



CENTRALLY
LOCATED GROUND
LEVEL RETAIL /
OFFICE SPACE
DOWNTOWN
DOVER, NH.

FOR LEASE

**15 4TH STREET,
DOVER, NH 03820**

11,246+/- SF Available

PROPERTY INFORMATION



15 FOURTH STREET, DOVER, NH 03820

11,246 +/- AVAILABLE FOR LEASE UNDER 3 OPTIONS:

1. \$18.50 PSG MG Retail/Office - 2,600+/- SF
2. \$9.50 MG Warehouse Space - 8,646+/- SF
3. \$11.60 PSF MG Combined Retail with Warehouse - 11,246 SF

DESCRIPTION:

Rare downtown Dover, NH lease opportunity for retail/ office space with possibility for adjoining warehouse space if desired. 2,600 +/- SF ground level retail/office space with the option for adjoining 8,646 +/- warehouse. The space is offered 3 scenarios: 2,600 +/- SF retail, 8,646 +/- warehouse/storage space, or combined retail with warehouse of 11,246 +/- SF. Availability for May 2026! (Owners are NH Licensed Real Estate Brokers)

PROPERTY FEATURES:

Two spaces available in three combinations:

- Showroom/retail with a warehouse space
- Retail/office space only
- Basement warehouse storage space only

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	22,976	61,387	144,718
Households	11,070	26,921	60,138
Families	5,438	15,222	36,044
Avg HH Size	2.05	2.21	2.27
Median Age	37.4	39.5	39.9
Median HH Income	\$88,630	\$95,543	\$96,614
Avg HH Income	\$112,312	\$119,034	\$119,164

BUSINESSES (10 MILE)



6,722

TOTAL BUSINESSES



80,350

TOTAL EMPLOYEES

INCOME (10 MILE)



