

CLAREMONT PLAZA

216 WASHINGTON STREET, CLAREMONT, SULLIVAN COUNTY, NEW HAMPSHIRE 03743

AVAILABLE FOR LEASE

KEY HIGHLIGHTS

- 59,580 SF GLA Shopping Center on 4 Acres
- Located at a Traffic Signal on New Hampshire Route 103 which is the main thoroughfare between I-95 (Exit 8 is less than 6 miles away) and many State Parks, Lakes and ski resorts such as Mt Sunapee Resort (approximately 16 Miles away)
- Adjacent to Hannaford Supermarket
- Approximately 515 Feet of Frontage on Washington Street
- Large Pylon sign at traffic signal

TRAFFIC COUNTS

- 20,543 AADT on Washington St

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population	12,574	15,273	39,417
Avg. HH Income	\$88,100	\$93,872	\$104,148



1	Aarons - Approx. 95'x80'	7,600 SF	4B	Planet Fitness 84' x 180'	15,087 SF
2	Available 25'x80'	2,000 SF	5	Available 50'x120	6,000 SF
3	Nail Salon 20'x80'	1,600 SF	6	Dollar Tree 82'x120'	9,840 SF
4	Available 111' x 180 Irreg.	16,417 SF			

DAVID ROSEN



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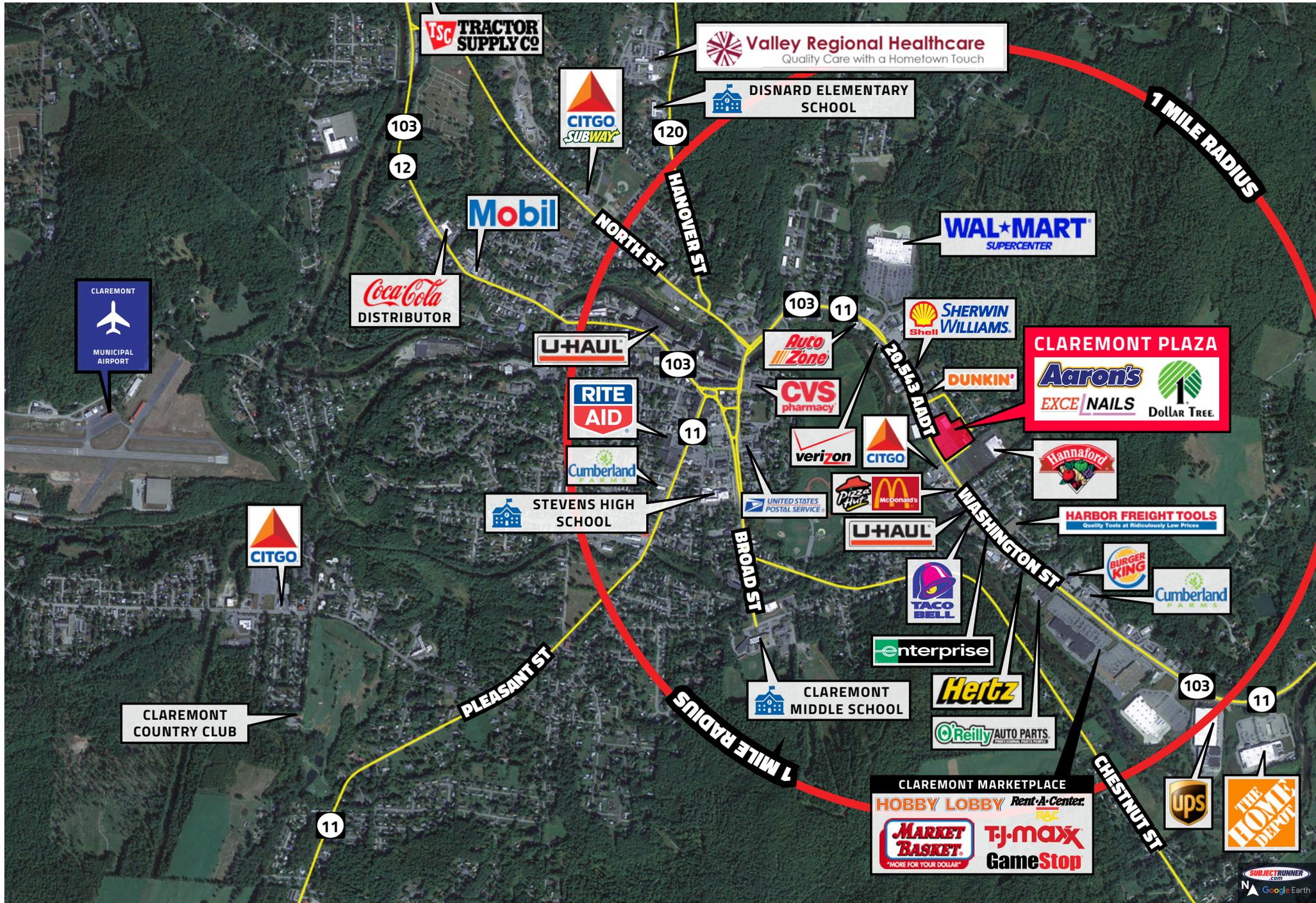
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