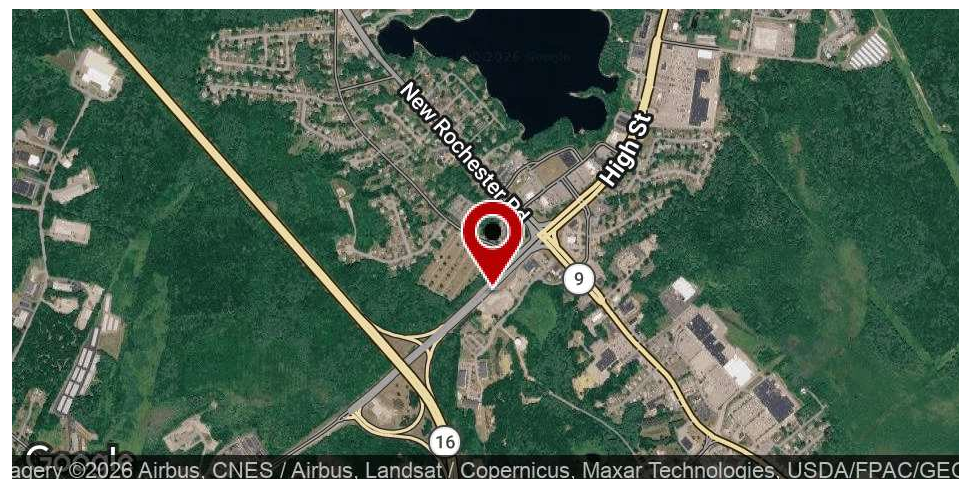


SUPERIOR LOCATION DEVELOPMENT SITE

0 Indian Brook Dr, Dover, NH 03820



PROPERTY DESCRIPTION

Introducing a prime commercial investment opportunity for NEW Development! This property, located at 0 Indian Brook Dr, Dover, NH, boasts a highly developable and sought-after commercially zoned site, making it an ideal choice for a range of investment ventures. With the vibrant Dover and Somersworth retail area as its backdrop, this property offers a strategic location for a retail development. Its zoning and locale present an exceptional opportunity for investors seeking a versatile space close to the highway with untapped potential. Embrace the possibilities and envision the future of this desirable property in the thriving commercial sector. Bring your hotel, restaurant, retail strip center, or other commercial business.

PROPERTY HIGHLIGHTS

- Zoned for commercial use
- Strategic Dover location
- Prime land for business ventures

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	3.11 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,538	15,091	25,904
Total Population	3,644	34,223	59,649
Average HH Income	\$151,706	\$121,600	\$122,455

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COMMERCIAL LAND PARCEL FOR SALE

