

FOR SALE

\$2,300,000

**COLDWELL
BANKER
COMMERCIAL****NRT**

1 TOWPATH SQUARE, DOVER, NJ 07801

HARRY LOORY FINE FURNITURE**Property Description**

Prime Site for redevelopment in the heart of downtown Dover NJ. Property consist of an assemblage of seven parcels in the downtown Dover area. Downtown Dover has been designed to be user-friendly. Perfect for a mixed-use development project.

Property Highlights

- Exiting Retail Location
- Excellent Redevelopment Potential
- Located in Dover's Bassett Highway Redevelopment Area.

**Michael Clayter**

888.829.0221

NJ #1645320

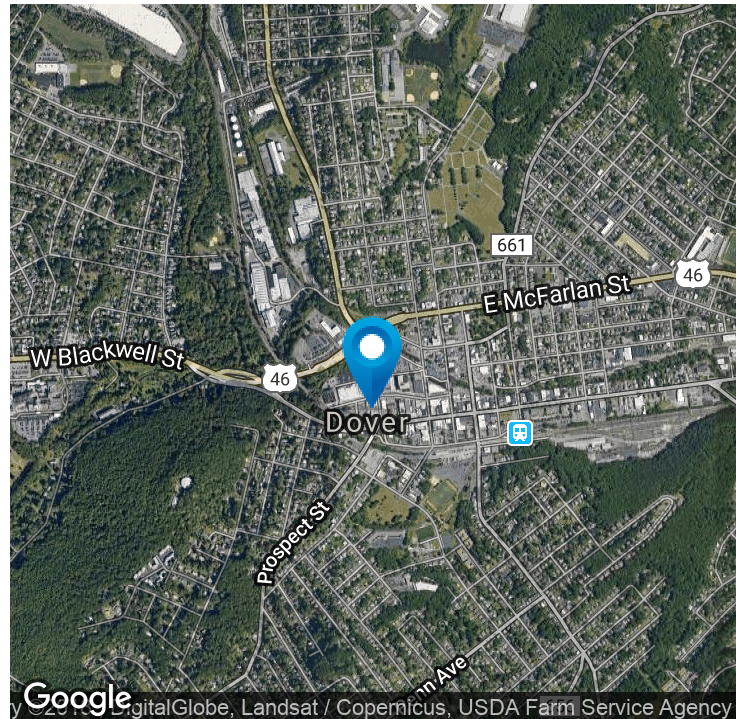
michael.clayter@coldwellbankermoves.com

www.cbcworldwide.com**COLDWELL BANKER COMMERCIAL**

1767 ROUTE 10 EAST
MORRIS PLAINS, NJ 07950
888-829-0221

1 TOWPATH SQUARE, DOVER, NJ 07801

HARRY LOORY FINE FURNITURE



OFFERING SUMMARY

Sale Price: \$2,300,000

