



www.DowntownDoverPartnership.com

**Property address: 147 South Governor's Ave. Dover, DE 19901**

**Downtown location:** Seeking a bakery in an excellent location with large display windows, close to parking, near corner of Governors Ave and Loockerman St. in downtown Dover. "Neighbor" with other entrepreneurs and professionals on a flexible basis and join many new, trendy, quality businesses in Downtown Dover – including The Loocke, Puffster, My Roots, and downtown's newest coffee shop, House of Coffi!

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. Located in downtown Dover, The Green was most recently honored to become part of the First State National Historical Park and is one of the most recognizable and best community spaces in the nation. The beautifully landscaped downtown Dover also possesses a strong legislative and governmental presence, and coupled with the Downtown Development District designation, is poised for increased redevelopment and revitalization as well as growth in the diverse downtown business mix.

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

**Approximate interior square footage of space:** 800 SF

**Approximate lease rate:** \$1,000 per month

**Incentives to prospective tenant by landlord:** Open to negotiation.

**Occupancy:** Depending upon needs of tenant, and intended business use, could be less than 60 days.

**Cost estimate for utilities:\***

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

\* Will be based on actual usage by tenant.



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

- Ideal for bakery/food service, as some existing equipment may be available for use.
- Retail