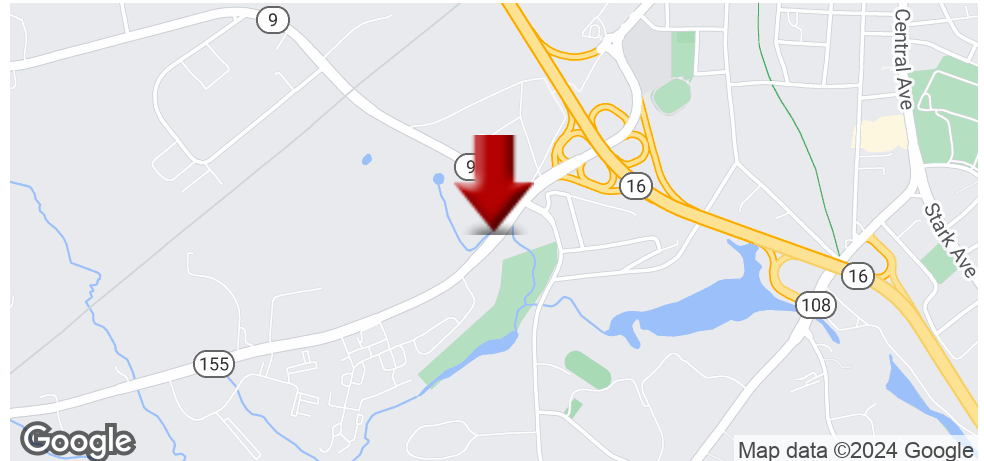


LAND FOR SALE

BUSY LIGHTED INTERSECTION OFF ROUTE 16 IN DOVER, RETAIL SITE

45 Knox Marsh Rd., Dover, NH 03820



OFFERING SUMMARY

SALE PRICE:	\$899,000
LOT SIZE:	2.97 Acres
ZONING:	B-4
MARKET:	Seacoast, NH
PRICE / SF:	\$6.95

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.