Building Size: 47,055 SF

Zoning: C-1

Submarket: Dover

Price / SF: \$48.88

PROPERTY OVERVIEW

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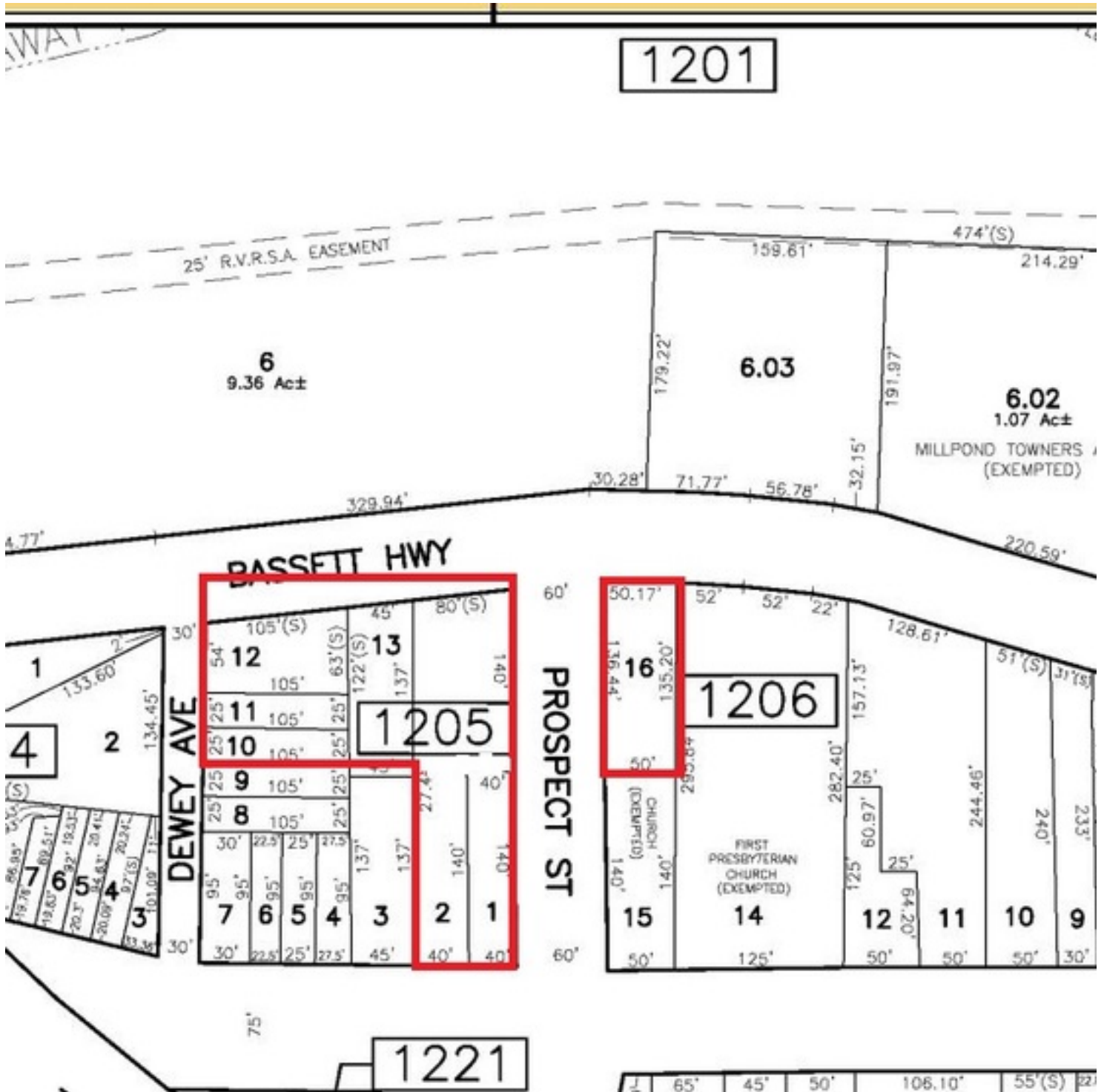
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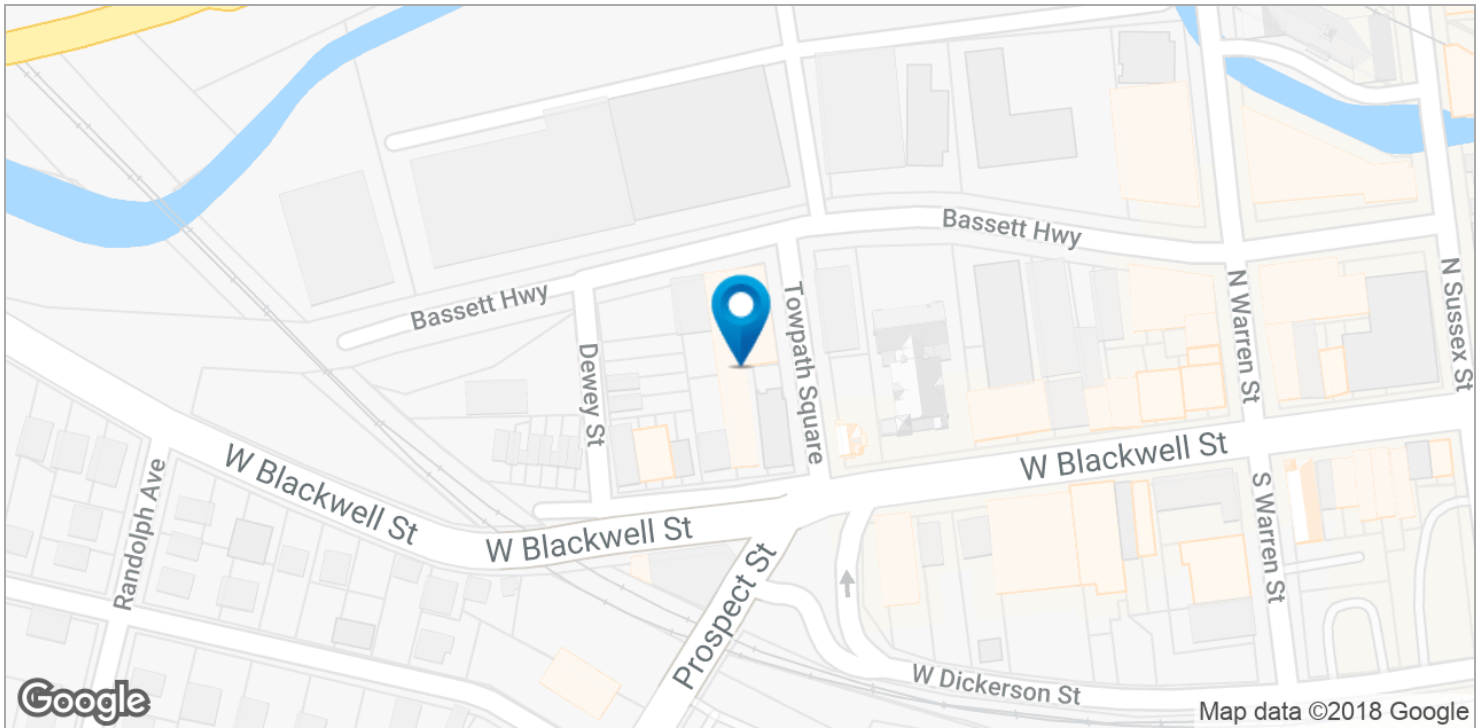
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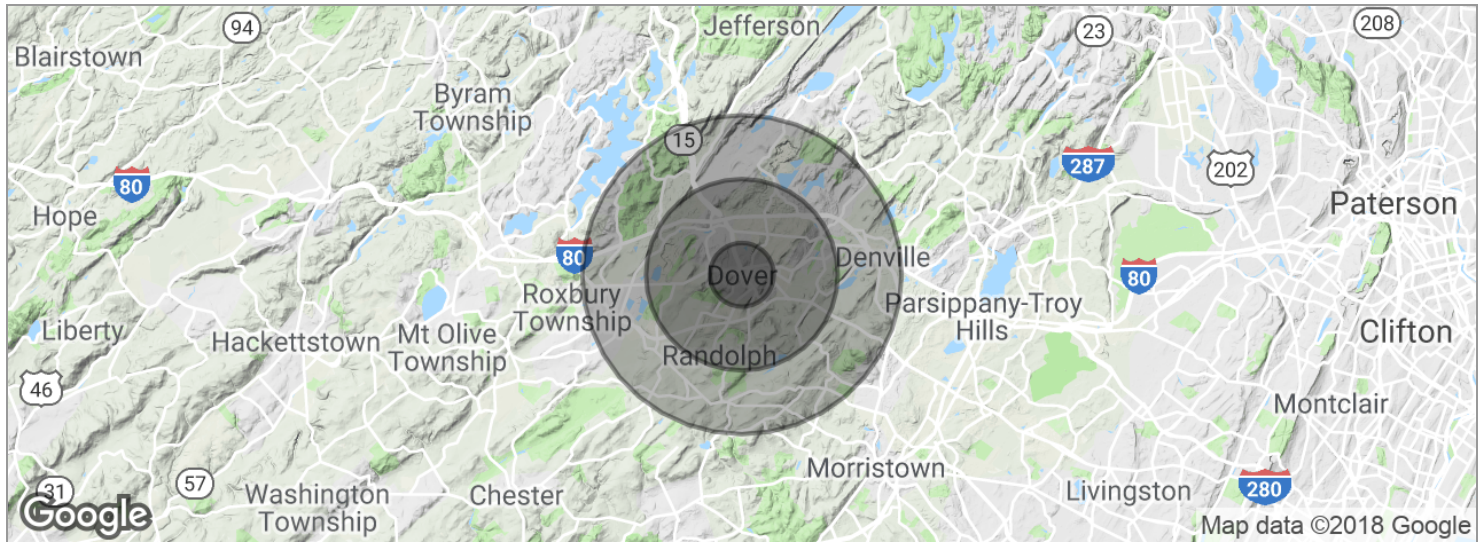
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NRT

