



CENTRAL STREET

SITE

DARTMOUTH COLLEGE HWY

CENTRAL STREET

AVAILABLE

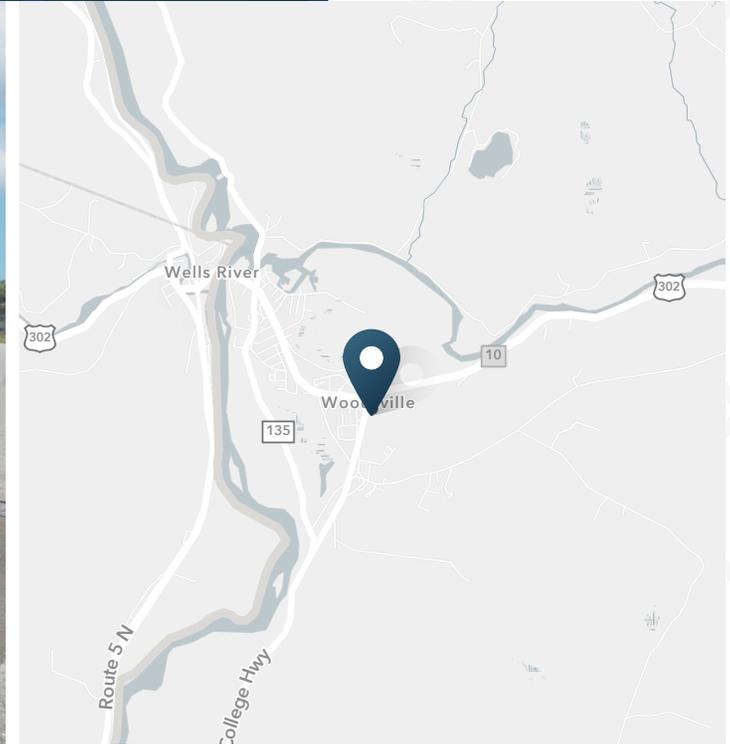
Former Rite Aid

4976 Dartmouth College Highway | Woodsville, NH



Former Rite Aid

4976 Dartmouth College Highway | Woodsville, NH



11,180 SF
Building Size

1.8+/- AC
Lot Size

Partnered with



ABOUT THE PROPERTY

- 11,180 SF Rite Aid Plaza located at the intersection of Dartmouth College Highway and Route 302. Located 0.2 miles from Walmart Supercenter.
- Located at the intersection of Dartmouth College Highway and Route 302.
- Located in the Connecticut River Valley, approximately 30 miles north of Hanover - home to Dartmouth College.