PROPERTY HIGHLIGHTS

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

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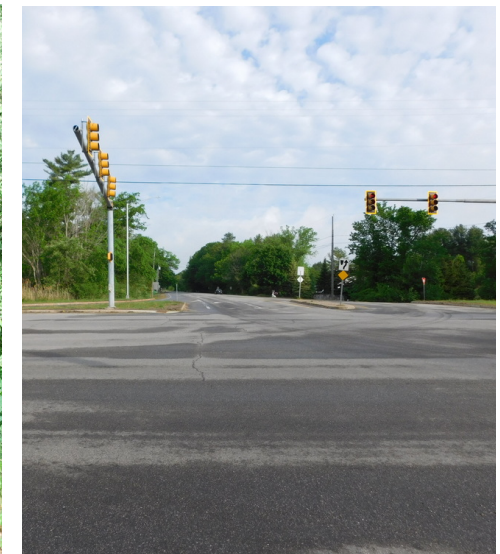
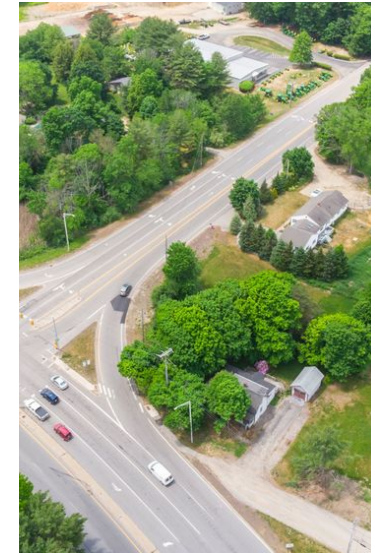