HARRY LOORY FINE FURNITURE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,118	70,416	124,857
Median age	34.3	37.1	38.7
Median age (male)	30.9	34.8	37.1
Median age (Female)	37.6	39.3	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,968	24,660	44,112
# of persons per HH	3.2	2.9	2.8
Average HH income	\$68,592	\$91,930	\$113,323
Average house value	\$343,288	\$415,039	\$465,748

* Demographic data derived from 2010 US Census

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Demographic and Income Comparison Profile

1 Towpath Sq, Dover, New Jersey, 07801
Rings: 1, 3, 5 mile radii

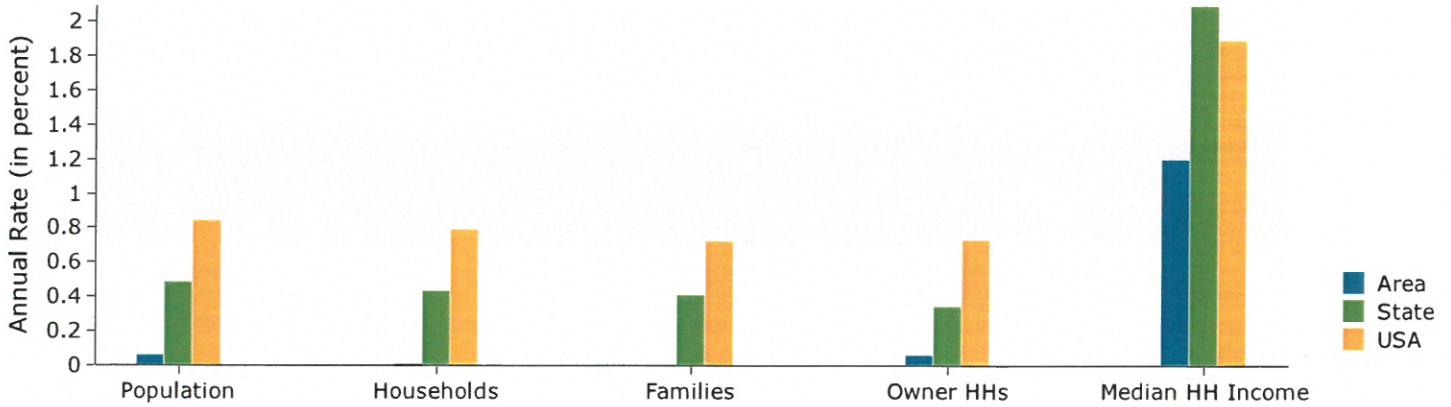
Coldwell Banker Commercial NRT

Latitude: 40.88395

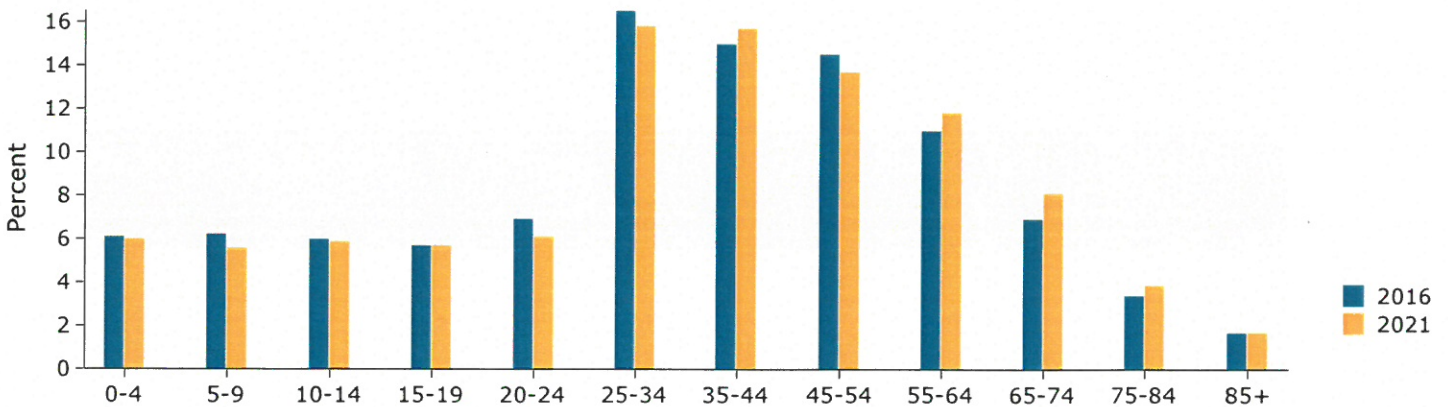
Longitude: -74.56152

1 mile

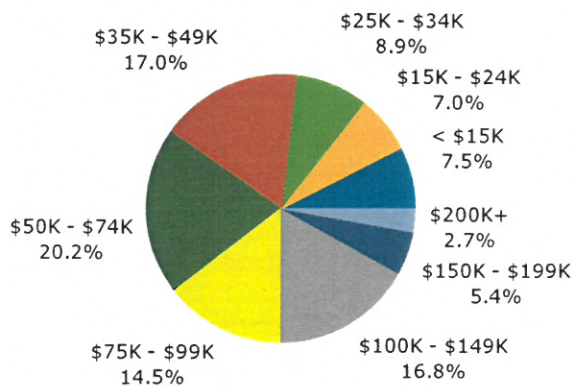
Trends 2016-2021



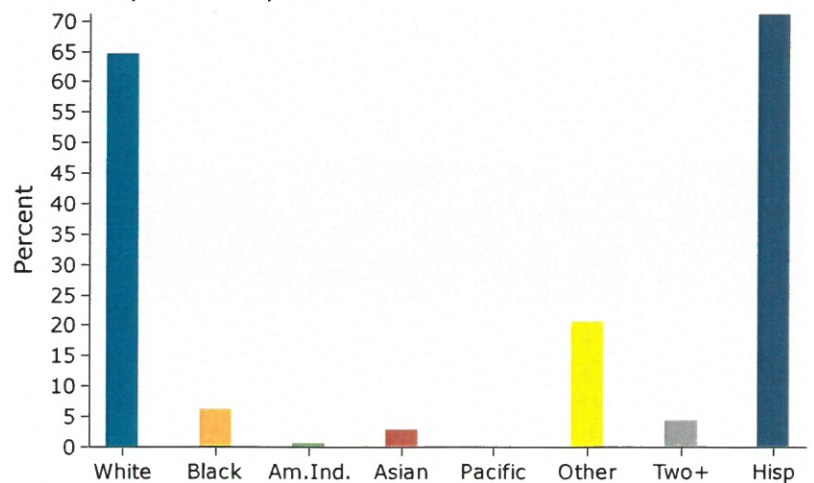
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 25, 2017



