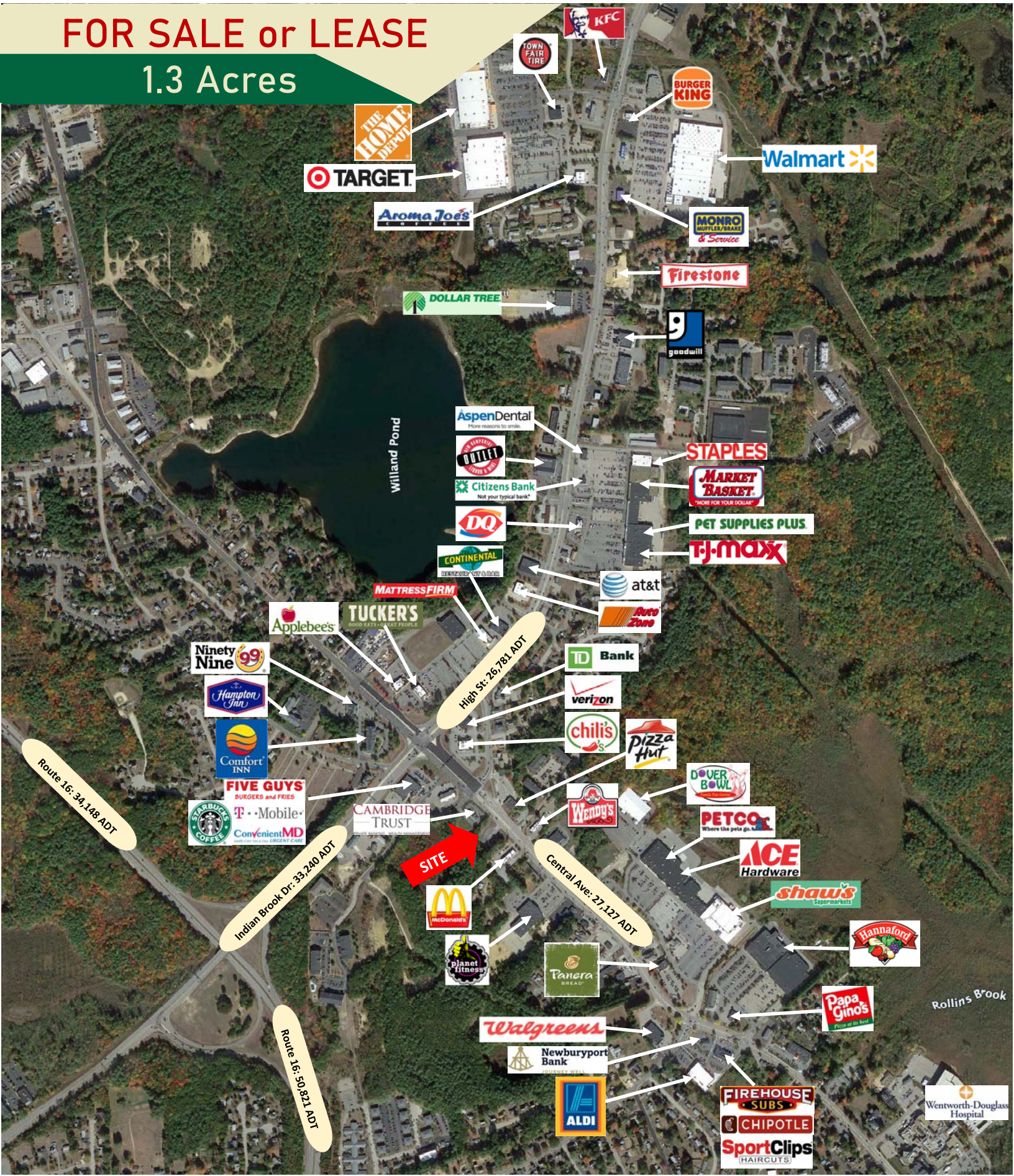


**FOR SALE or LEASE**

**1.3 Acres**



# DOVER, NEW HAMPSHIRE

## 914 CENTRAL AVENUE

### SITE OVERVIEW

- Just south of Weeks Traffic Circle (50,000+ ADT) – one of the most heavily trafficked intersections in New Hampshire.
- One of the busiest retail areas of Southern NH bracketed by 5 supermarkets.
- Easy access via existing curb cut on “going home” side of the street.
- Stratford County, with a population of almost 135,000 people, has experienced consistent positive annual growth over the past 75 years and is projected to continue a positive growth tract.
- Rt. 16 (Spaulding Turnpike) is both a major commuter route as well as the route of choice to New Hampshire’s Lakes Region and the ski areas of the White Mountains for the coastal communities of New Hampshire, Southern Maine, and the North Shore of Massachusetts.

### POPULATION

1 Mile	4,717
3 Miles	35,053
5 Miles	58,540
7 Miles	95,221
10 Miles	140,320

### AVERAGE HH INCOME

1 Mile	\$168,856
3 Miles	\$123,564
5 Miles	\$123,441
7 Miles	\$125,514
10 Miles	\$127,422

### EMPLOYEES

1 Mile	4,607
3 Miles	20,979
5 Miles	27,869
7 Miles	42,779
10 Miles	57,009