SUPERIOR LOCATION DEVELOPMENT SITE

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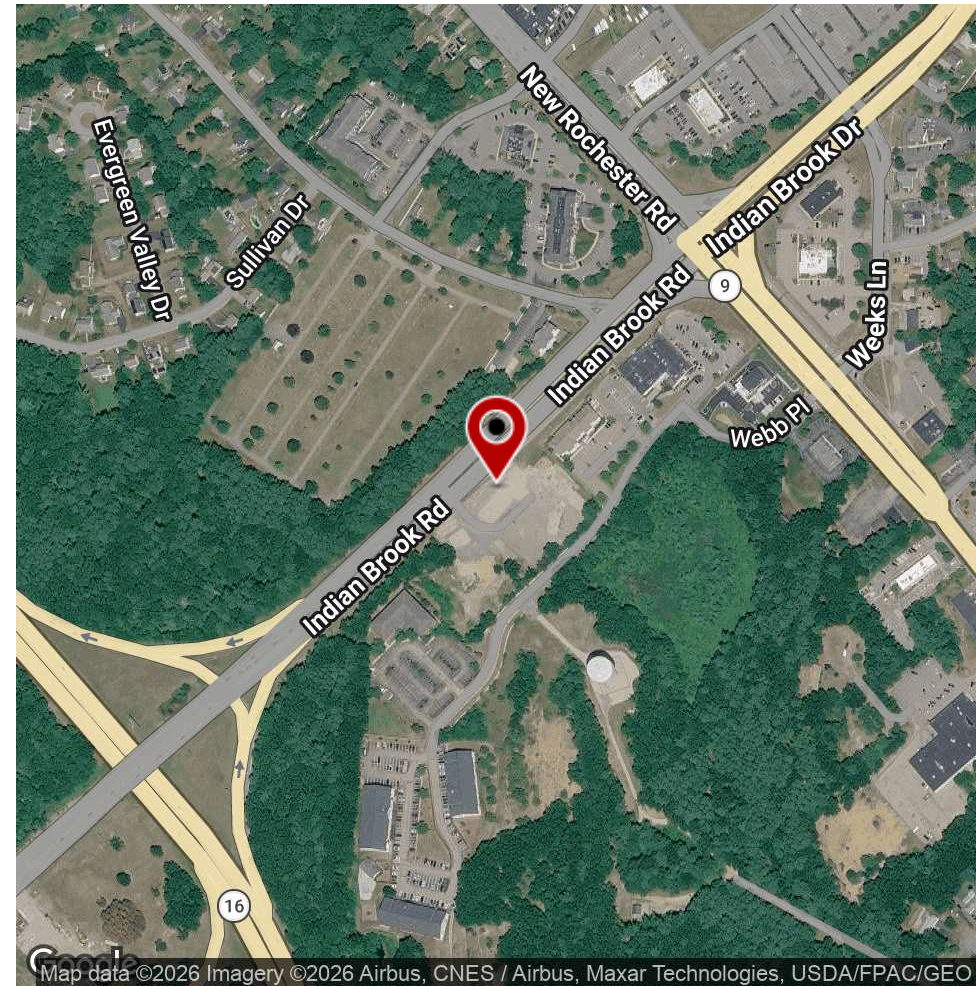
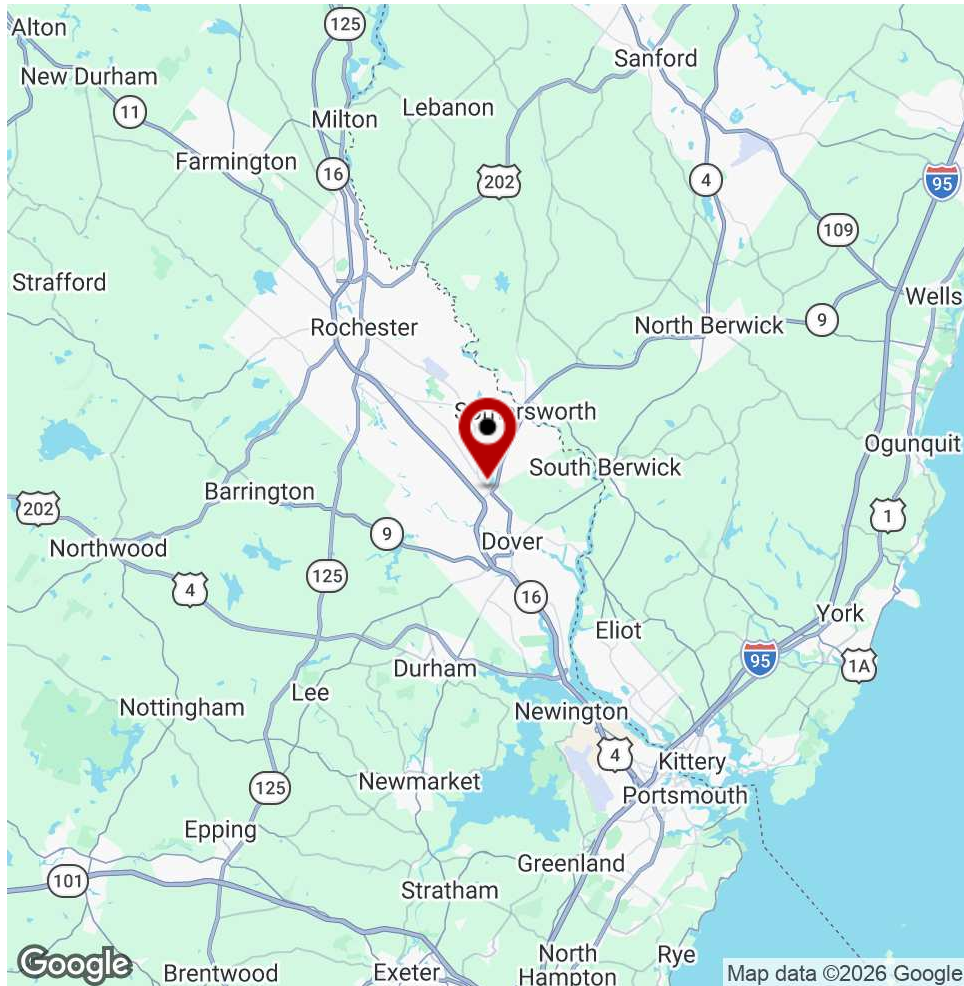
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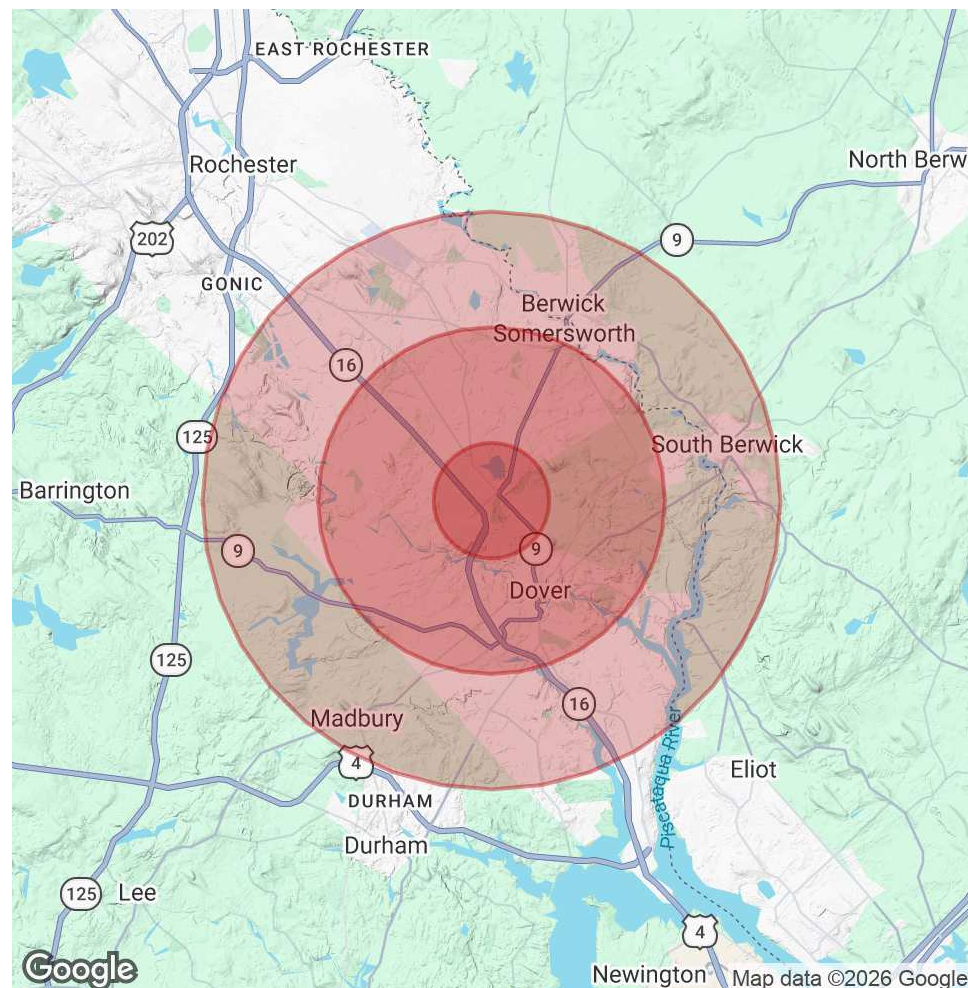
0 Indian Brook Dr, Dover, NH 03820