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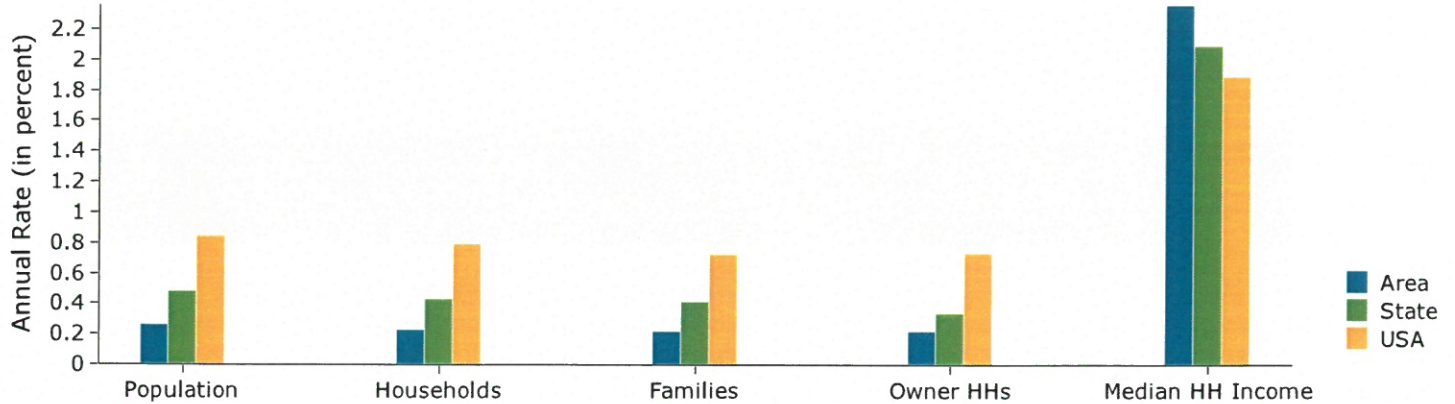
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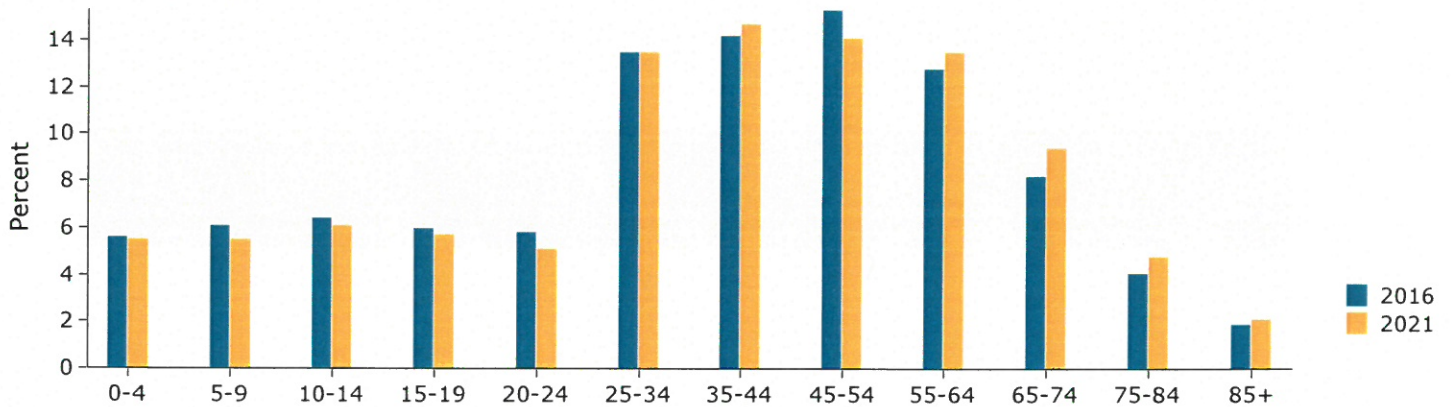
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3 miles

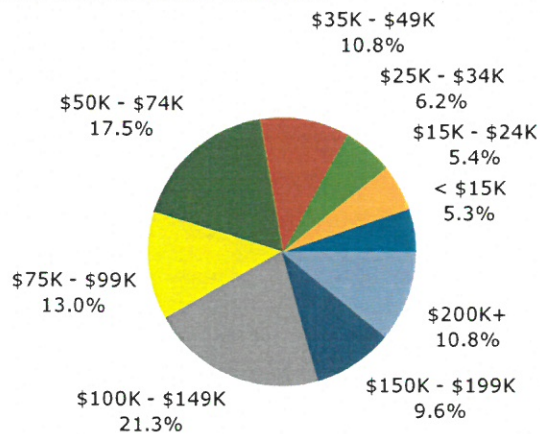
Trends 2016-2021



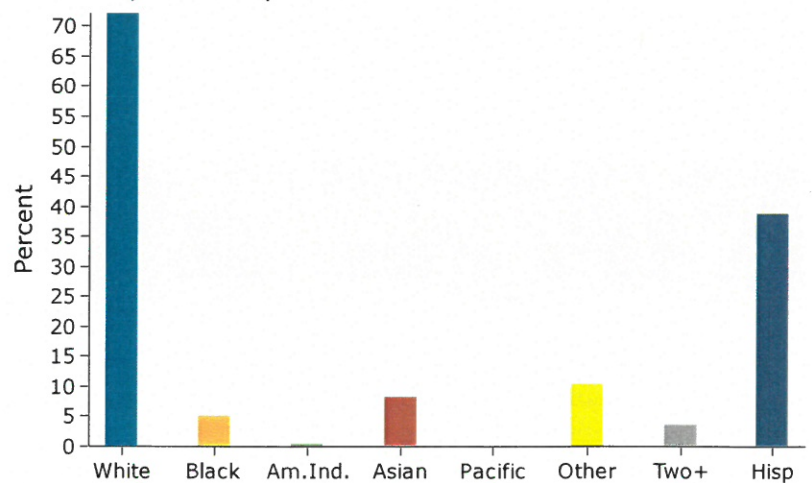
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Comparison Profile

