



Unit 3 Sterling Way

DOVER, NH



GROCERY/MEDICAL/RESTAURANT/HOTEL/RETAIL FOR LEASE

PRESENTED BY:

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

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071460



UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820

LOCATION DESCRIPTION

Coastal Land and Commercial Group is pleased to present the opportunity to develop the last parcel at Silver Square. Located at the gateway to Dover's downtown, this 2.34 acre site is located at Exit 8 off Rt. 16, and the site can be enlarged for the right user. Silver Square is a mixed-use condominium development consisting of Dunkin Donuts, CVS, the 76 unit assisted living Residences at Silver Square, and the 66 room Ascend Collection Garrison Hotel. Allowed uses are hotel, retail, office, and mixed use residential. The site offers excellent access from NH Rt. 16, 155, and 9, and Silver St (25,000 ADT). With over 2000 feet of frontage, visibility from Rt. 16 (50,000 ADT), and a large pylon sign along Rt. 16, the site has excellent exposure. Silver Square is just minutes away from downtown and Dover's waterfront, including the new Waterfront District Development with 418 residential units and 26,000 square feet of commercial space under construction, and Wentworth Douglass (Mass General) hospital. Dover is the youngest and fastest growing city in New Hampshire. Dover, settled in 1623 and known as the Garrison City, is among the oldest cities in the country. Dover's rich history is reflected in attractions such as the Woodman Institute Museum, The Children's Museum of NH, and Dover's historic downtown architecture.

OFFERING SUMMARY

Lease Rate:	\$175,000 per year (Ground)
Available SF:	2.34 Acres
Lot Size:	2.34 Acres

PROPERTY HIGHLIGHTS

- 2.34 Acres in Successful Silver Square Development
- The Last Available Parcel in the Development
- Water, Sewer, and Gas at Site
- Ideal for Grocery, Medical, Restaurant, Hotel, or Retail
- Silver Square has over 2000 Ft of Frontage with Visibility and Access from NH Route 16-50,000 ADT
- Located at the Gateway to Dover's Downtown
- 5 Miles to UNH's 13,500 Students
- 10 Miles to Portsmouth
- Excellent Signage along Rt 16 and at Entrance to Silver Square
- Silver Square has over 2000 Ft of frontage on Rt 16

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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



Property Facts

- Site is fully permitted and shovel ready with utilities at the site
- 70,000 ADT passing by site on Rt 16 and Silver St
- Opportunity to join highly successful Dunkin Donuts and CVS
- CVS demonstrated its commitment to Silver Square by issuing a 20-year corporate guarantee
- Lease includes excellent signage- The main panel on the pylon sign along Rt 16 and the largest panel on the monument sign located at the Silver Square entrance along the roundabout
- Store hours allowed by right are 24/7
- Drive-through hours allowed by right are 6:00 AM to 9:00 PM 7 days per week
- The site can be substantially enlarged for the right tenant
- Woodman Park School, with its 444 students, is directly across the street from the Silver Square entrance

Real Estate Externalities

- Silver Square is uniquely positioned to capture demand from those entering and exiting Rt. 16, Exit 8E being the only one to capture both northbound and southbound traffic allowing Silver Square businesses to intercept demand and out-position downtown Dover businesses. Silver Square is the first site drivers see when exiting Rt. 16 toward Dover's downtown, and the last site they see when entering Rt. 16 from Dover's Downtown.
- Located 1000 feet from commuter rail service connecting to Bangor, ME and Boston – Dover is one of only 3 NH communities with commuter rail service
- Dover has the youngest demographic and is the fastest growing city in NH
- Dover was named as one of the top 100 places to live (CNN Money Magazine) and one of the nation's best communities for young people (America's Promise Alliance)
- Dover's waterfront district is undergoing a public/private partnership development, featuring over 400 residential units, 15,000 square feet of commercial space, and a 3-acre public park
- Dover's Cocheco River provides boaters with deep water access to Portsmouth and the Atlantic Ocean

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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



LOT LINES ARE APPROXIMATE

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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



LARGE PANEL ON MONUMENT SIGN RESERVED FOR DEVELOPMENT SITE

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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