\$96,614

MEDIAN HH INCOME



\$49,610

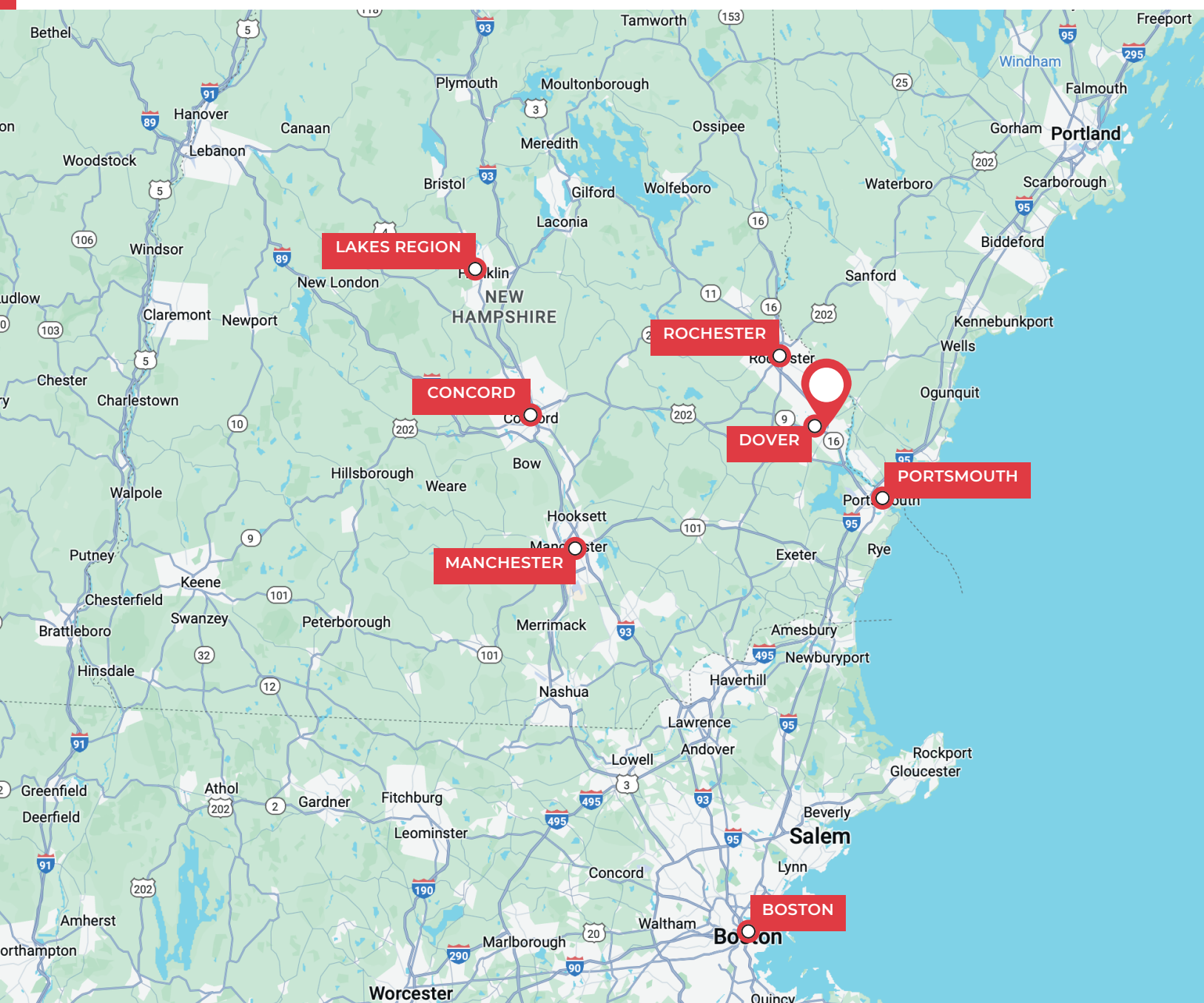
PER CAPITA INCOME



\$257,603

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	55 mins	Lakes Region, NH	1 h 9 mins
Concord, NH	58 mins	Dover, NH	5 mins
Boston, MA	1 h 15 mins	Portsmouth, NH	22 mins

PHOTOS

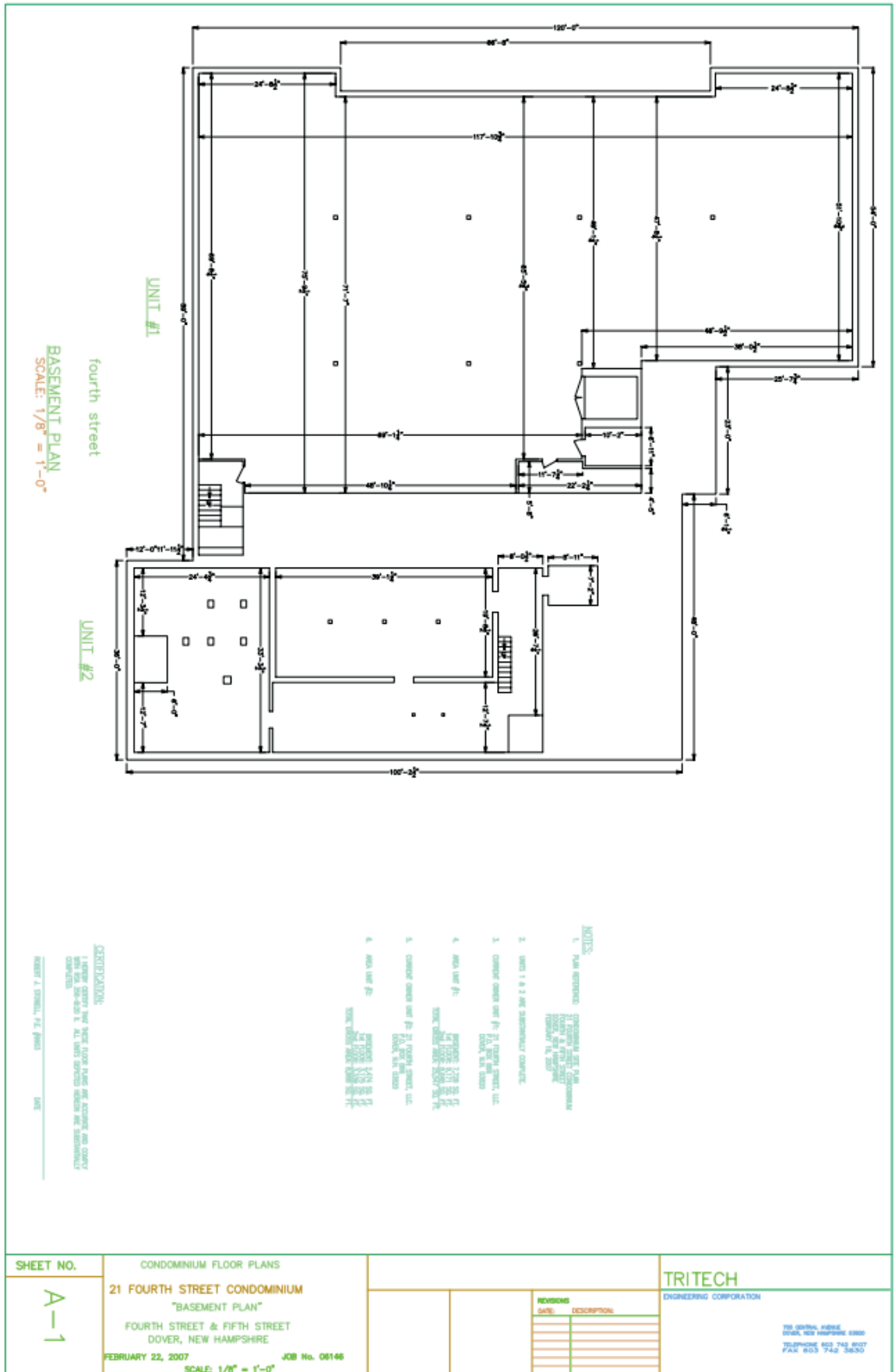


[Virtual Tour Link](#)

