

RETAIL/MEDICAL/VETERINARY/OFFICE FOR LEASE

20 HOMESTEAD PL, ALTON, NH

20 Homestead Place, Alton, NH 03809



PROPERTY DESCRIPTION

Introducing 20 Homestead Place, a prime commercial property located in Alton, NH, offering an unparalleled opportunity for your business. Located between McDonalds and Hannaford, traffic flows right alongside this busy location. The building features customizable layout options and is perfectly suited for various businesses. Suite B just rented, but Suite A is still available for your business. With ample parking and excellent visibility, this location provides the ideal setting for your business to thrive, with flexible leasing options available.

PROPERTY HIGHLIGHTS

- Great Location Between Hannaford and McDonalds
- Great Visibility and Signage
- Flexible Floorplan Suitable for a Variety of Uses

OFFERING SUMMARY

Lease Rate:	\$1750 per month (NNN)
Number of Units:	1
Available SF:	1000 SF
Lot Size:	2.7 Acres
Building Size:	1,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	274	3,203	13,398
Total Population	659	7,770	32,166
Average HH Income	\$128,451	\$129,441	\$113,803

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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The architectural drawings include two elevations and a detailed floor plan.

Elevations:

- Left Elevation:** A long, low profile with a brown roof and yellow walls. It features a central entrance with a small gabled roof, flanked by windows. Dimensions include a total width of 66.7', a height of 8', and a central section width of 3'. A sign area is labeled "#20-A Sign".
- Right Elevation:** Similar to the left, but with a central gabled section. Dimensions include a total width of 36.7', a height of 8', and a central section width of 14'. A sign area is labeled "#20-B Sign".

Floor Plan:

- Suite B (600 sf) Office-Retail:** A large red-shaded area on the left. It includes a "Suite B Entrance", "Tile floor On Cement Slab", and a "30' x 4' Brkr Panel".
- Suite A (1000 sf) Chiropractor-Office:** A large pink-shaded area on the right. It includes a "Suite A Entrance", "Exam / Rehab Area" with "1/2 Height partition walls (by Tenant)", "Reception Area", "Break Room", "Office", and "Locked File Storage".
- Central Core:** Contains restrooms, a "Hot/Cold Water Manifolds", and a "Suite A Coffee bar (by Tenant)".
- Other Details:** The plan shows various doors (French, New), windows, and structural elements like "Smoke/CO2" detectors and "32\" Fire-code Door".

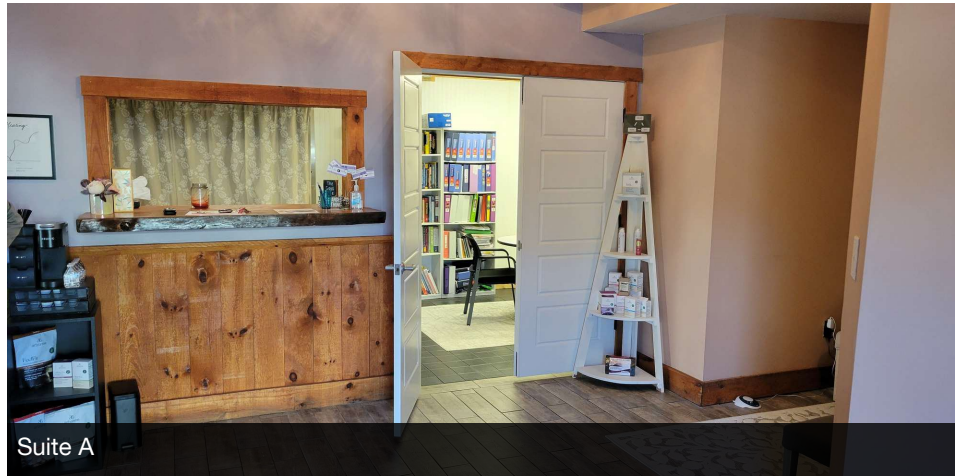
(measurements are approximate)