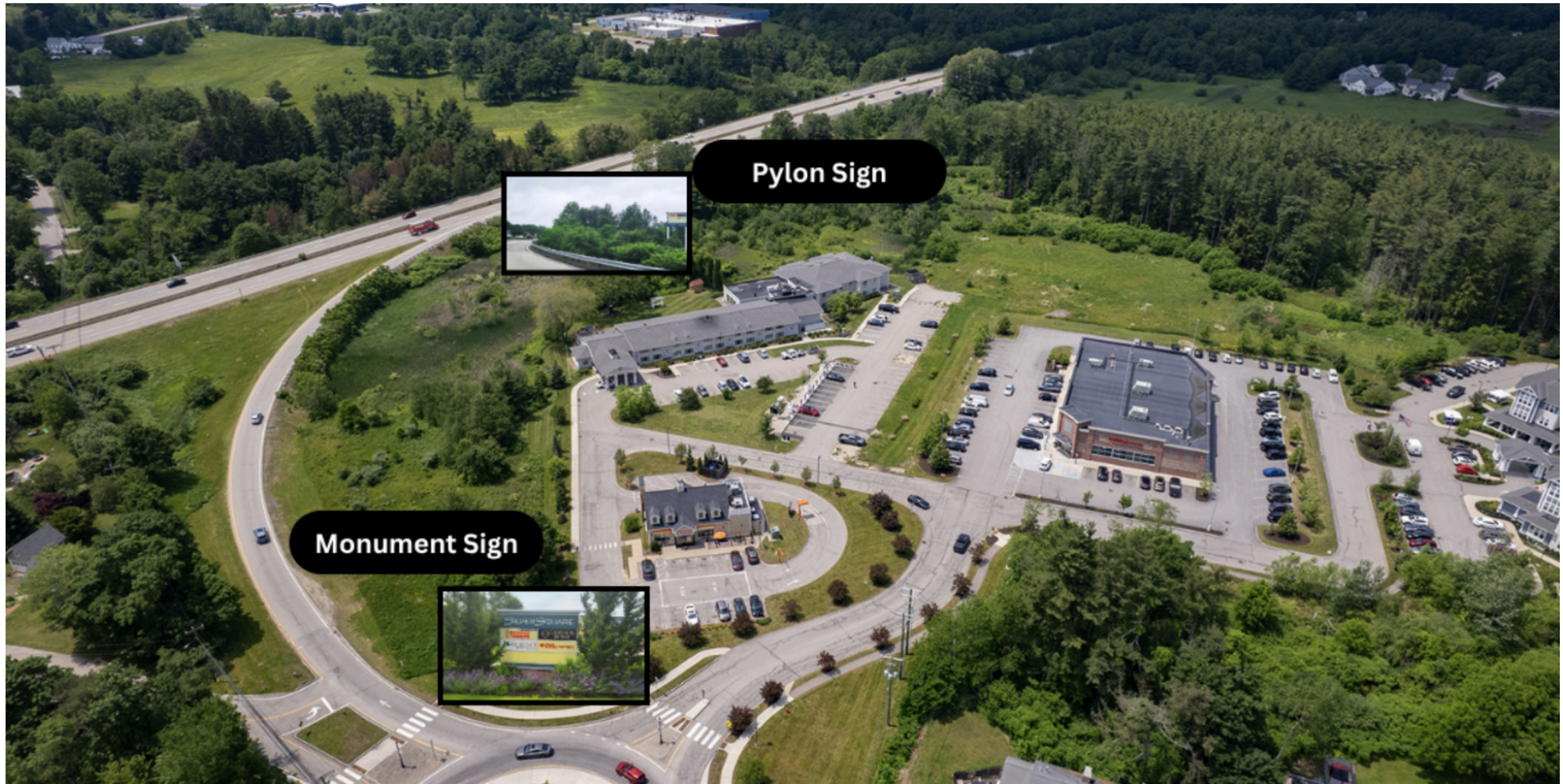
ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