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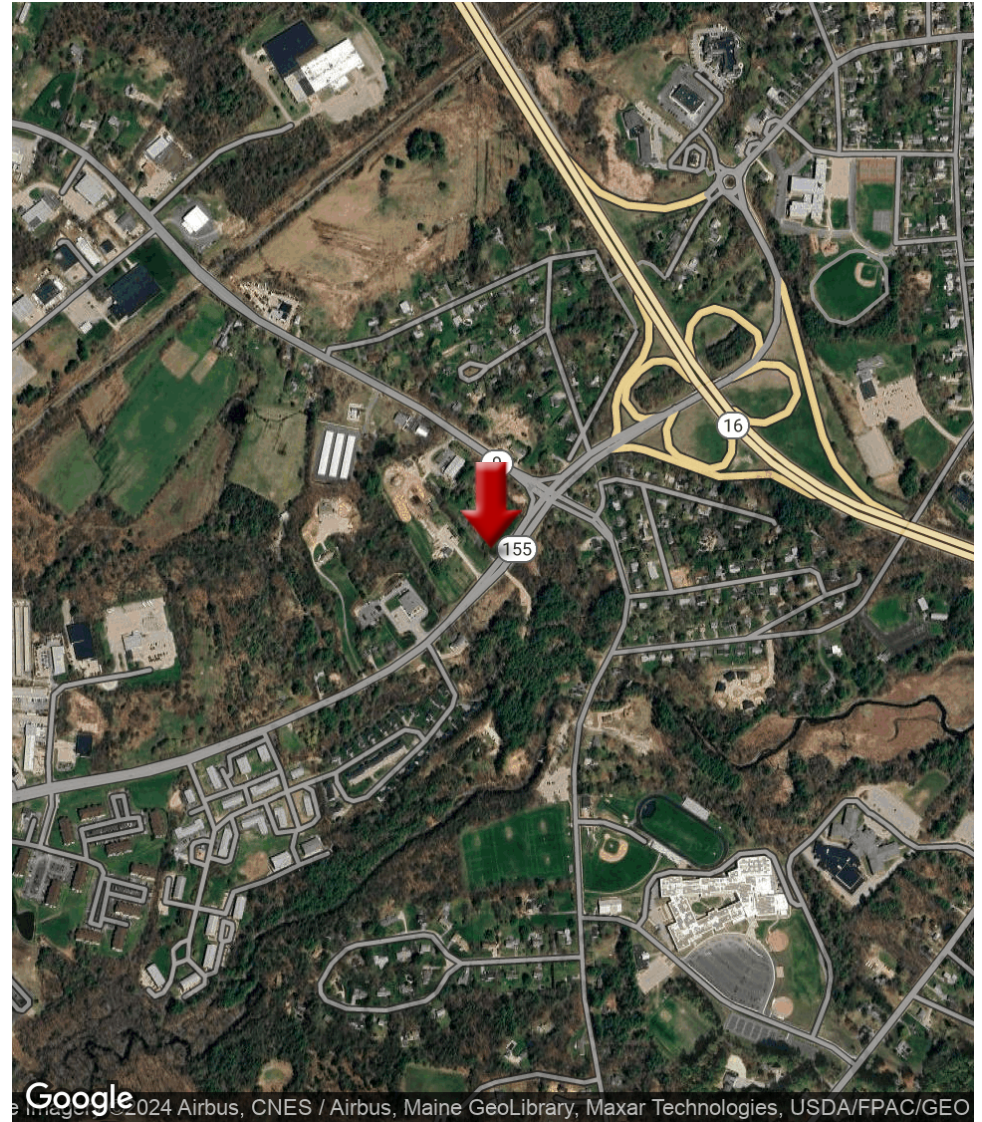
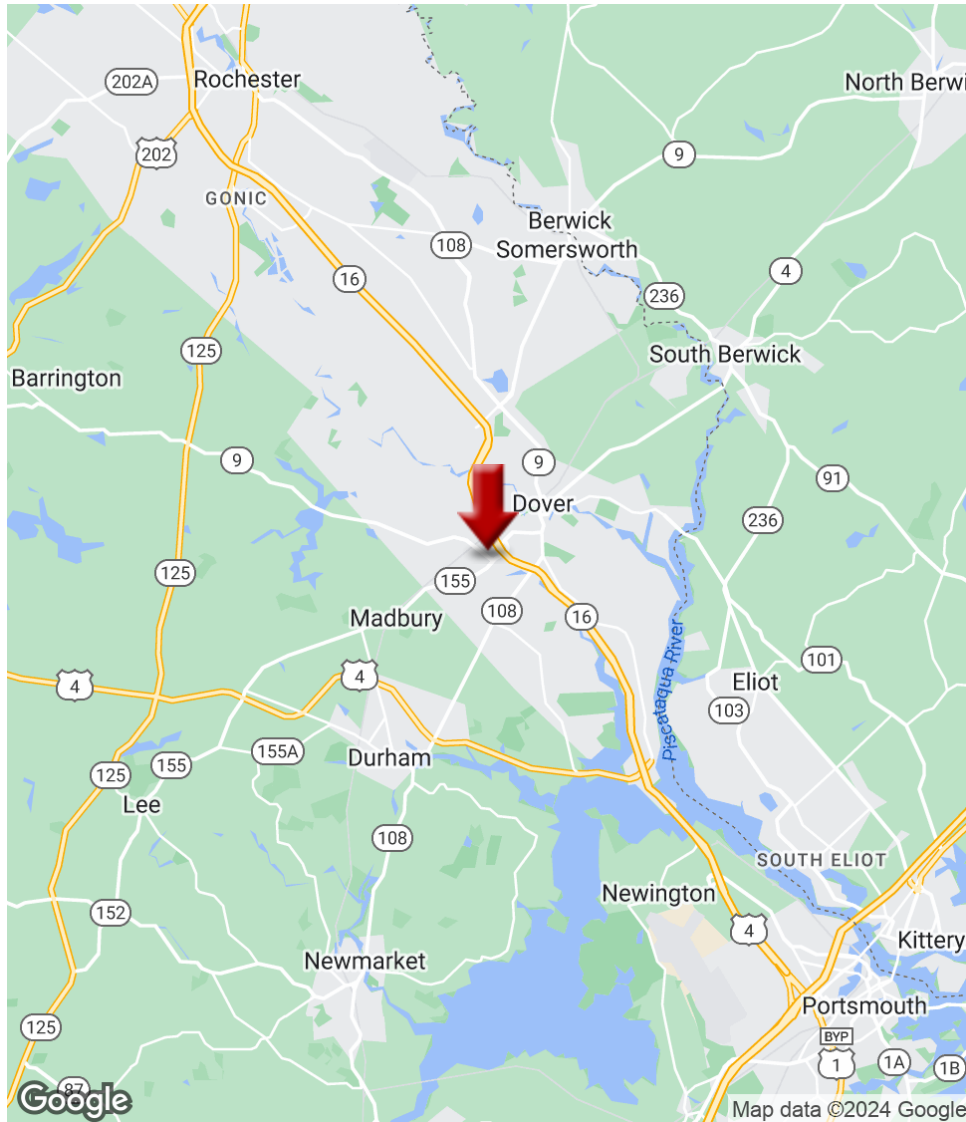
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BUSY LIGHTED INTERSECTION OFF ROUTE 16 IN DOVER, RETAIL SITE

