



### PROPERTY DESCRIPTION

200 Webster Street in Hanover -- For Lease 2,500 SF of Flex space, Available to lease March 1st -- Currently built out as a tasting room but can be modified for a new tenant. Bring your creative ideas. Prime exposure as seen from Route 3. \$20 per square foot/ NNN. The space has loading dock access. Call the Office to schedule a showing.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	10
Available SF:	2,500 SF
Lot Size:	4.232 Acres
Building Size:	27,988 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	49	203	871
Total Population	147	604	2,522
Average HH Income	\$231,920	\$221,014	\$210,350

#### Matt Curran

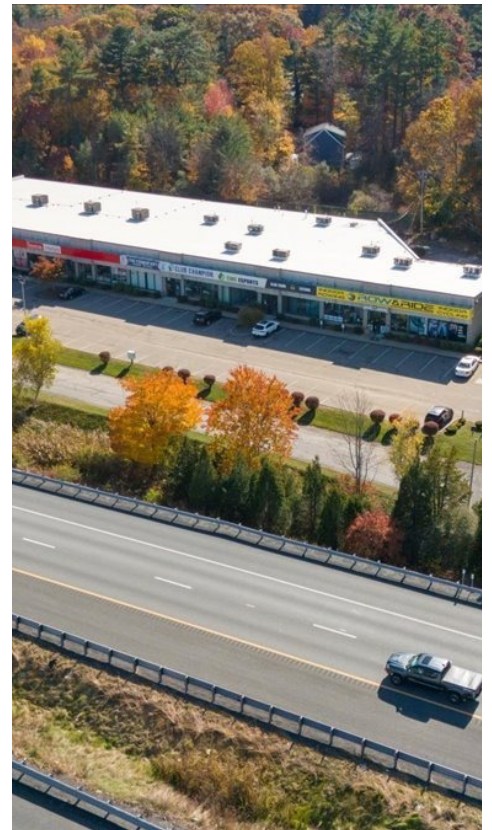
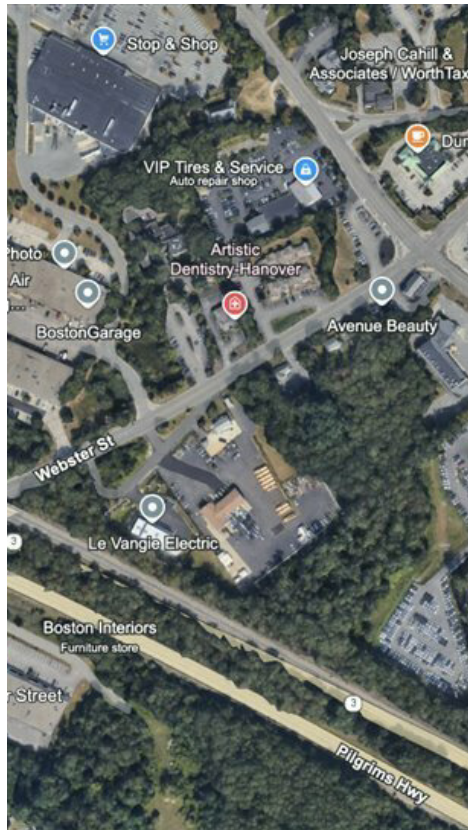
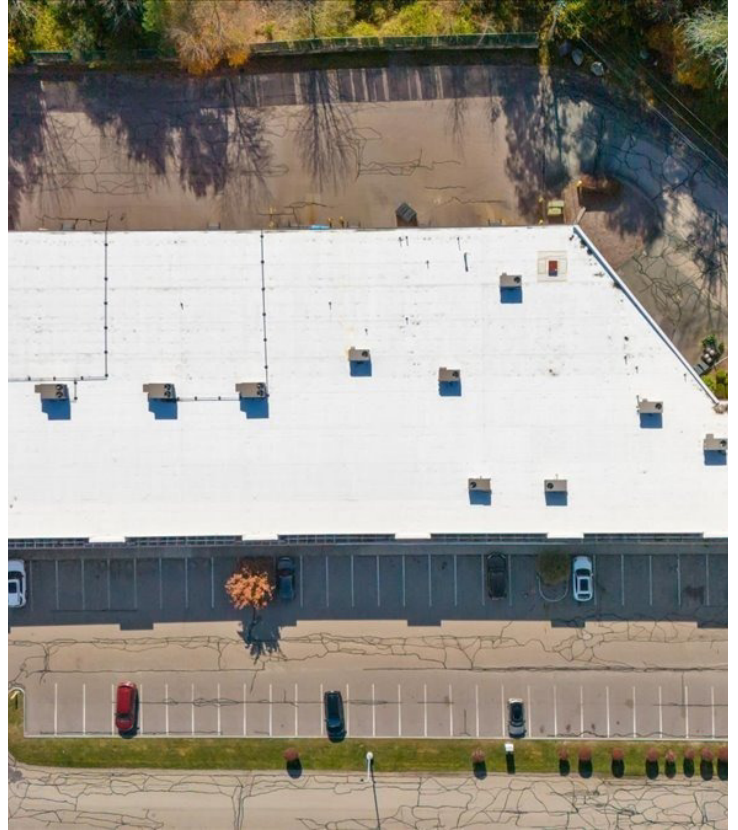
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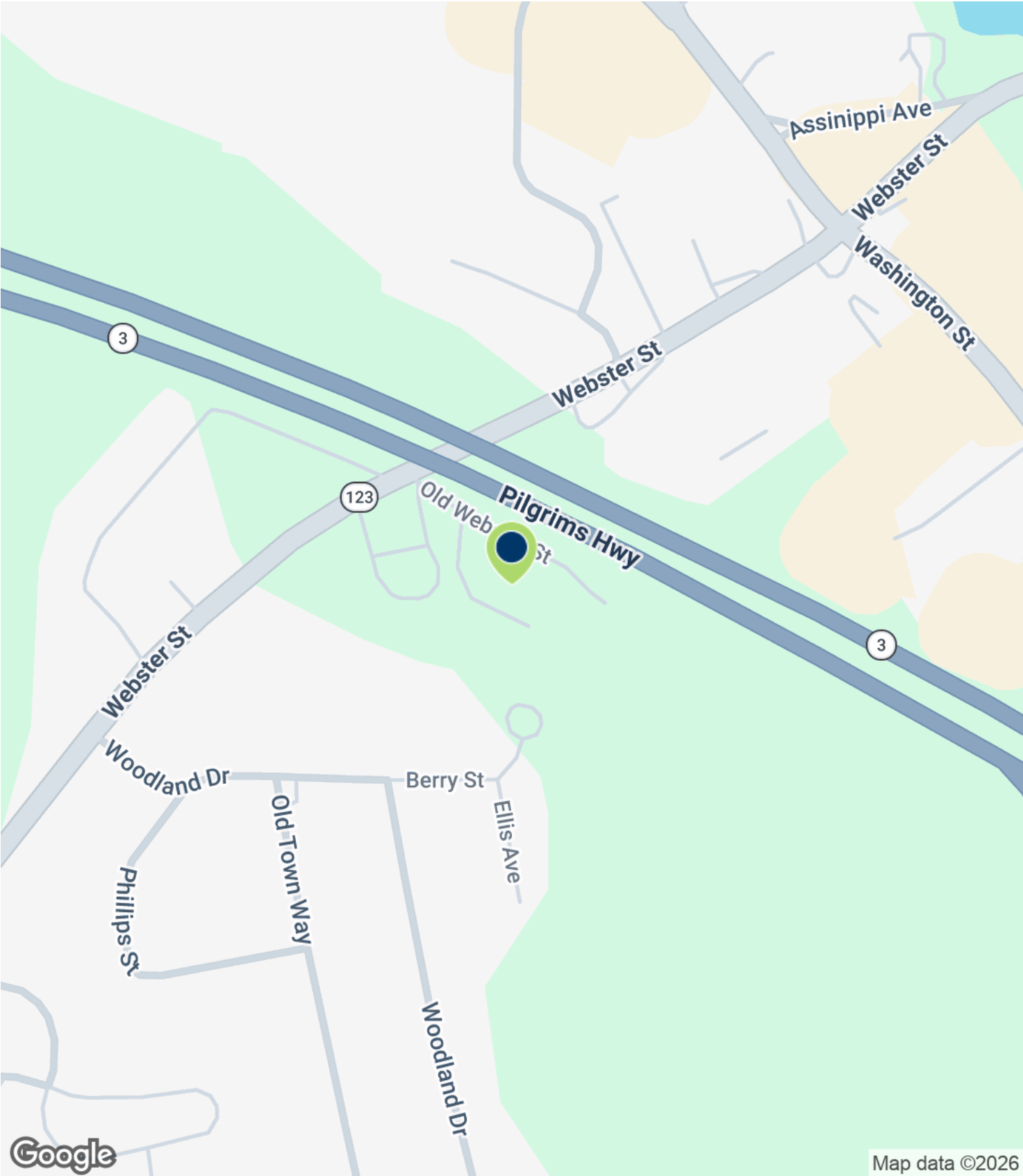
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**UNICORN** BROKERAGE

