

**Property address: 131 West Lookerman Street**

**Downtown location:**

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 Lookke, 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 increasingly entrepreneurial-friendly environment.

Learn more about downtown Dover: [DowntownDoverPartnership.com](http://DowntownDoverPartnership.com) and [CityofDover.com](http://CityofDover.com)

**Approximate interior square footage of space:** 2,000 +/- SF

**Approximate lease rate per month:** \$1,500

**Incentives to prospective tenant by landlord:** May be open to negotiation.

**Occupancy:** Depends on extent of fit-out required to suit needs of tenant.

**Cost estimate for utilities:**

- Electric – not included
- Gas- not included
- Phone – available
- WiFi or Internet connection – available
- Water – not included
- Other –



**We believe prospects especially suitable for this space include:**

- Retail (current zoning)
- Café, juice bar, healthy food options, gourmet food and wine