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Rings: 1, 3, 5 mile radii

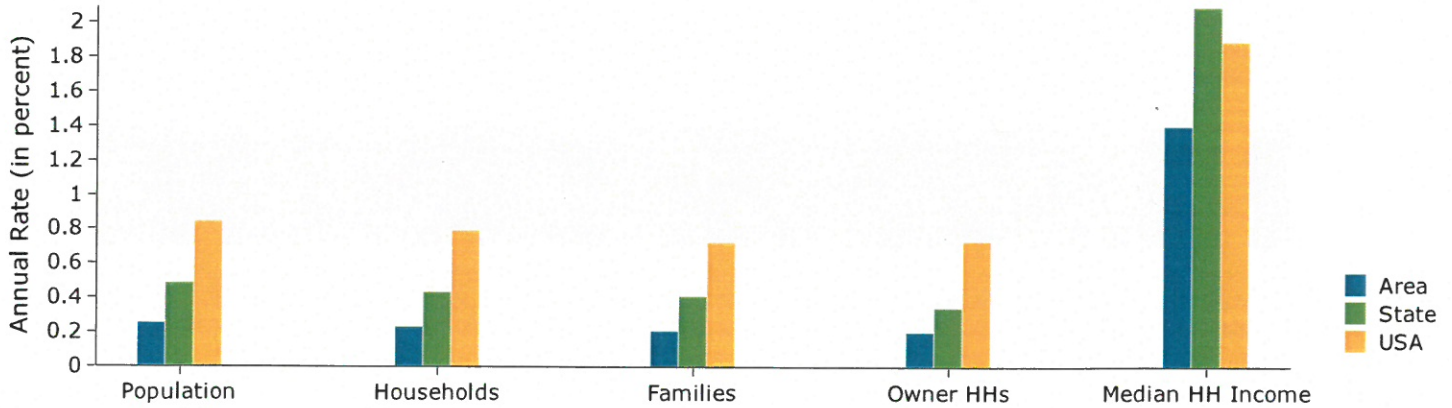
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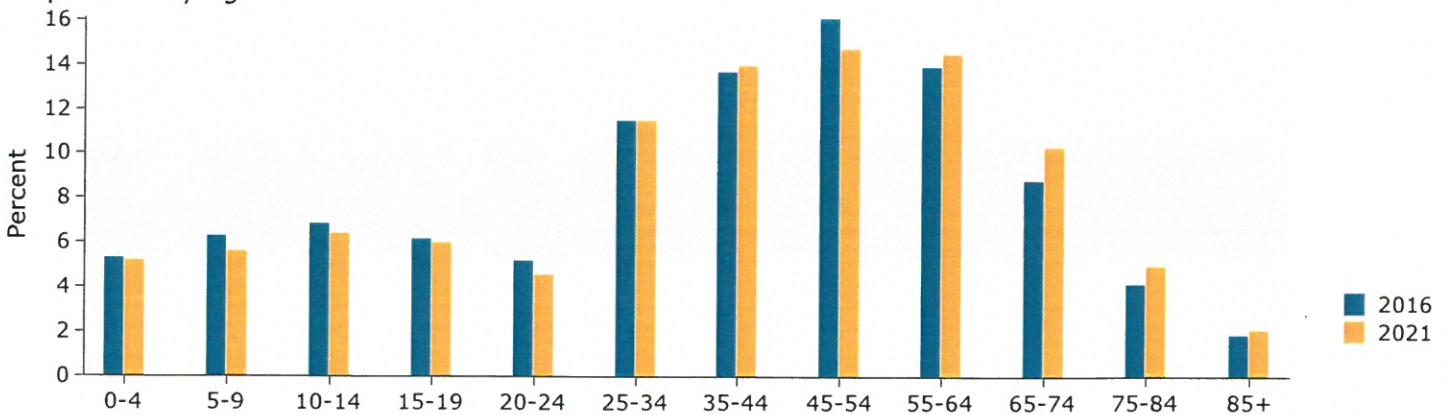
Longitude: -74.56152

