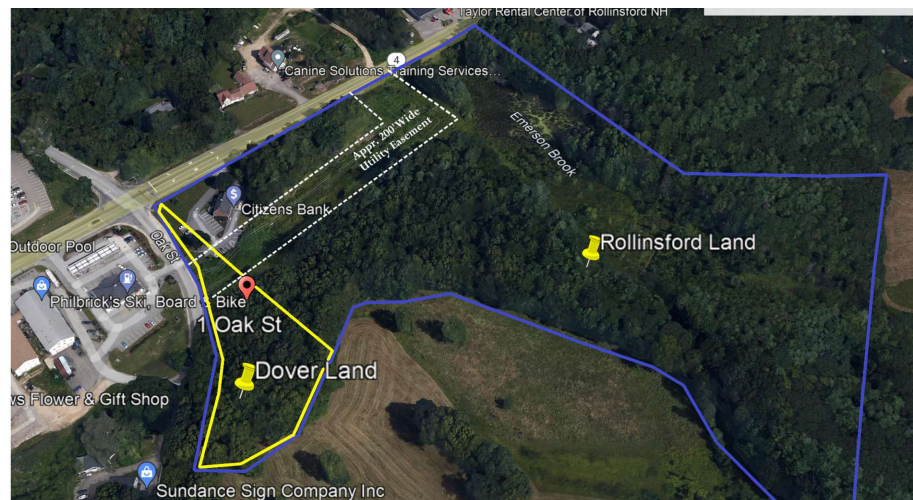


RETAIL, FREE STANDING BUILDING FOR LEASE

FORMER BANK BRANCH WITH DRIVE-THROUGH

405 Portland Ave, Rollinsford & 1 Oak St, Dover, NH , Rollinsford, NH



PROPERTY DESCRIPTION

Subject property consists of two lots and is located in both Dover and Rollinsford. The parking is in Dover and the Rollinsford side is the site of the building improvements, providing exceptional visibility due to its corner location and is directly across the street from an Irving gas station. This property has been previously occupied by the Citizens Savings Bank for a number of years and is in good condition; both exterior and interior have been well taken care of. The building has a drive-thru window for convenience. The Dover portion of the lot is 1.89+/- acres and has primarily been utilized for the parking. The property has great parking and is highly visible. Ownership would love to have a long term lease with a great tenant! Owner is open to a land lease as well.

PROPERTY HIGHLIGHTS

- High visibility corner location
- Existing drive-thru
- Great signage options
- Close to downtown Dover

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,828 SF
Lot Size:	17.81 Acres
Building Size:	1,808 SF

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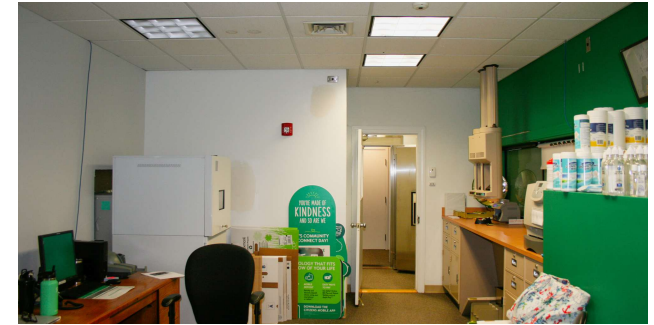
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LOCATION DESCRIPTION

Highly desirable location within the two communities - a convenient spot that is on a commuter route with approximately 10,000 -12,000 VPD on Portland Ave and another 4,000-5,000 on Oak Street. It is an area of mixed uses (retail/residential/commercial) in Dover. The property is within walking distance to downtown Dover (just under a mile) and all of the downtown amenities. The Rollinsford downtown is all the way to the northeast side of the community and is relatively small without a lot of amenities. • Conveniently located with adequate access to all major highways • Prime signage on the corner of Oak St and Portland Ave. • Portland Ave offers a mix of retail and recreational uses as well as numerous residential opportunities.