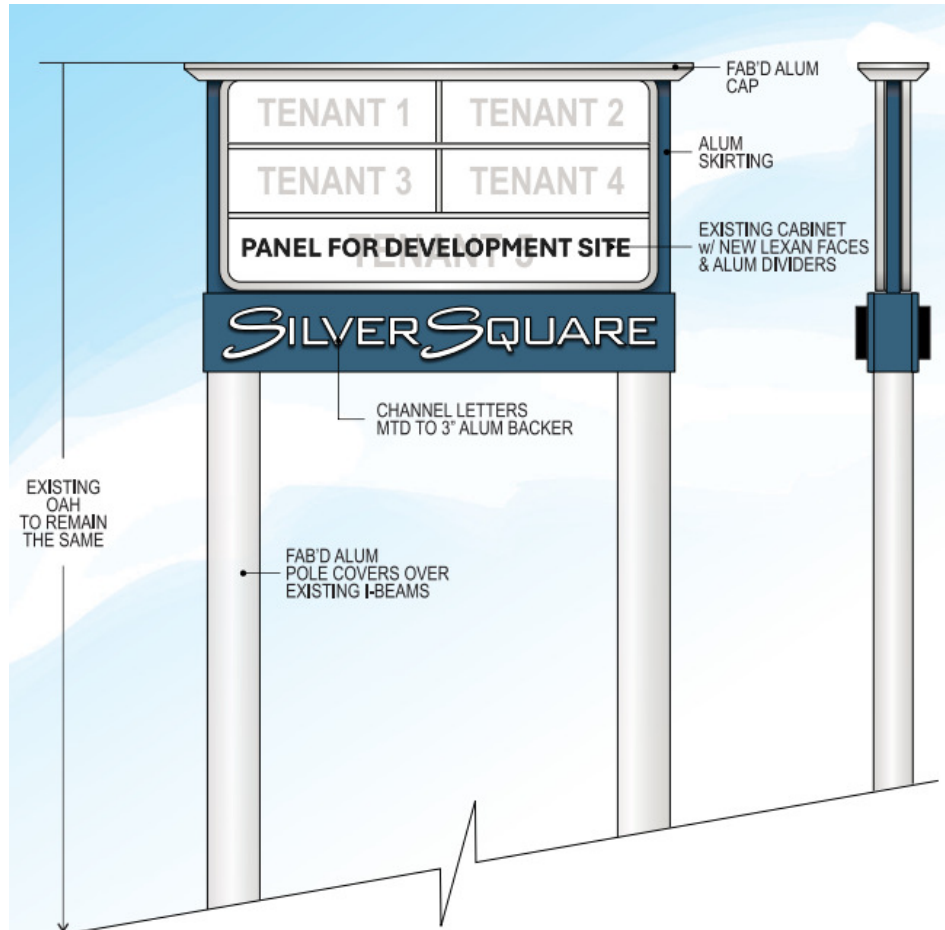
ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



LARGE PANEL RESERVED FOR DEVELOPMENT SITE



PYLON SIGN ALONG ROUTE 16

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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



TESLA CHARGERS ADJACENT TO SITE

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.

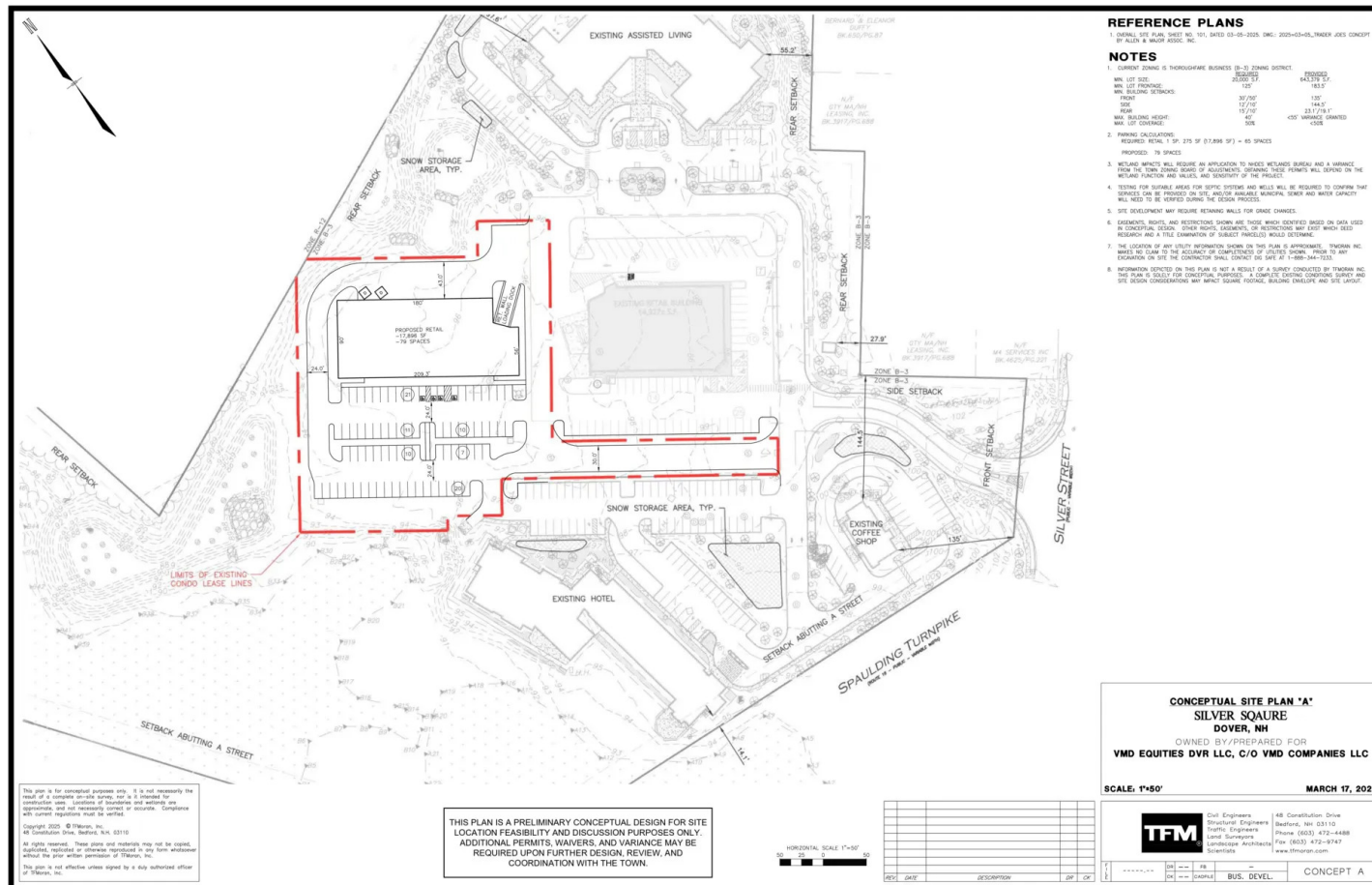
MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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