5 miles

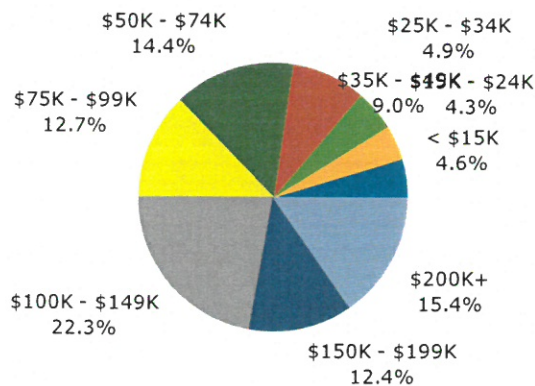
Trends 2016-2021



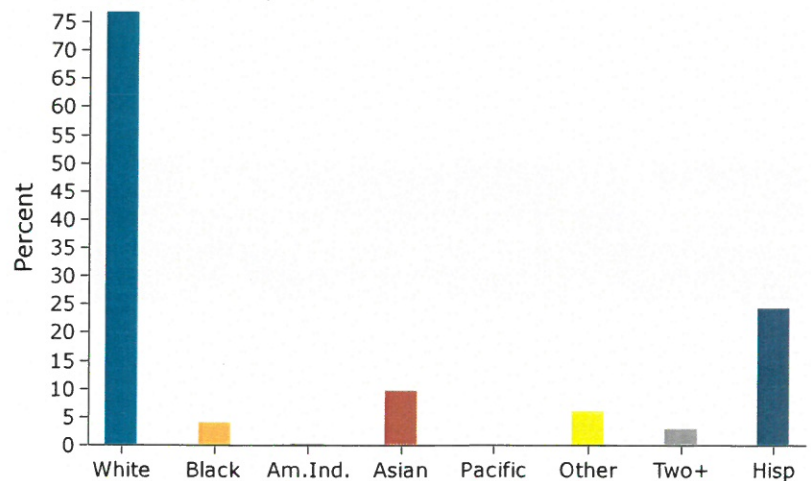
Population by Age



2016 Household Income

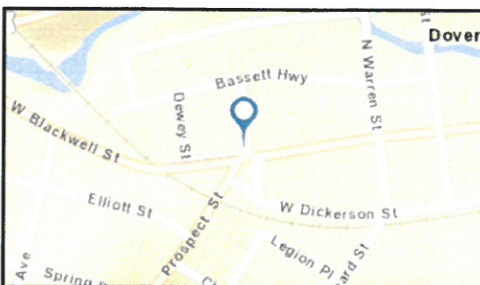
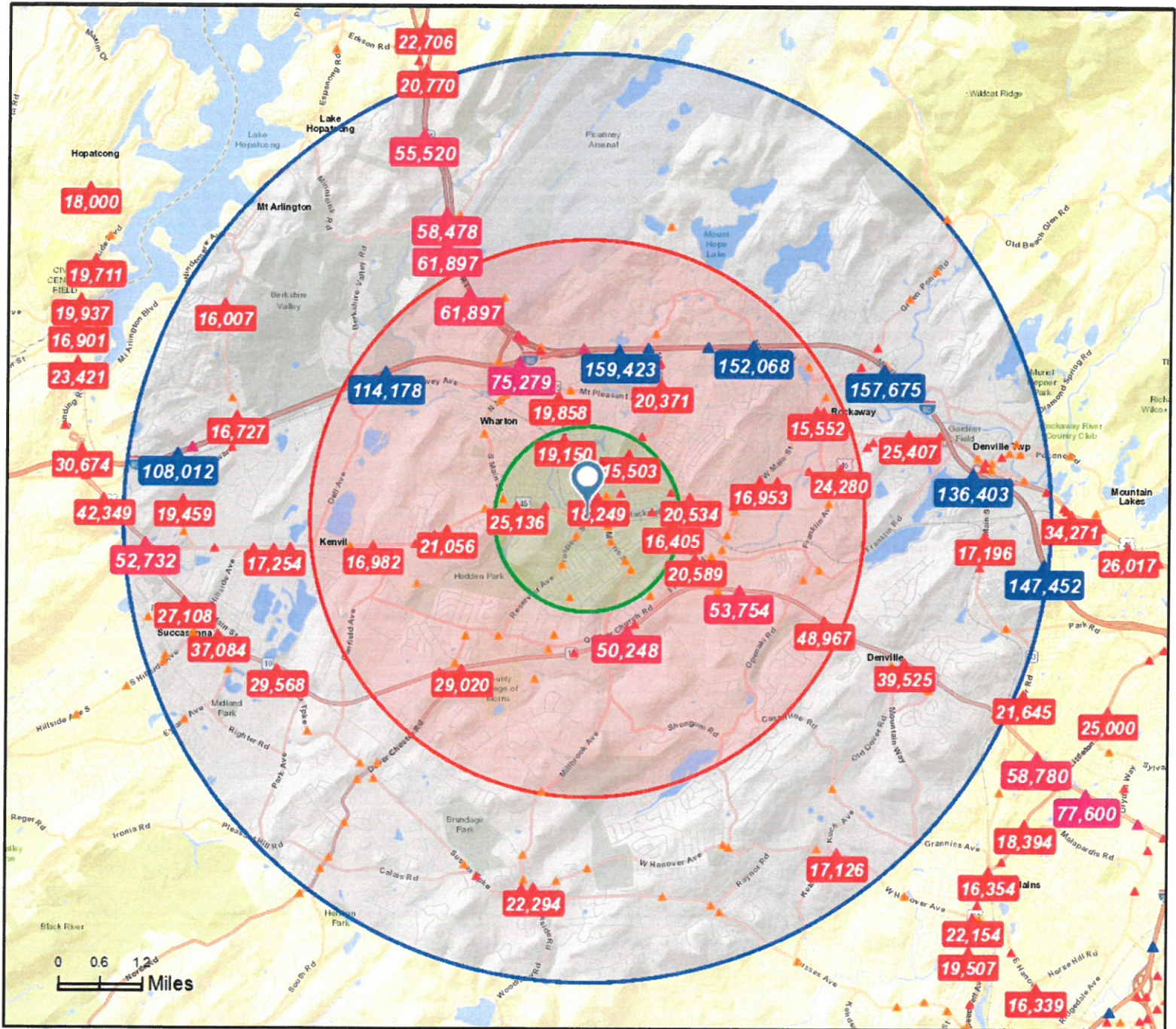