45 Knox Marsh Rd., Dover, NH 03820



LOCATION DESCRIPTION

This is a site 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 in an hour, north to Portland 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 re-vitalization 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 one of the top Technical Centers in the state.



LOCATION DETAILS

Market	Seacoast, NH
County	Strafford
Cross Streets	Littleworth Road and W Knox Marsh Road - Spaulding Turnpike
Signal Intersection	No

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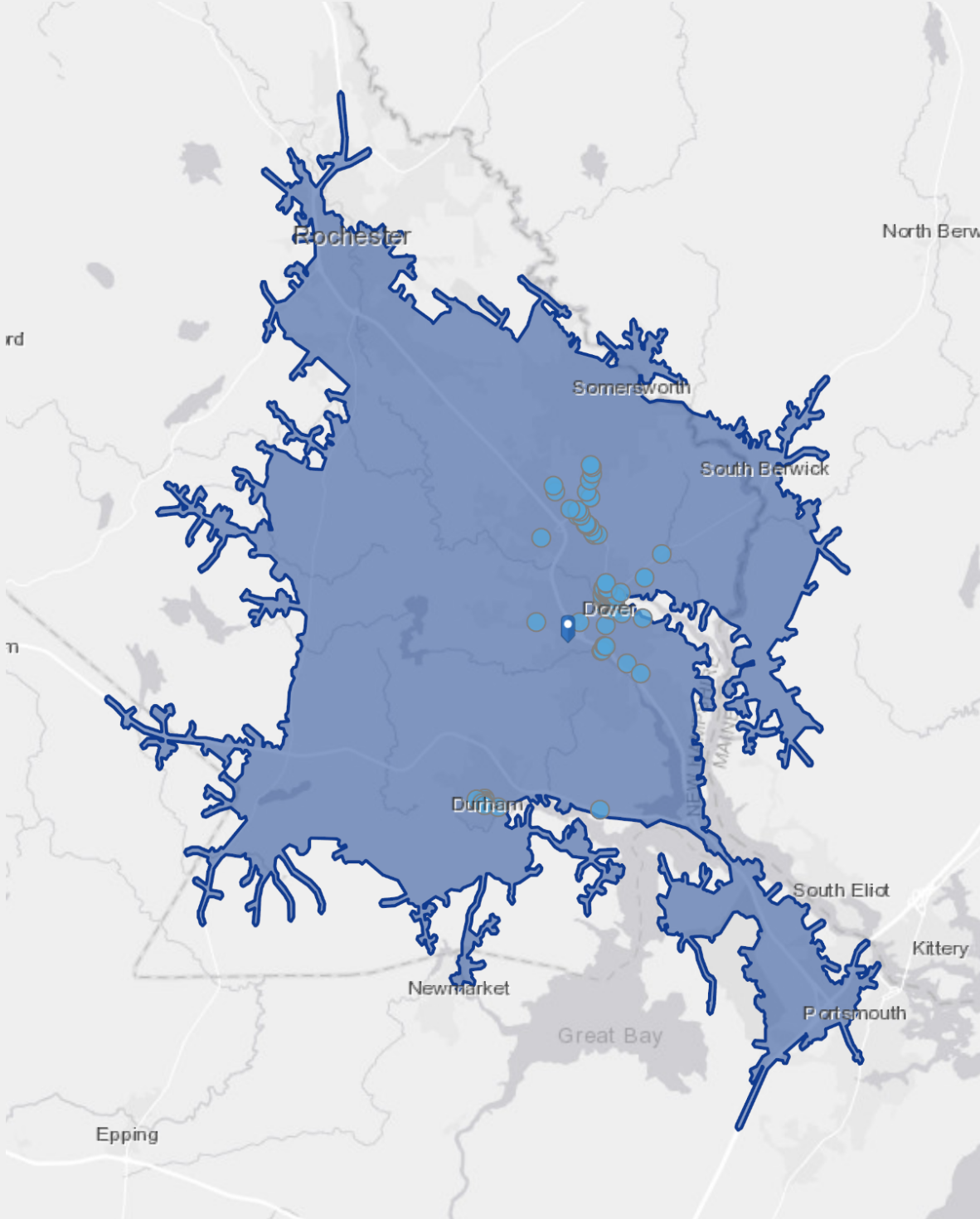
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NEARBY RESTAURANTS

45 Knox Marsh Rd, Dover, New Hampshire, 03820, Drive time of 15 minutes



Company/Business Name	Sales Volume/Assets (\$000)	Direction	Distance
SUBWAY	174	NE	0.5
ROLAND'S ITALIAN SANDWICHES	44	SE	0.7
ROLAND'S SUB SHOP	44	SE	0.7
SUBWAY	347	SE	0.8
BURGER KING	1,083	SE	0.8
BRULOTTE INC	378	NW	0.8
SHRIMP BOAT RESTAURANT	434	NE	0.9
PORTABLE PANTRY	304	NE	1.1
CHINA YAN 2	434	NE	1.1
DOS AMIGOS BURRITOS	390	NE	1.1
WEEKS RESTAURANT	867	NE	1.1
NOOK BREAKFAST & LUNCH	434	NE	1.1
DOVER BRICK HOUSE	954	NE	1.1
THIRSTY MOOSE DOVER LLC	434	NE	1.2
SONNY'S TAVERN	434	NE	1.2
7TH SETTLEMENT BREWERY	434	NE	1.2



