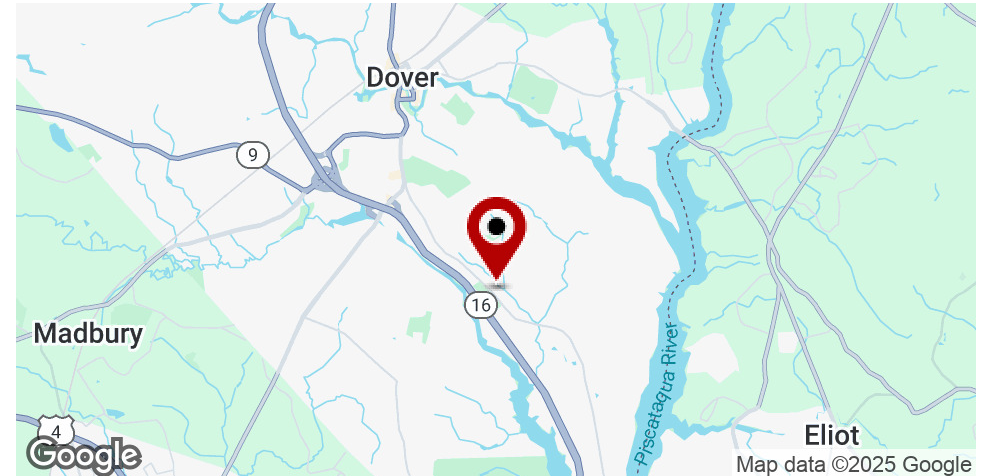


OFFICE FOR SALE & LEASE

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
Lease Rate:	\$440.00 per month (NNN)
Number of Units:	1
Available SF:	528 SF
Lot Size:	32,898 SF
Building Size:	9,018 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,921	22,333	67,157
Total Population	4,176	56,594	162,455

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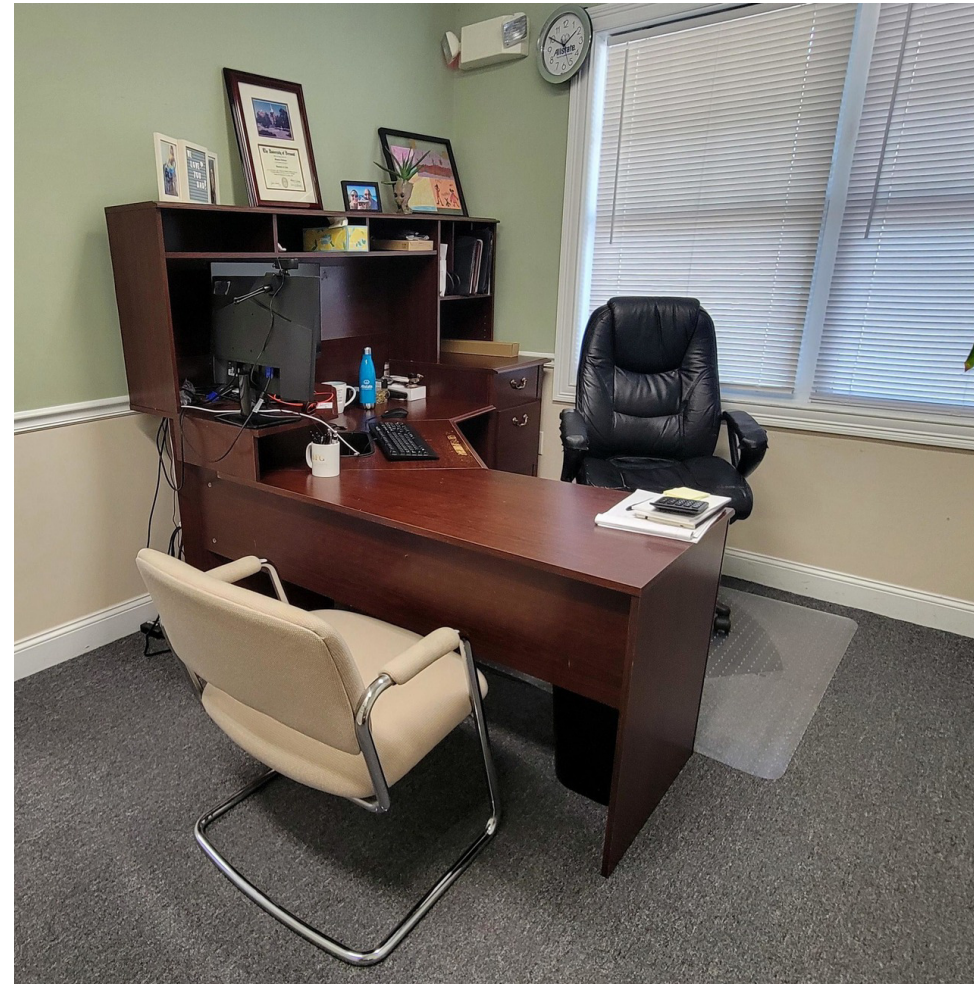
KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

