVER RETAIL DEVELOPMENT SITE AT LIGHTED INTERSECTION

29 W. Knox Marsh & 17 Littleworth Road, Dover, NH 03820



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$775,000
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	1.79 Acres
<b>ZONING:</b>	R-20 - rezone in process to Commercial
<b>MARKET:</b>	Seacoast, NH
<b>PRICE / SF:</b>	\$9.94

#### PROPERTY OVERVIEW

This site has excellent visibility right on a busy four-way lighted intersection. It is located at Exit 8 on the Spaulding Turnpike (Rt 16), which provides access to Portsmouth and points south and east in less than 15 minutes. The site has great accessibility to downtown Dover with all of its amenities and nearby Durham, NH, which is home to the University of New Hampshire. The university is one of the leading research universities in the country, even providing expertise to the space station and launching NASA satellites. It also provides high end sports events for the local area at the Whittemore Center. Dover is the fastest growing community on the NH seacoast with average age continuing to decrease annually, whereas the rest of the state is getting older. NNN Lease option is \$90K/year.

#### PROPERTY HIGHLIGHTS

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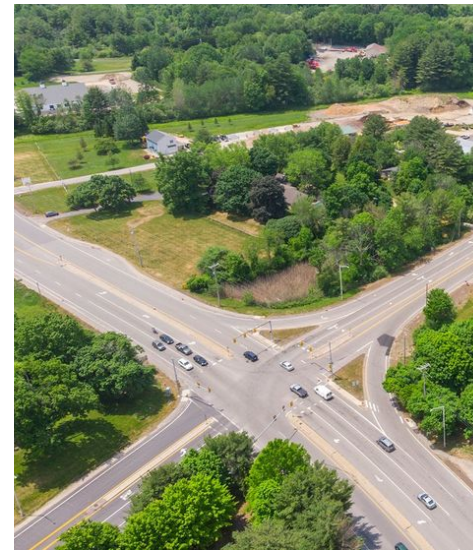
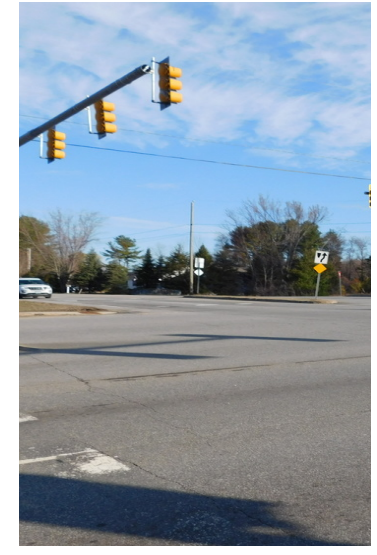
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## LAND FOR SALE & LEASE