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FORMER BANK BRANCH WITH DRIVE-THROUGH

405 Portland Ave, Rollinsford & 1 Oak St, Dover, NH , Rollinsford, NH

Lease Rate

\$25.00 SF/YR

LOCATION INFORMATION

Building Name	FORMER BANK BRANCH WITH DRIVE-THROUGH
Street Address	405 Portland Ave, Rollinsford & 1 Oak St, Dover, NH
City, State, Zip	Rollinsford, NH
County	Strafford
Cross-Streets	Portland Ave & Oak St

BUILDING INFORMATION

Building Size	1,828 SF
Number of Floors	1
Year Built	1977
Number of Lots	2

PROPERTY INFORMATION

Property Type	Retail, Free Standing Building
Property Subtype	Free Standing Building
Zoning	Countr/R40
Lot Size	17.81 Acres
Lot Frontage	841 ft
Corner Property	Yes
Traffic Count	10000

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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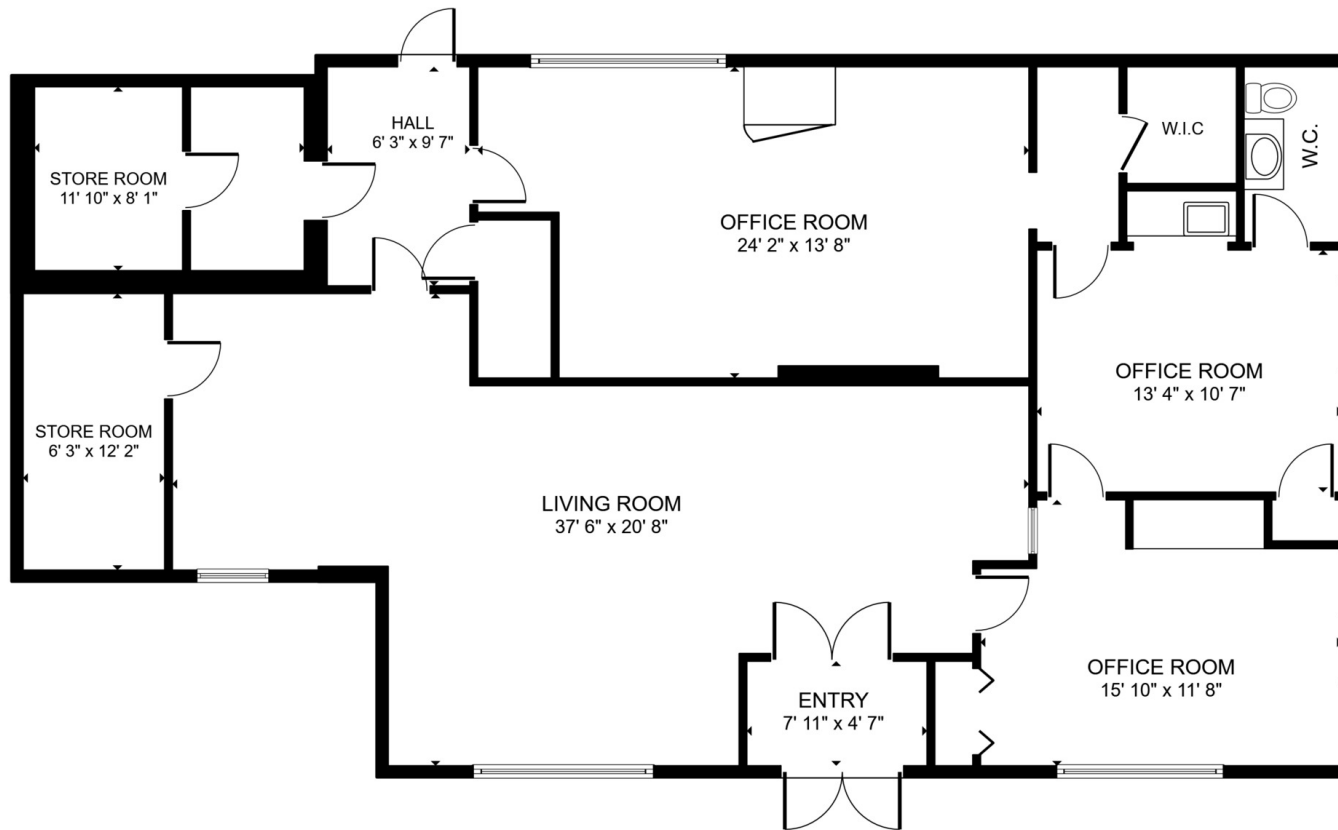
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,616 sq.ft.
TOTAL : 1,616 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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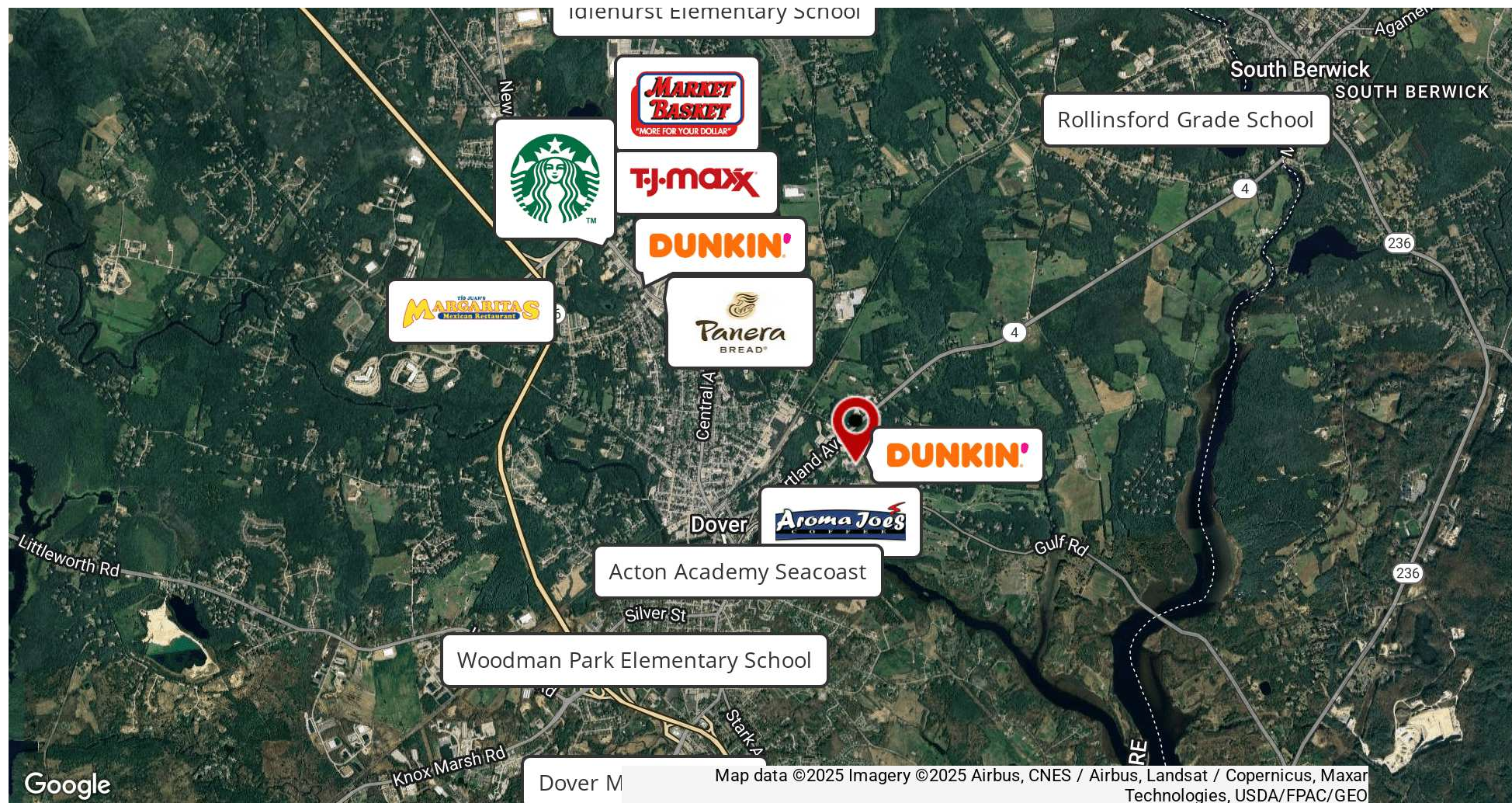
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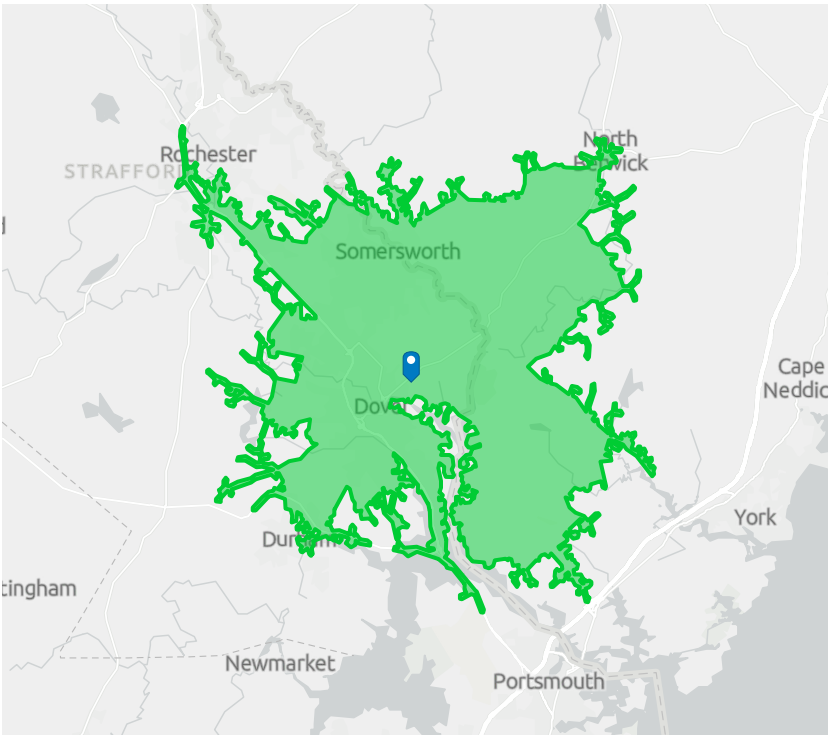
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Population Trends

