



www.DowntownDoverPartnership.com

Property address: 7 South State Street Alley, Dover, DE 19901

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 Loocke, 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 and CityofDover.com

Approximate interior square footage of space: 1,000 +/- SF

Approximate lease rate per month: \$1,000

Incentives to prospective tenant by landlord: Open to negotiation.

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

Cost estimate for utilities:

- Electric –TBD
- Gas- TBD
- Phone – available
- WiFi or Internet connection – available
- Water – TBD
- Other –



We believe prospects especially suitable for this space include:

- Retail
- Café, juice bar, healthy food options, gourmet food and wine