### DOVER RETAIL DEVELOPMENT SITE AT LIGHTED INTERSECTION

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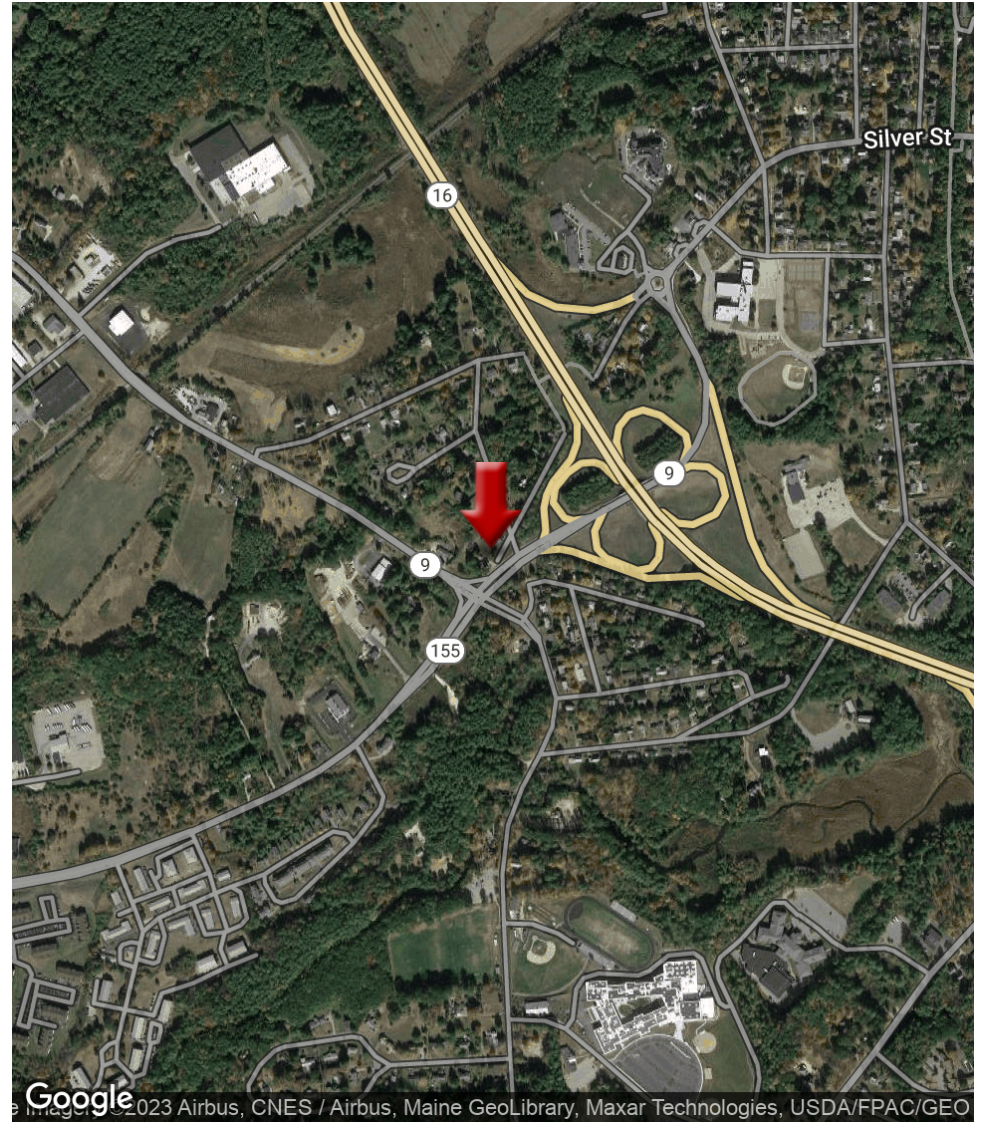
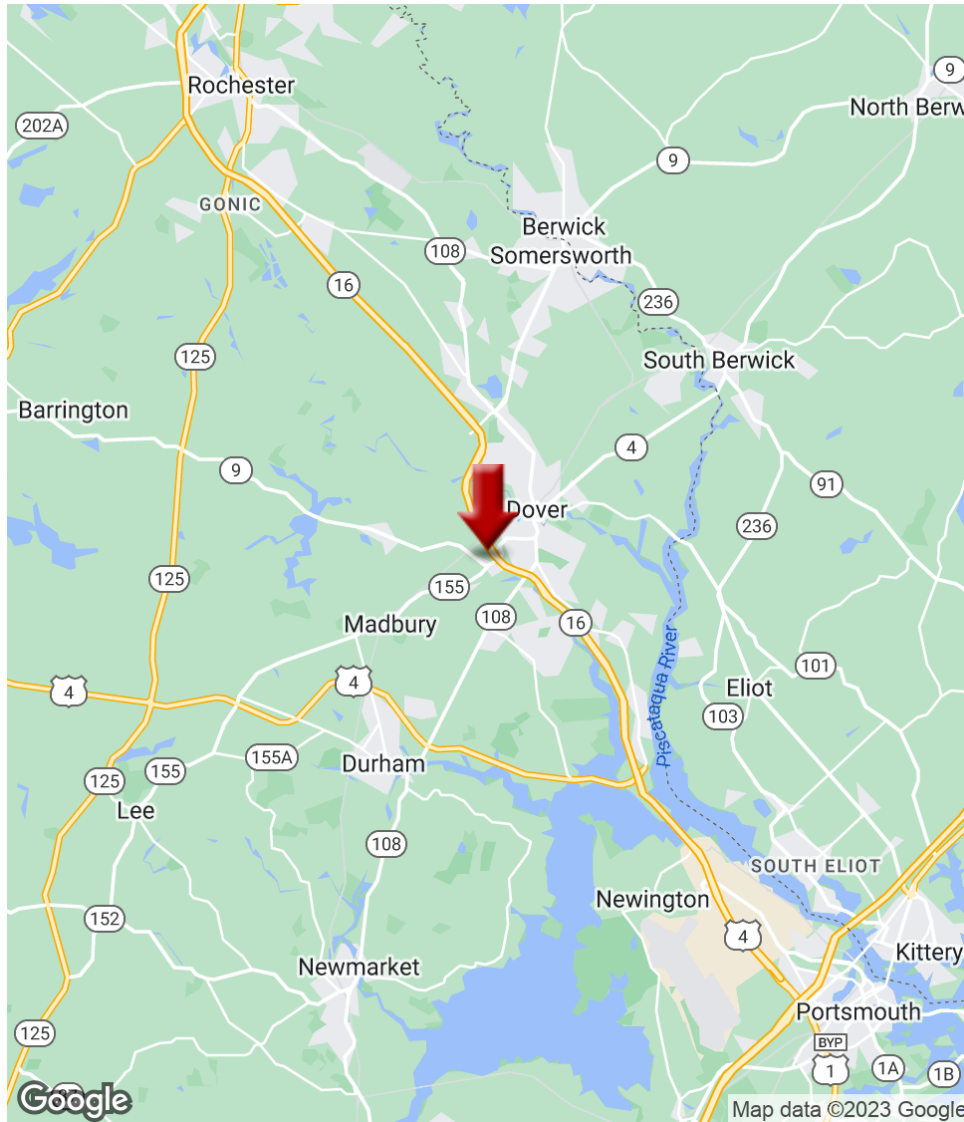
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## DOVER RETAIL DEVELOPMENT SITE AT LIGHTED INTERSECTION