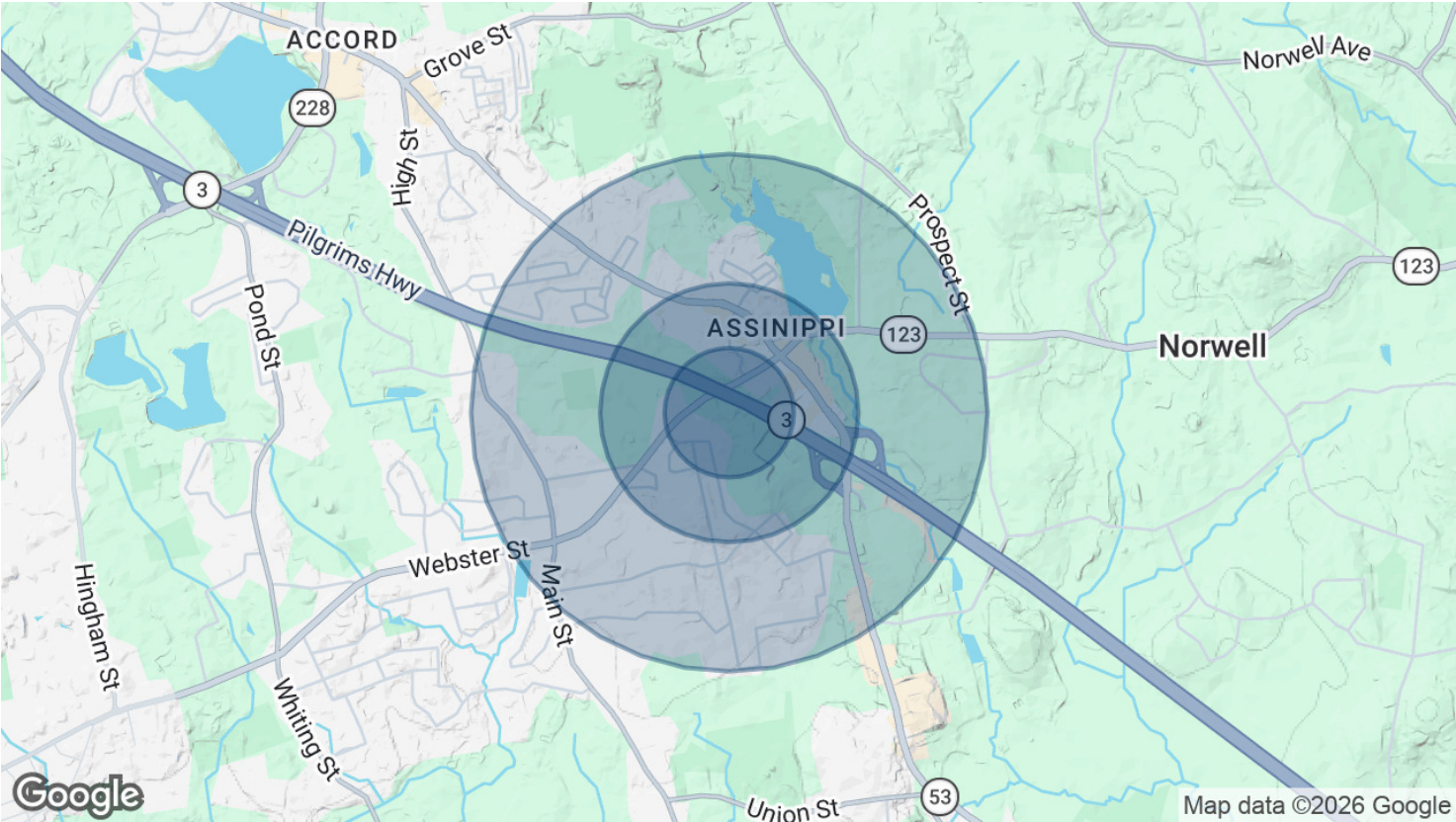


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	147	604	2,522
Average Age	39.1	39.7	39.4
Average Age (Male)	37.3	37.5	36.0
Average Age (Female)	39.3	40.2	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	49	203	871
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$231,920	\$221,014	\$210,350
Average House Value	\$700,508	\$687,123	\$689,260

2023 American Community Survey (ACS)

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