



**IN TOWN DOVER, NH
RETAIL / OFFICE
WITH PARKING**

FOR LEASE

**15 4TH STREET,
DOVER, NH 03820**
2,600+/- SF Available

PROPERTY INFORMATION



15 FOURTH STREET, DOVER, NH 03820

2,600 +/- SF AVAILABLE FOR LEASE

\$12.75 NNN with NNN= \$5.00 PSF Retail/Office

DESCRIPTION:

Rare downtown Dover, NH lease opportunity for ground level retail / office space with eight parking spaces.

2,600 +/- SF ground level retail/office space @ \$12.75 NNN (Nets = \$5.00 PSF)

(Virtual tour shows basement space which is no longer available for rent).

(Owners are NH Licensed Real Estate Brokers)

PROPERTY FEATURES:

- Ground level space
- Ample parking
- Retail/office/showroom

[Virtual Tour Link](#)

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

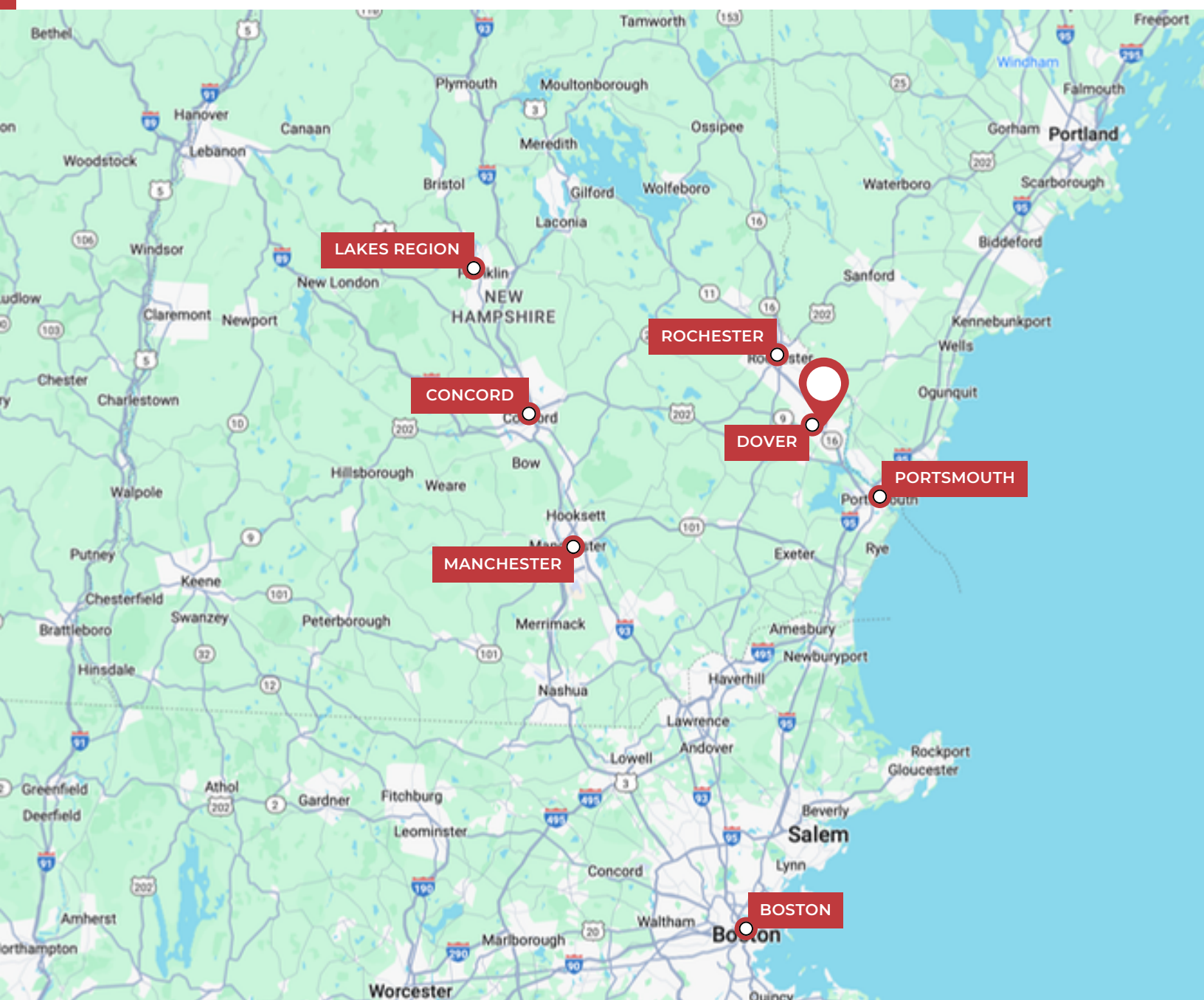
PER CAPITA INCOME



\$257,603

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH 55 mins

Concord, NH 58 mins

Boston, MA 1 h 15 mins

Lakes Region, NH 1 h 9 mins

Dover, NH 5 mins

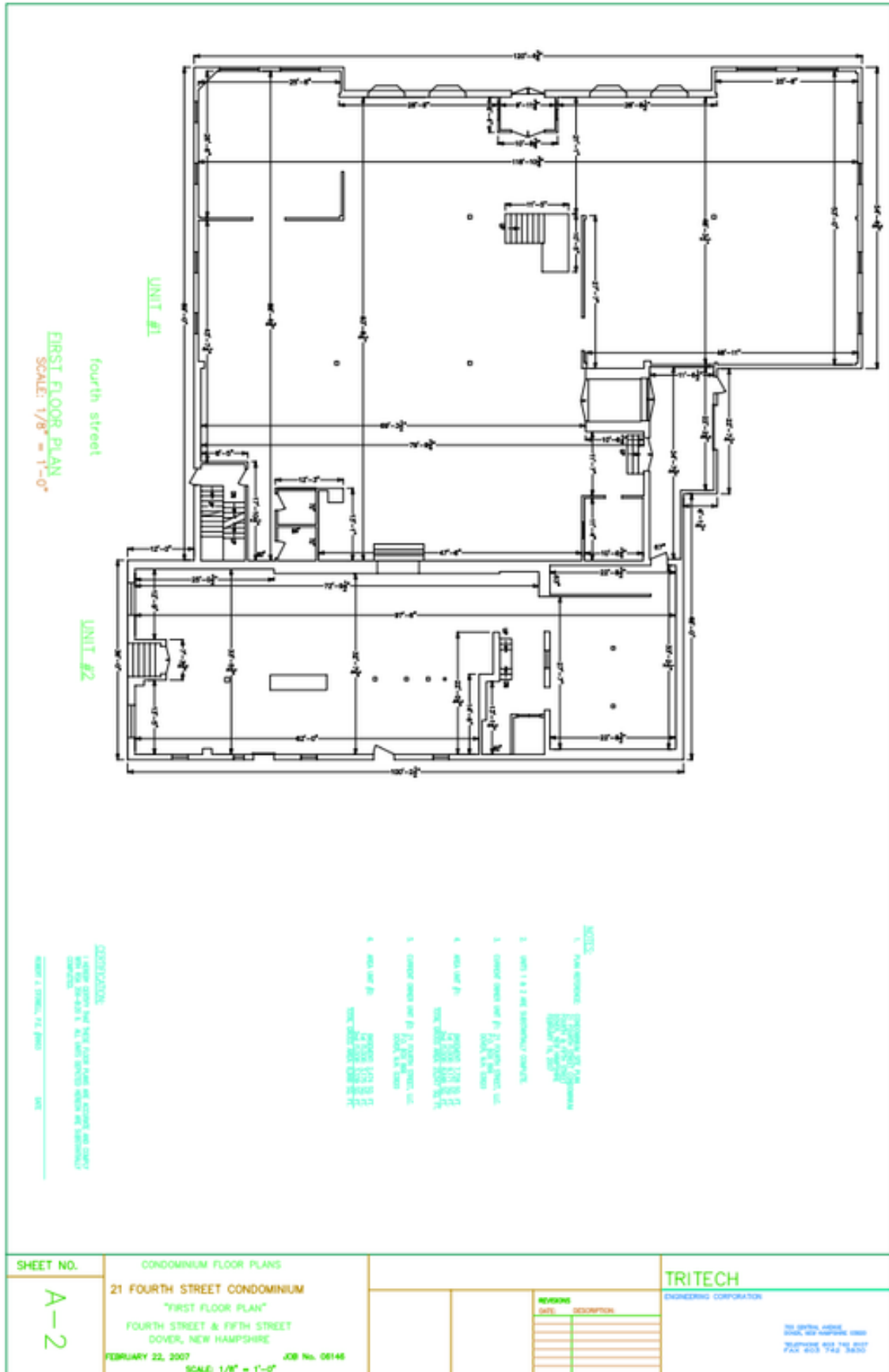
Portsmouth, NH 22 mins

PHOTOS



[Virtual Tour Link](#)

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:

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