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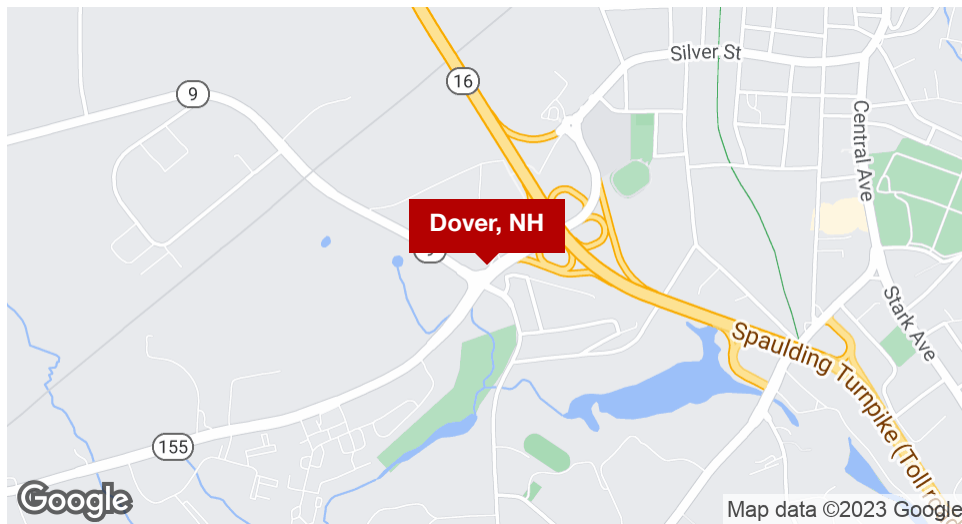
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# DOVER RETAIL DEVELOPMENT SITE AT LIGHTED INTERSECTION

29 W. Knox Marsh & 17 Littleworth Road, Dover, NH 03820



## LOCATION DESCRIPTION

This is a site that is located less than a quarter 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
Sub Market	Seacoast NH
County	Strafford
Cross Streets	Littleworth Road and W Knox Marsh Road - Spaulding Turnpike
Signal Intersection	No