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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

UNIT 3 STERLING WAY

0 Sterling Way, Dover, NH 03820



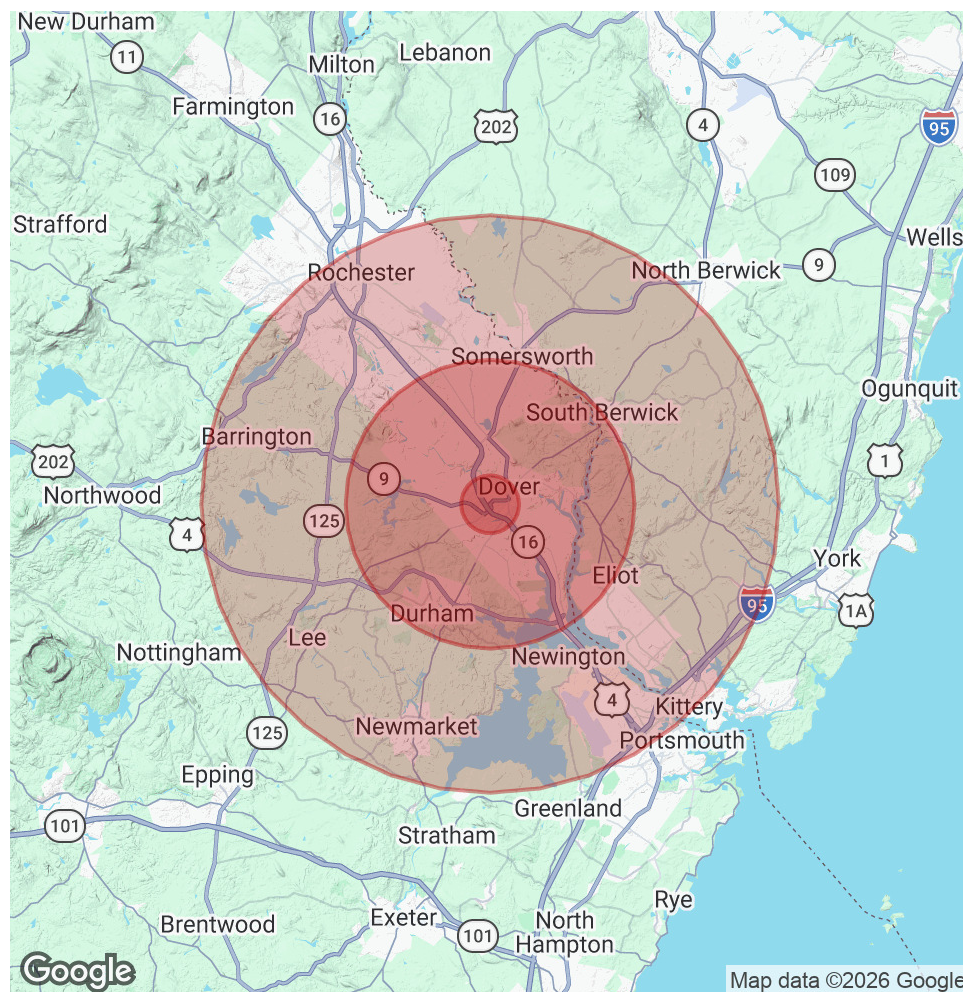
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,842	67,291	132,159
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,289	26,605	52,821
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$112,363	\$124,890	\$124,803
Average House Value	\$510,725	\$464,057	\$455,180

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.5%	4.2%	3.7%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	7,566	57,433	115,636
Total Population - Black	166	1,123	1,733
Total Population - Asian	389	3,449	4,892
Total Population - Hawaiian	2	21	51
Total Population - American Indian	22	185	280
Total Population - Other	126	1,034	1,613

2020 American Community Survey (ACS)



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.

MARK BOUZIANIS
Commercial Realtor
O: 603.610.8500
C: 603.696.5378
mark@kwclcg.com
NH #081074

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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