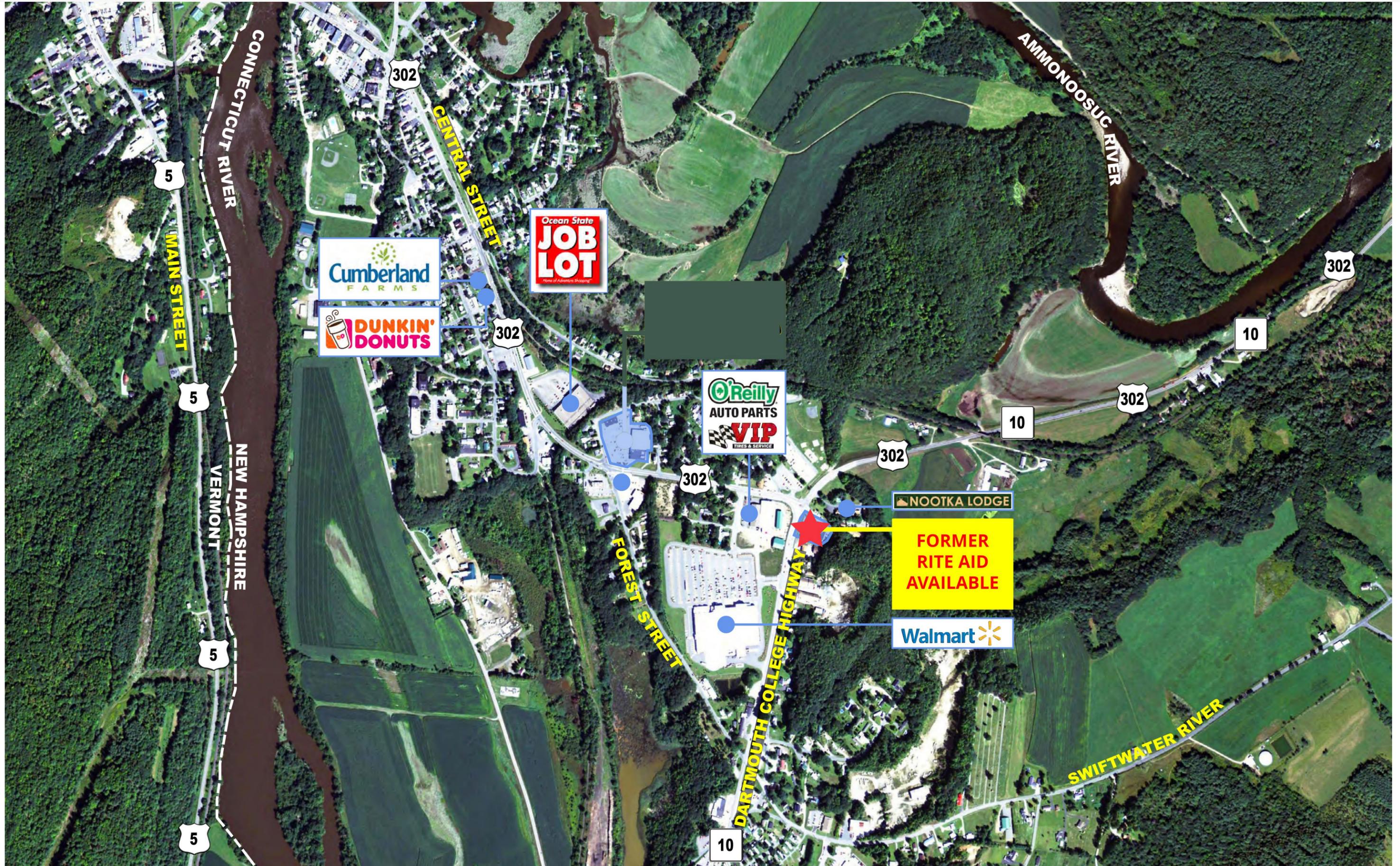
NEARBY RETAILERS



TRAFFIC COUNTS

Dartmouth College Highway	4,345 VPD
US 302	9,389 VPD
Central Street	8,734 VPD