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## LAND FOR SALE & LEASE

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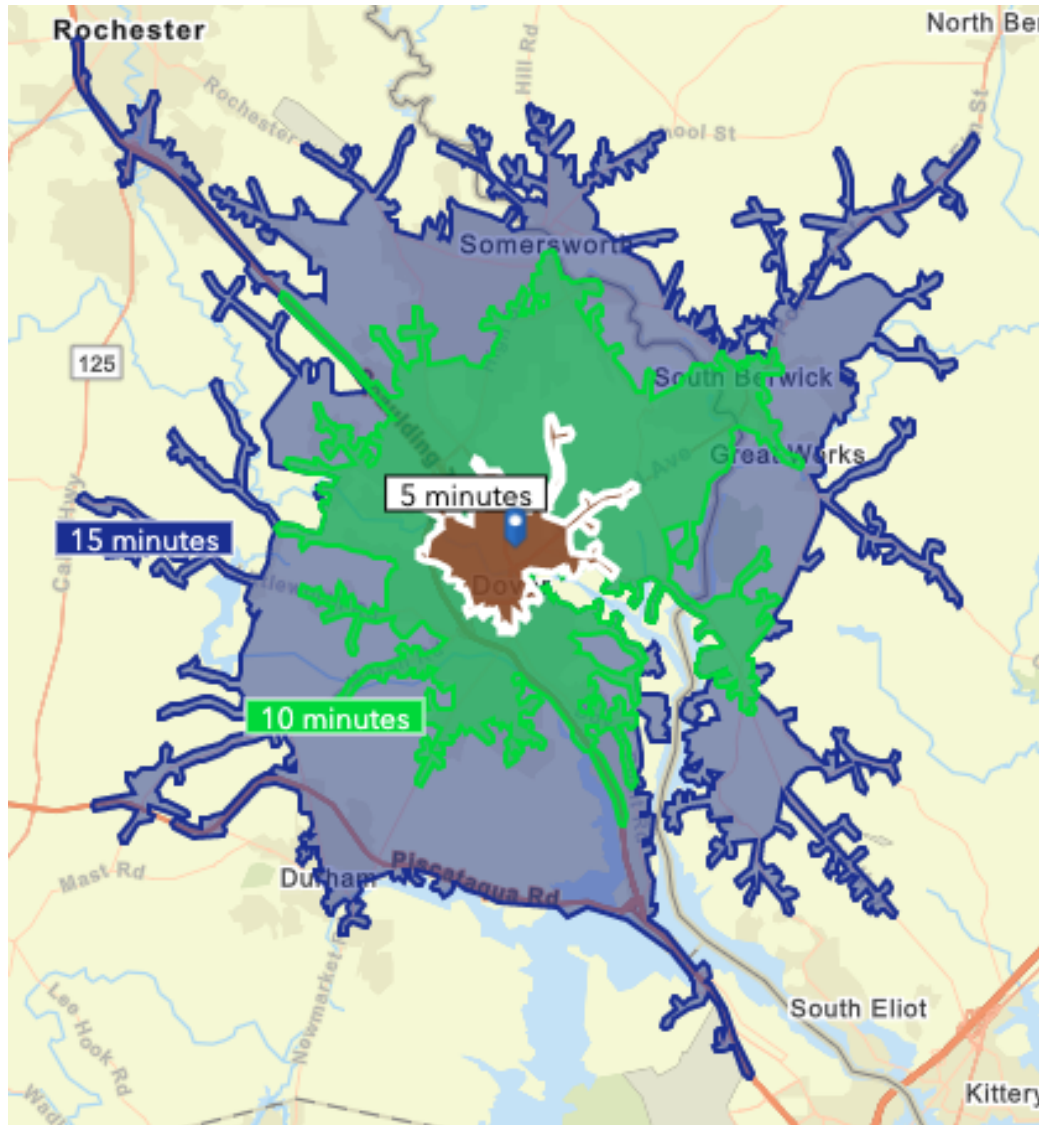
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# DEMOGRAPHICS MAP

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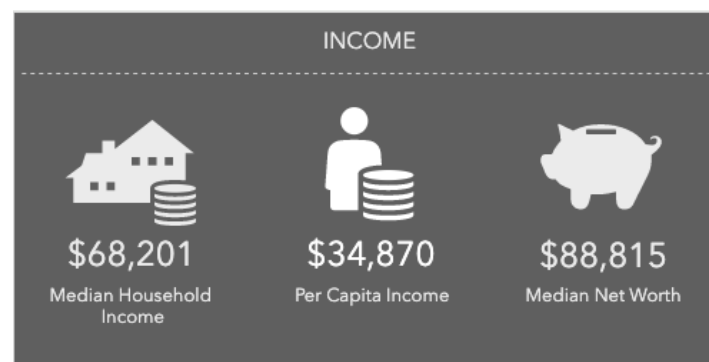
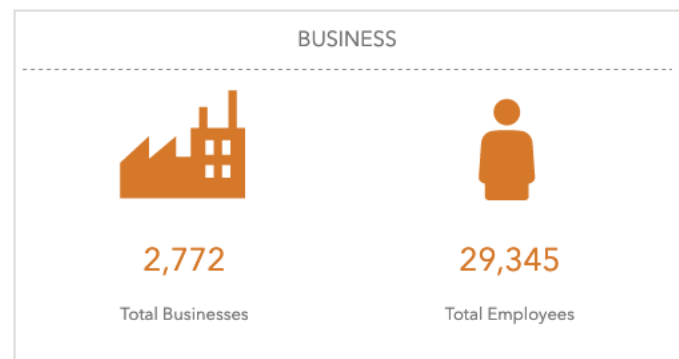
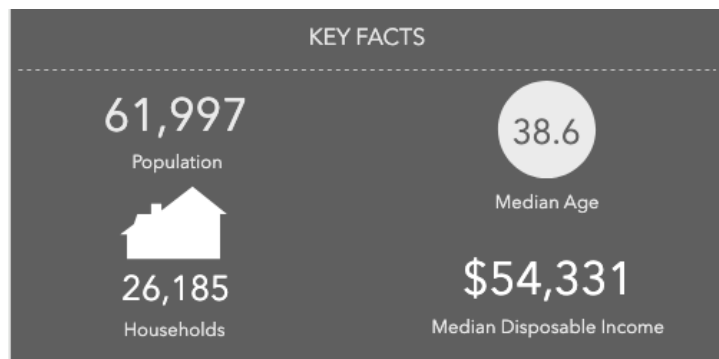
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# 15 MINUTE DEMOGRAPHICS

29 W. Knox Marsh & 17 Littleworth Road, Dover, NH 03820



#### Tapestry Segments

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



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