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,644	34,223	59,649
Average Age	41	40	42
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,538	15,091	25,904
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$151,706	\$121,600	\$122,455
Average House Value	\$423,220	\$442,659	\$432,225

2020 American Community Survey (ACS)



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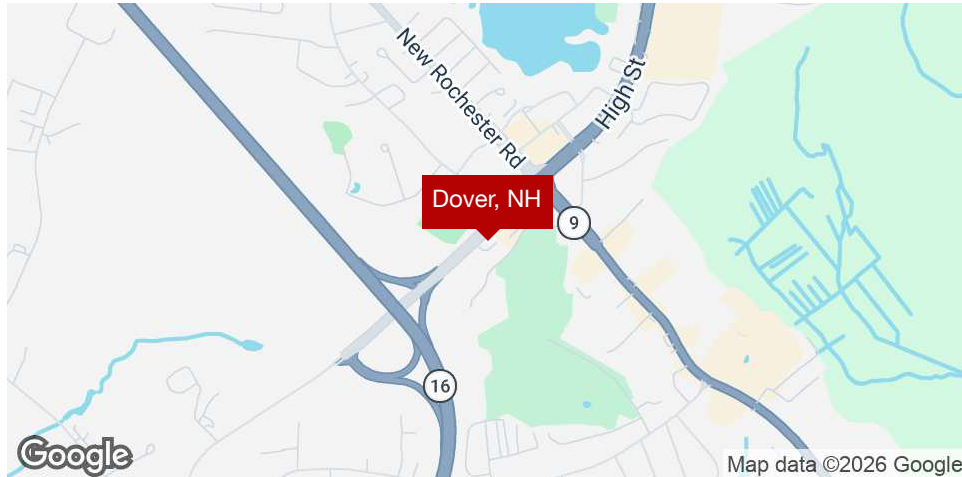
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LOCATION DETAILS

County	Strafford
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	Spaulding Turnpike
Nearest Airport	Pease International Airport