Year: 2021 | Source: Esri



Former Rite Aid

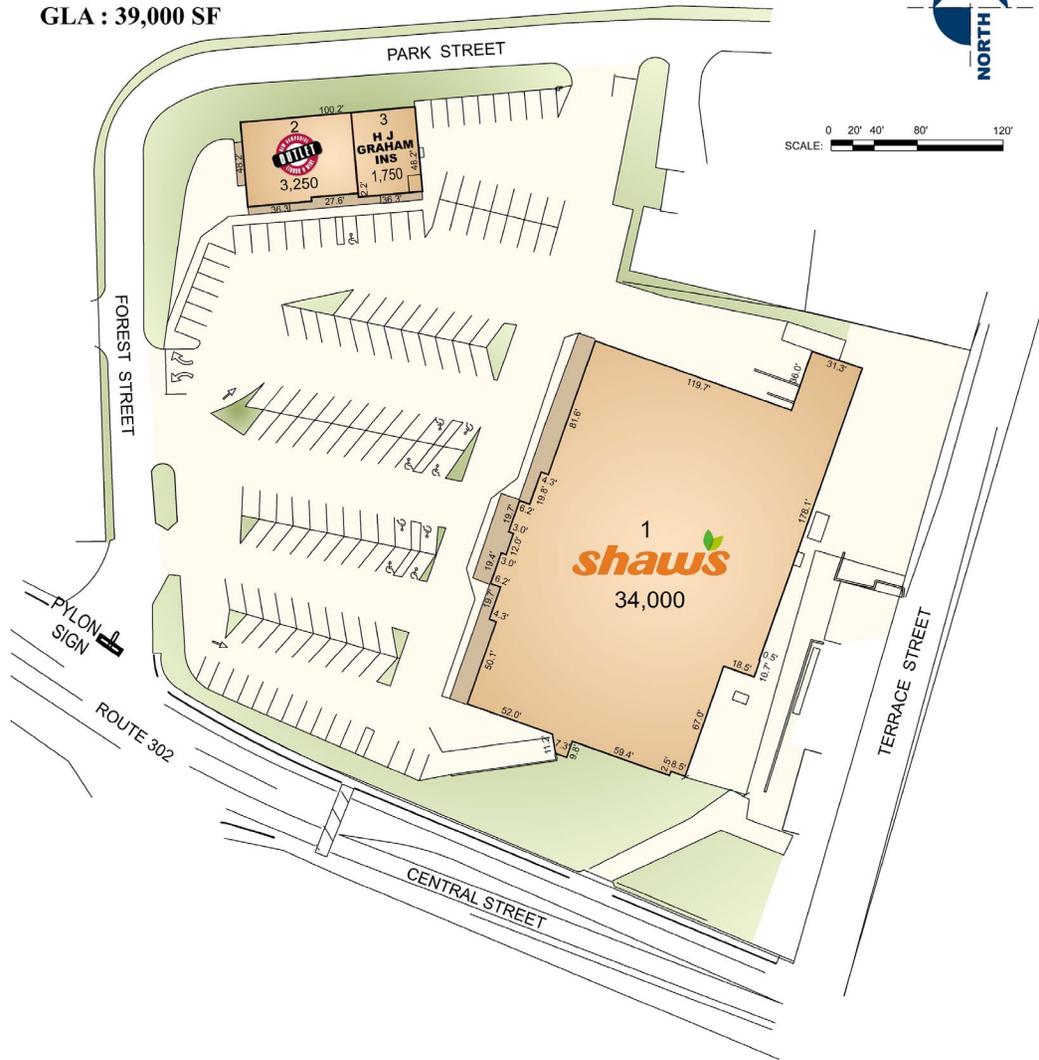
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SHAW'S PLAZA

