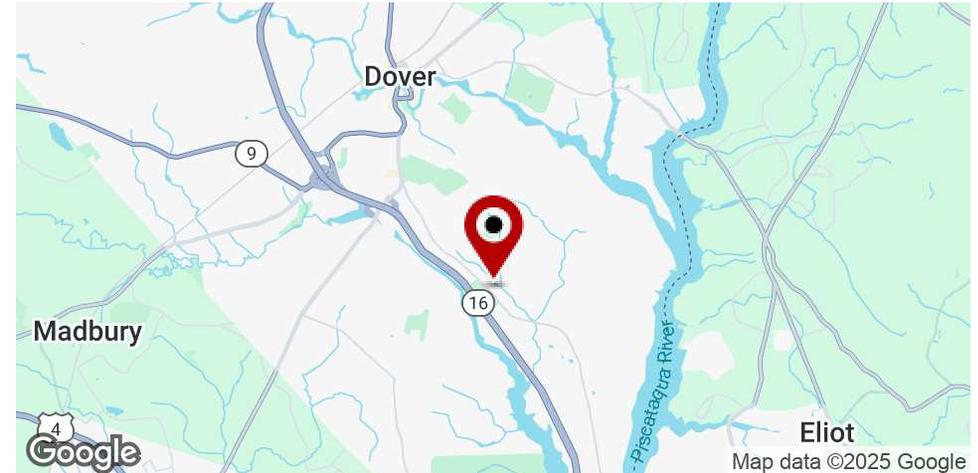


## OFFICE FOR SALE

# 3 PATRIOT DR.

3 Patriot Dr, Dover, NH 03820



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 3 Patriot Dr, Dover, NH. This 528 SF office building, constructed in 2009, offers a prime location in the Dover area. Zoned C, the property is perfectly suited for an end user or for office building investors. This 3 office suite has the flexibility users want with a modern bathroom. Located on busy Dover Point Road, this investment presents the perfect location to capitalize on the high traffic count (12,500 VPD). Dover is both the youngest and the fastest-growing city in New Hampshire. Don't miss out on the chance to locate your business here, or to add this modern asset to your portfolio.

### PROPERTY HIGHLIGHTS

- **Excellent location Near Downtown Dover**
- **Highly Visible Signage**
- **Traffic Count of 12,500 VPD**
- **Turnkey Office in Great Condition**

### OFFERING SUMMARY

Sale Price:	\$117,000
Number of Units:	1
Lot Size:	32,898 SF
Building Size:	528 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,921	22,333	67,157
Total Population	4,176	56,594	162,455
Average HH Income	\$143,382	\$127,637	\$128,313