2016 Population by Race



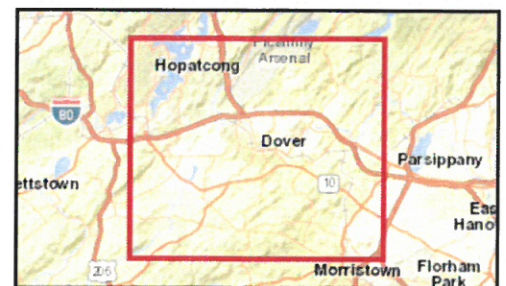
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



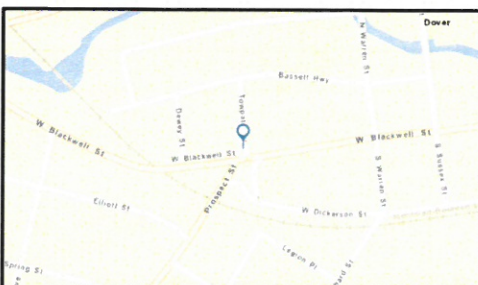
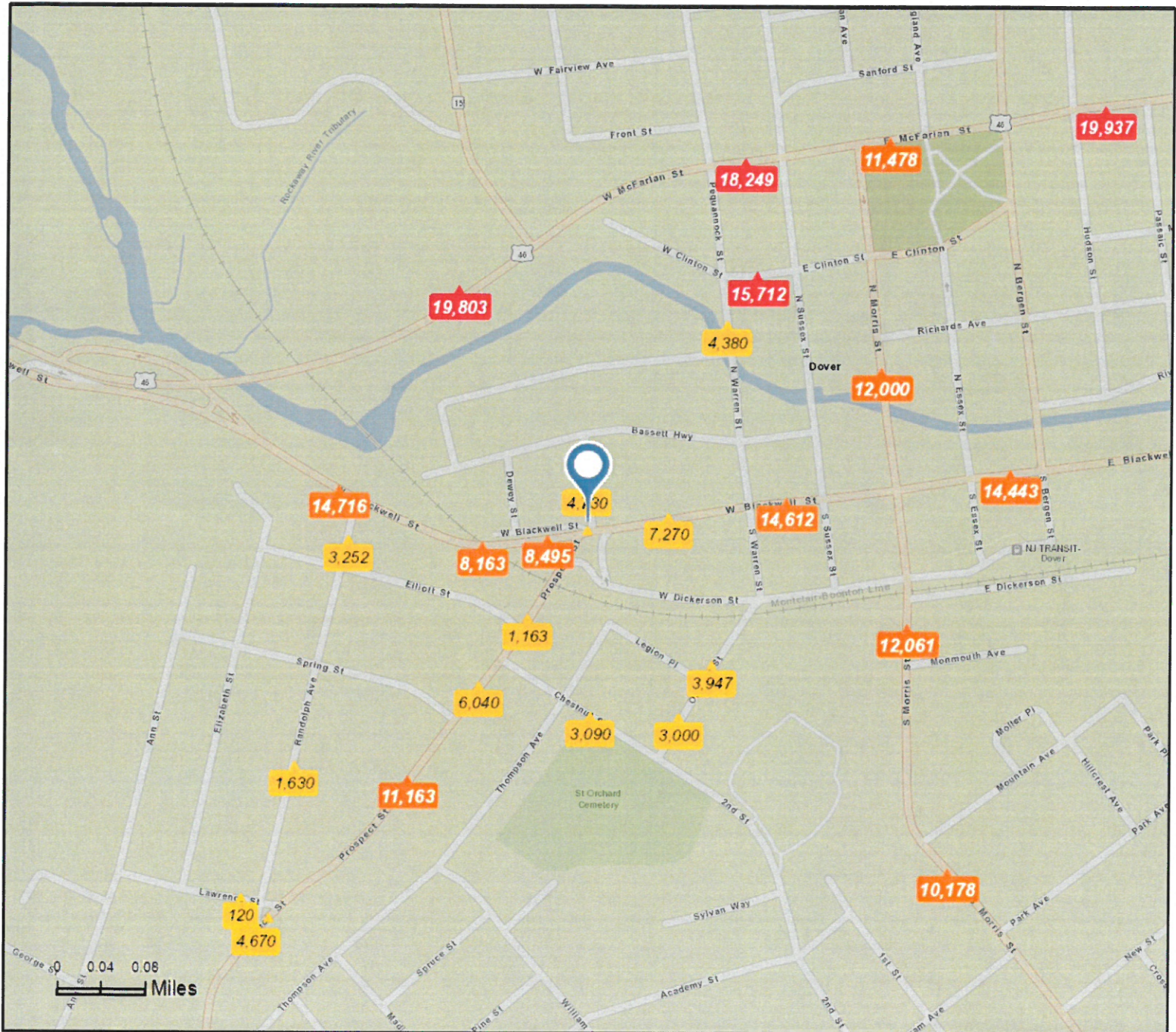
Traffic Count Map - Close Up

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