KEY FACTS

92,525

Population

36.0

Median Age

2.4

Average
Household Size

\$67,657

Median Household
Income

ANNUAL SPENDING PER HOUSEHOLD



\$3,411

Meals at Restaurants



\$519

Food & Drink on Trips

BUSINESS



4,679

Total Businesses



59,627

Total Employees

SPENDING ON EATING OUT



\$360

Breakfast



\$1,090

Lunch

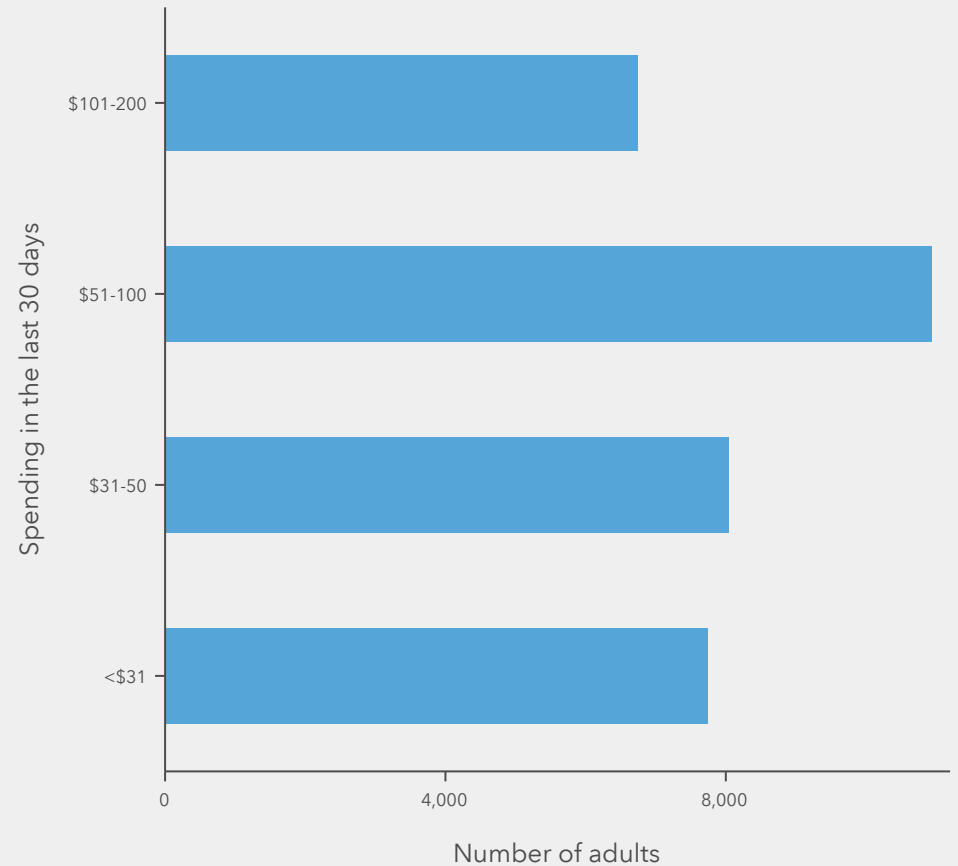


\$1,655

Dinner

(Average spent per household annually)

FAMILY RESTAURANT MARKET POTENTIAL



KEY FACTS

92,525

Population



Average
Household Size

36.0

Median Age

\$67,657

Median Household
Income

EDUCATION

7%

No High
School
Diploma



24%

High School
Graduate



27%

Some College



42%

Bachelor's/Grad/Prof
Degree

BUSINESS



4,679

Total Businesses



59,627

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

17%

3.3%

Unemployment
Rate

INCOME



\$67,657

Median Household
Income



\$32,713

Per Capita Income



\$88,374

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.6%)

The smallest group: \$200,000+ (4.2%)

Indicator	Value	Difference	
<\$15,000	10.3%	+0.9%	
\$15,000 - \$24,999	6.7%	+0.2%	
\$25,000 - \$34,999	8.1%	+0.1%	
\$35,000 - \$49,999	10.9%	-0.2%	
\$50,000 - \$74,999	18.0%	-0.2%	
\$75,000 - \$99,999	15.4%	-0.5%	
\$100,000 - \$149,999	18.6%	-0.1%	
\$150,000 - \$199,999	7.8%	-0.8%	
\$200,000+	4.2%	+0.6%	

Bars show deviation from
Stafford County