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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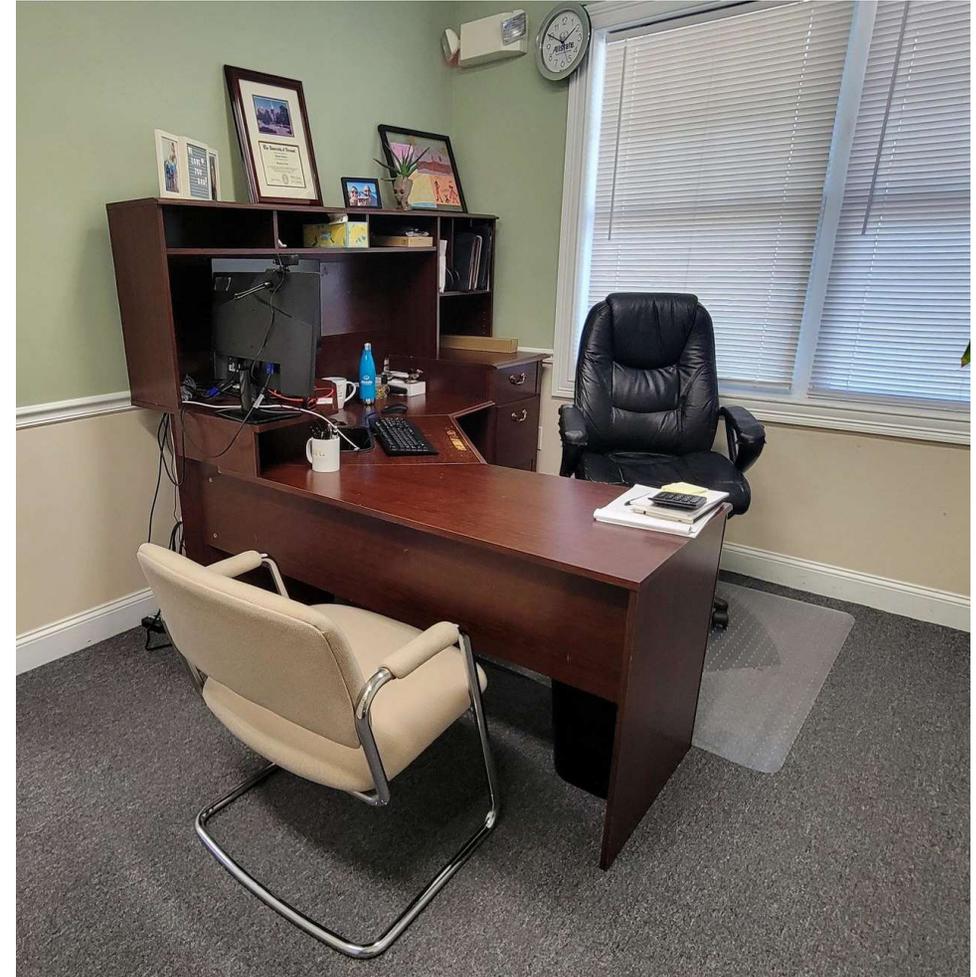
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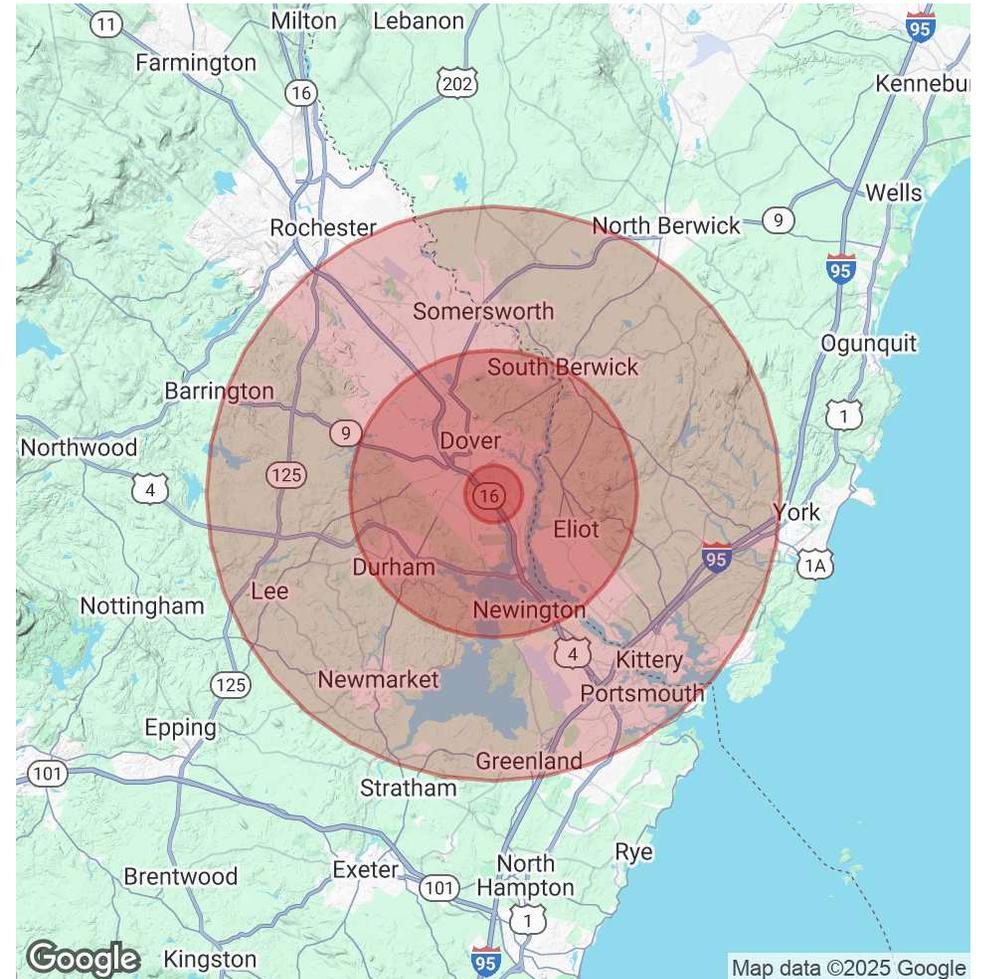
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,176	56,594	162,455
Average Age	46	40	42
Average Age (Male)	45	39	41
Average Age (Female)	47	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,921	22,333	67,157
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$143,382	\$127,637	\$128,313
Average House Value	\$511,864	\$494,546	\$514,338

Demographics data derived from AlphaMap



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