



www.DowntownDoverPartnership.com

Property address: 1 West Lookerman St. Dover, DE 19901

Downtown location: 6,000 sq/ft landmark property located corner of State & Lookerman Streets in Downtown Dover. Commercial kitchen, bar area, and separate area for private dining currently exist. Space demised for two tenants with separate entries is a consideration.

Dover's vibrant downtown vision includes sidewalk cafes, boutique shopping, healthy lifestyle retail, and gourmet foods and wine, all while serving the local community, a significant college market, and heritage tourism visitors. Enjoy street fairs and seasonal events, live entertainment, unique dining opportunities, small business opportunities, and the historic National Park site immediately adjacent to the downtown business district. "Neighbor" with other entrepreneurs and professionals and join many new, trendy, quality businesses in Downtown Dover – including The Looker, Duck Creek Printing, Sweets & Treats, Puffster's, My Roots, House of Coffi, and more. The City of Dover is Delaware's capital and the second largest city in the First State. It is home to Dover Air Force Base, four colleges, Bayhealth hospital, many significant historical landmarks and cultural attractions, as well as a diverse and interesting central business district. Beautifully landscaped, downtown Dover also possesses a strong legislative and governmental presence and enjoys Downtown Development District designation whereby incentivized redevelopment is taking place.

The Downtown Dover Partnership supports its downtown merchants, encourages physical improvements, and partners with the City of Dover and a host of other downtown entities to incentivize good development and to promote downtown Dover as the "heart of the community" while creating an entrepreneurial-friendly environment.

Learn more about downtown Dover: DowntownDoverPartnership.com and CityofDover.com

Approximate interior square footage of space: 6,000 +/- SF (Can subdivide for multiple tenants.)

Approximate lease rate per square foot: per square foot: \$12

Incentives to prospective tenant by landlord: Open to negotiation

Occupancy: 60-90 days if no major renovations are needed.

Cost estimate for utilities:*

- Electric
- Gas
- Phone
- WiFi or Internet connection
- Water
- Common Area Maintenance (CAM)
- Other

* Separately metered. Cost be based on actual usage by tenant.



We believe prospects especially suitable for this space include:

- Restaurant (some infrastructure/equipment is in place)
- Retail