15 FOREST STREET

GLA : 39,000 SF



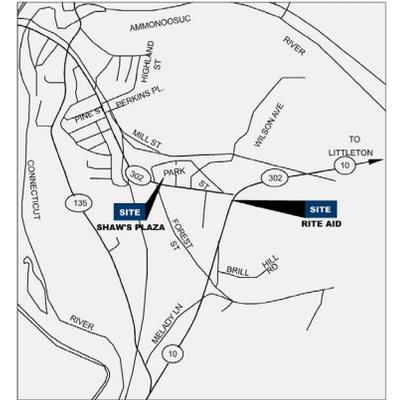
RITE AID

4976 DARTMOUTH COLLEGE HIGHWAY

GLA : 11,180 SF



LOCUS PLAN



KEY LEGEND

AVAILABLE



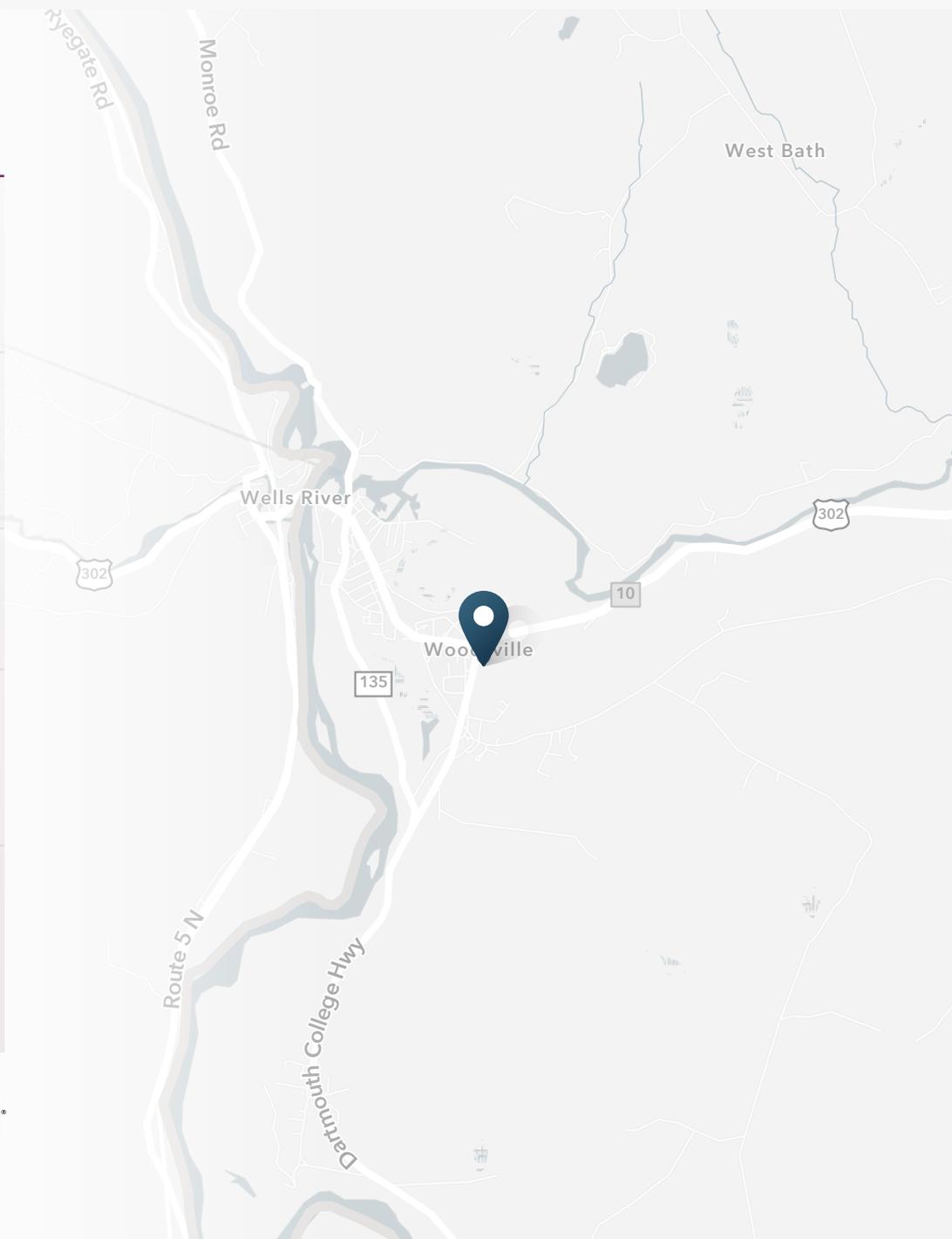
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DEMOGRAPHIC HIGHLIGHTS

Population	5 miles	10 miles	15 miles
2025 Estimated Population	5,512	12,870	24,276
2030 Projected Population	5,495	12,917	24,415
Proj. Annual Growth 2025 to 2030	-0.06%	0.07%	0.11%
Daytime Population			
2025 Daytime Population	4,939	10,484	21,072
Workers	2,241	4,156	9,088
Residents	2,698	6,328	11,984
Income			
2025 Est. Average Household Income	\$87,941	\$94,683	\$99,292
2025 Est. Median Household Income	\$59,775	\$71,230	\$75,775
Households & Growth			
2025 Estimated Households	2,449	5,605	10,416
2030 Estimated Households	2,460	5,665	10,543
Proj. Annual Growth 2025 to 2030	0.09%	0.21%	0.24%
Race & Ethnicity			
2025 Est. White	93%	93%	93%
2025 Est. Black or African American	1%	0%	1%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	5%	5%	6%
2025 Est. Hispanic (Any Race)	2%	2%	2%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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