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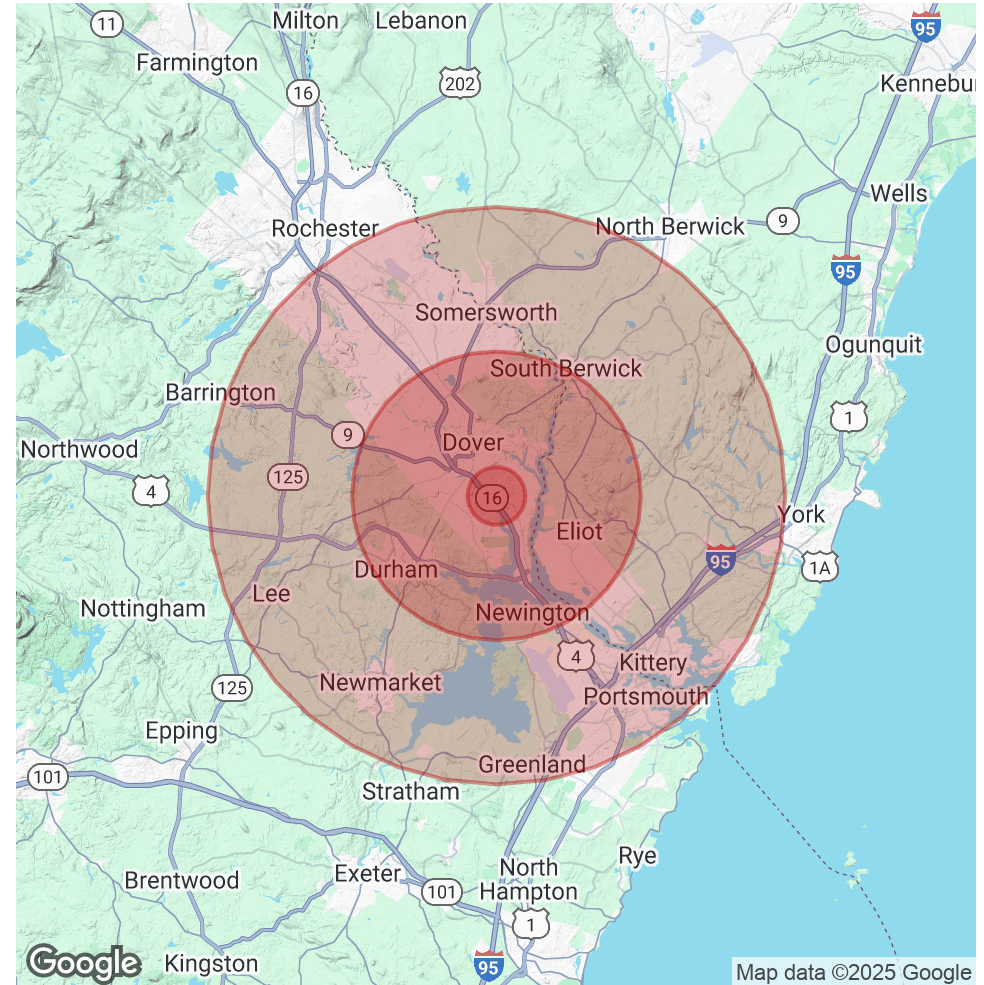
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,176	56,594	162,455
Average Age	46	40	42
Average Age (Male)	45	39	41
Average Age (Female)	47	41	43

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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