

Freestanding Retail Building Available for Lease

155 Bridge Street, Pelham, NH

Existing Bank with Drive Thru - Available 7/1/2025



Property Information

Address:	155 Bridge Street Pelham, NH	Frontage:	275' +/- (155 Bridge Street)
Available Space:	1,418 +/- SF	Water:	Private, well
Total SF:	1,418 +/- SF	Sewer:	Private, septic
Land Area:	2.42 +/- Acres Total	Gas:	Propane (underground)
Parking Spaces:	26 +/- Spaces	Zoning:	B - Business
Parking Ratio:	18 Spaces per 1,000 SF +/-	Year Built:	1983
Traffic Counts:	13,265 +/- VPD on Bridge Street 8,182 +/- VPD on Old Bridge Street	Property Taxes:	\$12,012/yr +/-
		Maintenance:	Tenant to self-maintain
		Insurance:	Tenant to insure

Demographics

	3 Miles	5 Miles	10 Miles
Population:	17,504	78,298	562,645
Households:	6,109	28,088	207,904
Average HH Income:	\$144,481	\$126,564	\$111,873



155 Bridge Street in Pelham, NH is a well-located retail property featuring a 1,418 +/- SF building currently occupied by a financial institution (Citizen's Bank since 1998). Offering exceptional visibility with 275' of frontage on Route 38, this property benefits from high traffic exposure along Bridge St (Route 38), Atwood Rd, and Old Bridge St. This location is surrounded by a wide mix of national and regional retailers including Hannaford, Walgreens, Dollar Tree, Rite Aid, Tractor Supply, Altitude Trampoline, and Chunky's Cinema. Other neighboring businesses include NH Liquor and Wine Outlet, Domino's Pizza, McDonald's, Dunkin Donuts, Enterprise Bank and more. This property has ample parking, with 26 +/- spaces, convenient access at a traffic-controlled intersection, and an existing three-lane drive-thru designed for a financial institution. With strong average household incomes, this area offers a great opportunity for businesses looking to establish or expand their presence.

For Leasing Information:

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SUMMIT REALTY PARTNERS

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Highlights

- Highly visible freestanding building with 275' of frontage on Route 38
- Convenient access at a traffic-controlled intersection
- Existing three-lane drive thru
- \$108MMM in deposits as of 6/30/23 per FDIC
- Surrounded by a wide mix of national and regional retailers including Hannaford, Walgreens, Dollar Tree, Rite Aid, Tractor Supply, Altitude Trampoline, and Chunky's Cinema
- Strong average household incomes

Property Photographs



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