405 Portland Ave, Rollinsford, New Hampshire, 03869 (15 minutes)
405 Portland Ave, Rollinsford, New Hampshire, 03869
Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 43.20521
Longitude: -70.85630

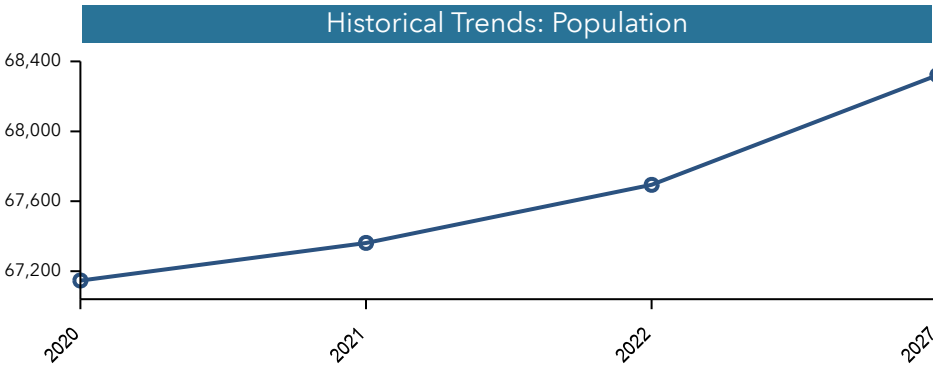
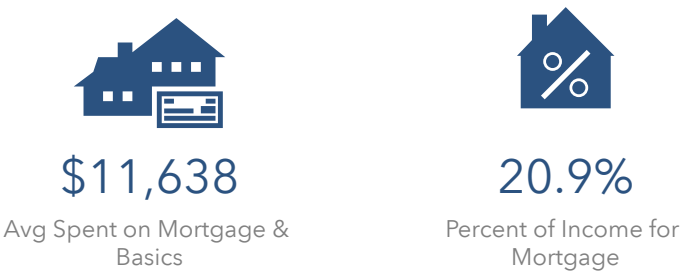


POPULATION TRENDS AND KEY INDICATORS

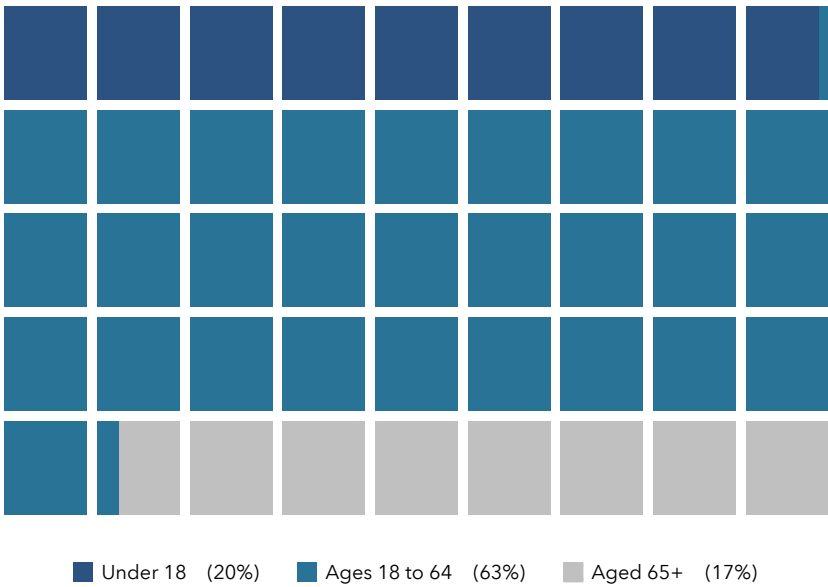
405 Portland Ave, Rollinsford, New Hampshire, 03869
Drive time of 15 minutes

