

# Retail Space Available For Lease

## Garrison City Commons

828 Central Avenue, Dover, NH



### Property Information

<b>Address:</b>	828 Central Avenue Dover, NH	<b>Traffic Counts:</b>	23,654 ± VPD
<b>Available Space:</b>	1,252 ± SF (Avail. 7/1/2026)	<b>Frontage:</b>	600' ± Central Ave.
<b>Total SF:</b>	33,663 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	5.44 Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	147 ± Spaces	<b>Gas:</b>	Natural
		<b>Zoning:</b>	B-3
		<b>Year Built:</b>	2018

### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	35,719	59,493	141,885
<b>Households:</b>	15,571	25,681	56,006
<b>Average HH Income:</b>	\$107,889	\$109,800	\$109,953



Garrison City Commons is a 33,663 ± square foot shopping center located at the intersection of Glenwood and Central Avenue in Dover, NH. Tenants located in the center include Aldi, Chipotle, Wrap City, Snapology and Newburyport Bank. Ideally located at two, 4-way lighted intersections across from the Dover Crossing Shopping Center including grocery anchors Shaw's and Hannaford, this site is a prime opportunity for retailers to enter the Dover, NH market. Nearby retailers include Walgreen's, McDonald's, Starbucks, Five Guys, Petco, Planet Fitness, Sherwin Williams and more. Garrison City Commons benefits from excellent daily traffic counts, ample parking, prominent signage and a broad tenant mix.

### For Leasing Information:

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