

# Highly Visible Retail Space for Lease

1461 Hooksett Road, Hooksett NH 03106  
Spaces B1-B2 and B3-B4






## 1,896 sf to 3,864 sf Retail / Office Space for Lease

### About:

Nestled in an attractive park-like setting, Granite Hills Shoppes presents two prime retail spaces that can be combined into a total of 3,864 SF or separated if needed. Located on highly trafficked US 3/NH 28 with 21,000 vehicles per day, the property enjoys excellent visibility and accessibility through a signalized intersection. Both spaces are in move-in ready condition, featuring their own restrooms. This versatile opportunity is ideal for businesses looking for a well-positioned and well-maintained space in a thriving area.

### Contact Details:

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## Property Highlights:

- Signalized Intersection
- Abundant Parking
- Attractive Center in Park-like Setting
- Spaces in excellent condition
- Monument sign with reader board
- Restrooms in place
- Exceptional Visibility to 21,000 Vehicles Per Day

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## Property Details:



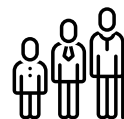
### Population

1 mile: 902  
3 miles: 5,449  
5 miles: 22,789



### Median HH Income

1 mile: \$88,759  
3 miles: \$102,091  
5 miles: \$94,858



### Median Age

1 mile: 36  
3 miles: 38  
5 miles: 37

Traffic Count: 21,000 VPD

**BULDING TYPE** // Retail/Office

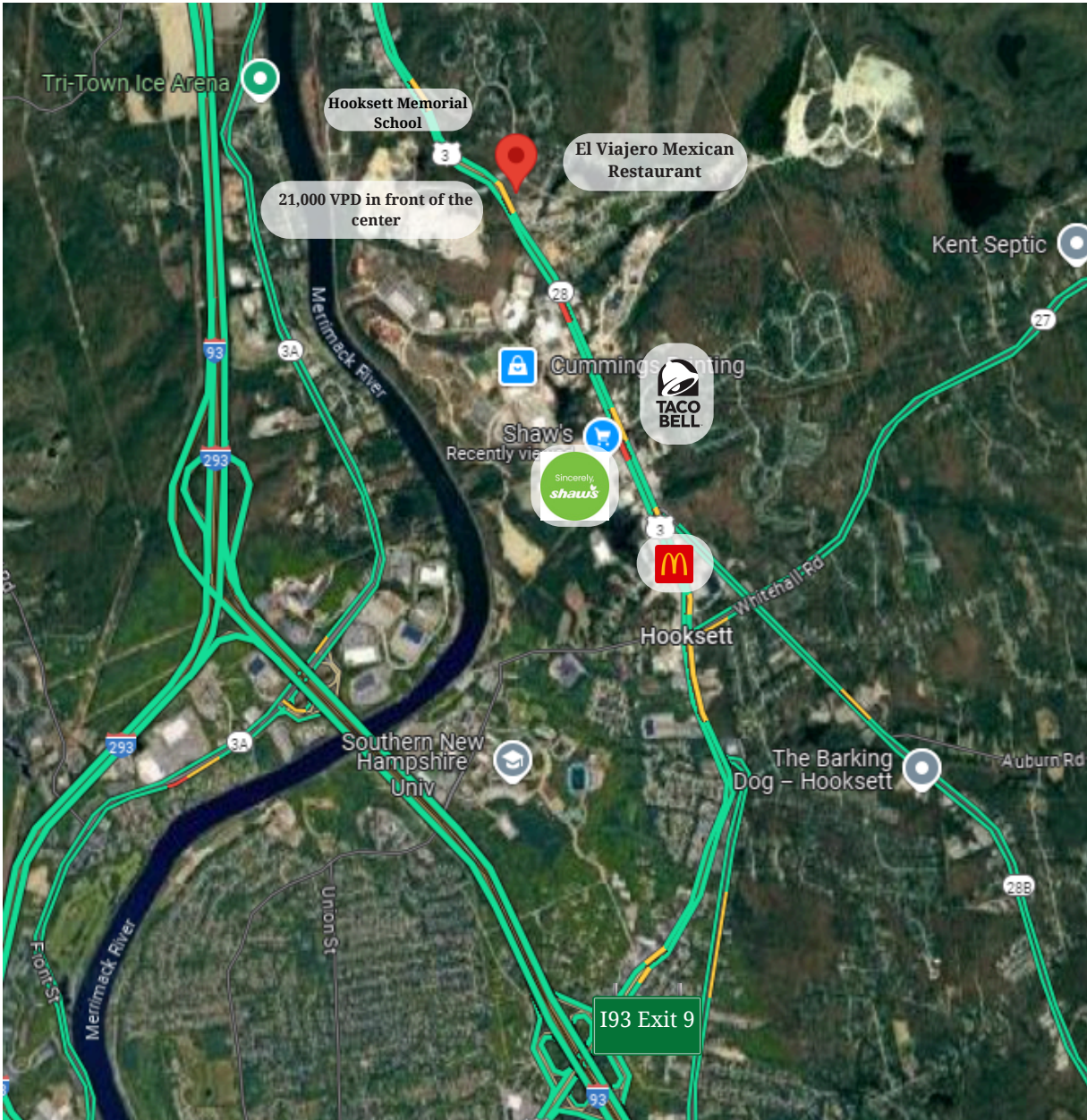
**LEASE RATE** // \$11.50psf + NNN

**ZONING** // Performance Zone

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