67,694	29,290	2.27	40.2	\$78,220	\$310,597	92	94	29
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

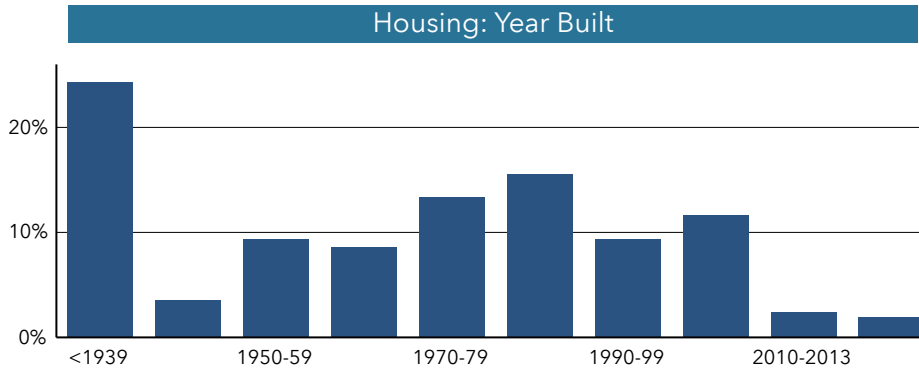
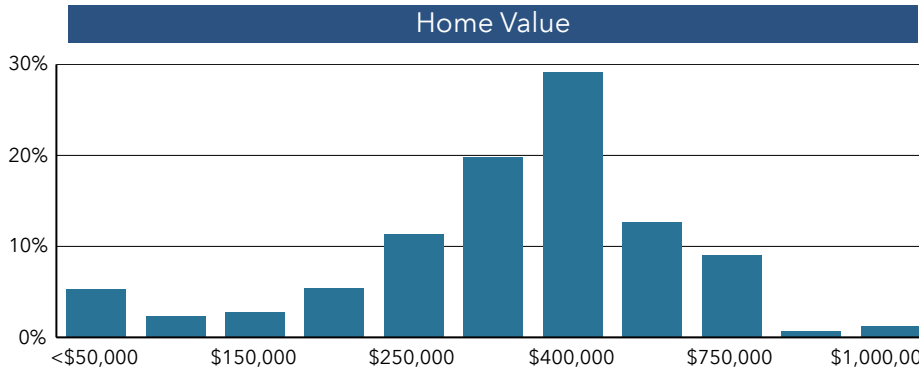
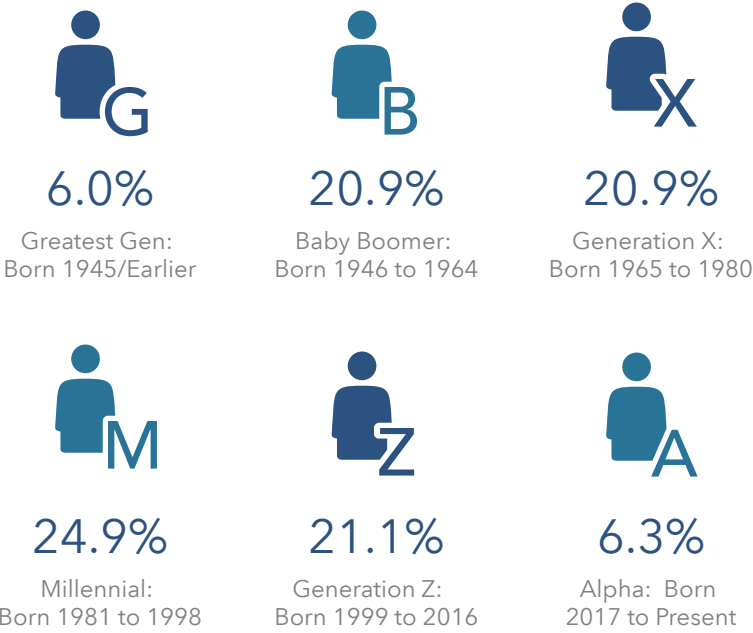
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

KWC_MF Demographics (Esri 2022)

405 Portland Ave, Rollinsford, New Hampshire, 03869 (15 minutes)

405 Portland Ave, Rollinsford, New Hampshire, 03869

Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova

Latitude: 43.20521

Longitude: -70.85630