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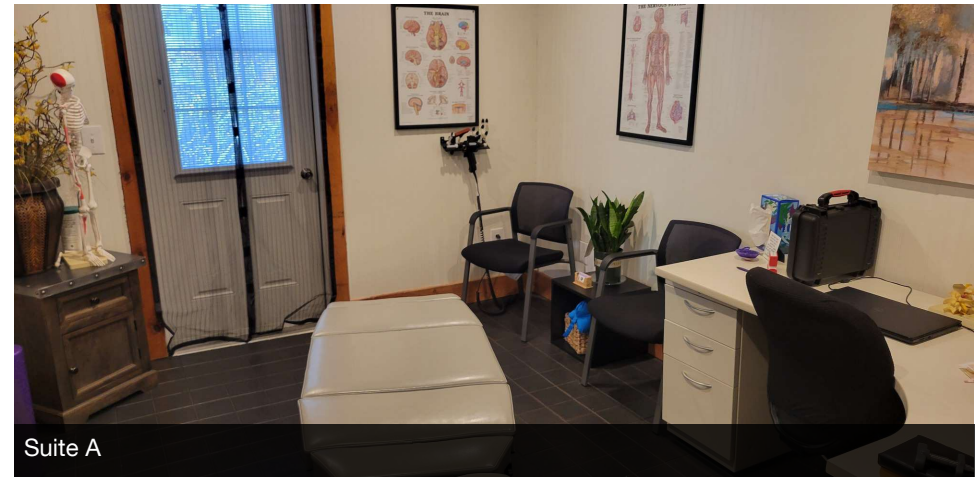
Suite A



Suite A



Suite A



Suite A

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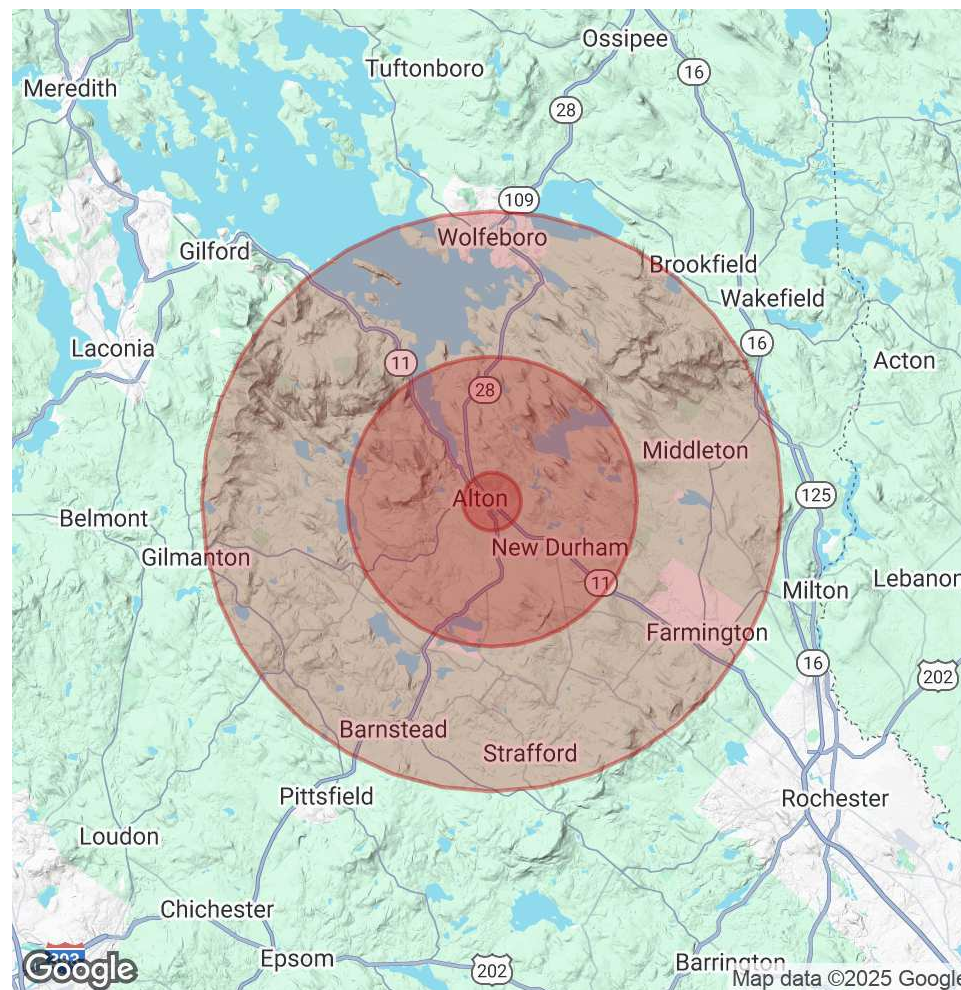
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	659	7,770	32,166
Average Age	48	47	46
Average Age (Male)	48	47	46
Average Age (Female)	49	47	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	274	3,203	13,398
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$128,451	\$129,441	\$113,803
Average House Value	\$428,073	\$412,036	\$398,628

Demographics data derived from AlphaMap



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