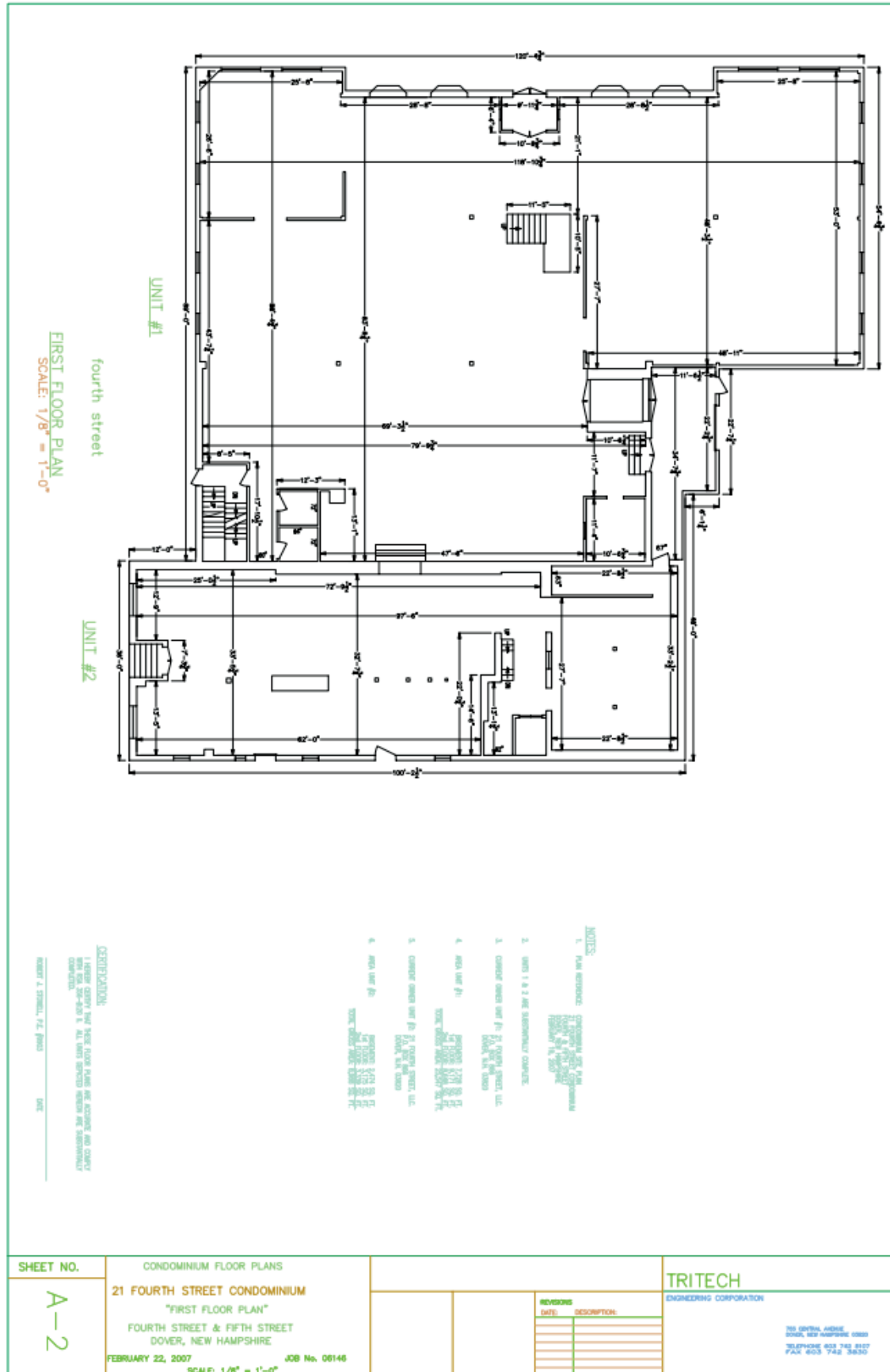
FLOOR PLAN, BASEMENT

There are two spaces available in 3 combinations:

- 1.First floor and basement.
- 2.First floor only
- 3.Basement only



FLOOR PLAN, FIRST FLOOR



CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

(Owners are NH Licensed Real Estate Brokers)

PRESENTED BY:

BRIAN O'BRIEN

MANAGING BROKER

tel (603) 770 3753

bobrien@nainorwoodgroup.com

NAINorwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com