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Target Market Summary

15 Webb Pl, Dover, New Hampshire, 03820 3 (5 miles)

15 Webb Pl, Dover, New Hampshire, 03820

Ring of 5 miles

Prepared by Esri and Lisa

Latitude: 43.22147

Longitude: -70.88857

TARGET MARKET SUMMARY

15 Webb Pl, Dover, New Hampshire, 03820 3

Ring of 5 miles

Key Facts

60,127

Population

40.2

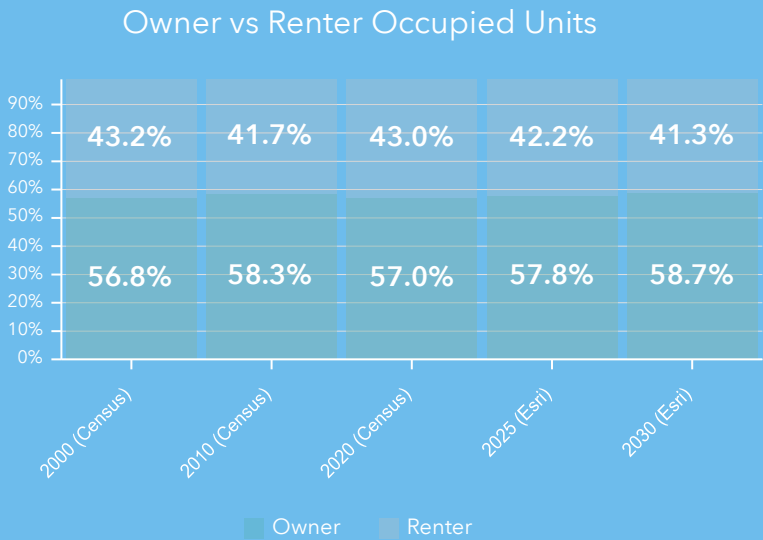
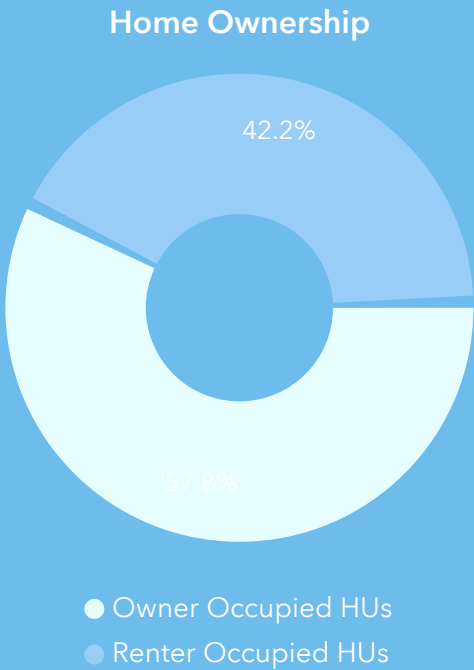
Median Age

2.2

Average Household Size

\$93,518

Median Household Income



Annual Lifestyle Spending

✈️

\$3,580

Travel

🎫

\$117

Theatre/Operas/Concerts

⚽

\$79

Movies/Museums/ Parks

👤⚽

\$95

Sports Events

🎮

\$10

Online Games

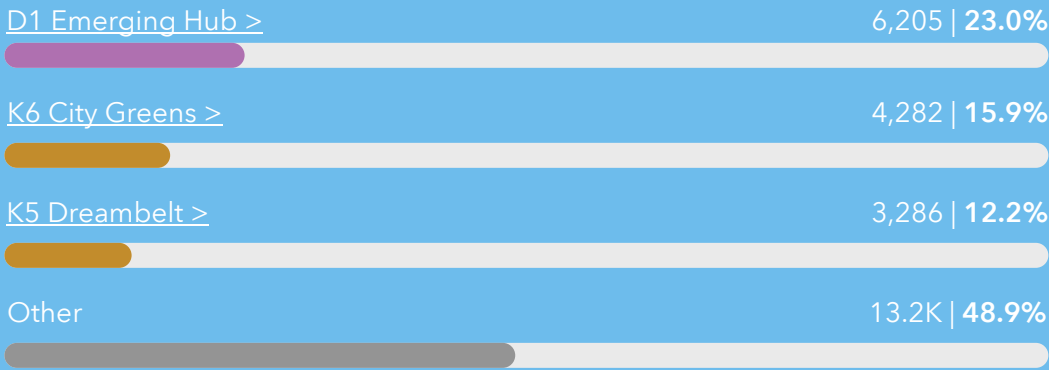
🎧

\$141

Audio

Tapestry

Top 3 segments by household count



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), U.S. Census (2000, 2010, 2020).

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