

FOR LEASE | RETAIL / RESTAURANT SPACE

LILAC PLAZA | WAKEFIELD STREET, ROCHESTER, NH 03867



Rendering of New Exterior Facade - Coming in 2026!



[VIEW AERIAL TOUR](#)

PROPERTY HIGHLIGHTS

Multiple retail suites are available at Lilac Plaza in Rochester, NH. Under new management, the property is set for exciting renovations and upgrades in 2026, transforming this property into a vibrant retail destination.

- Available spaces range from 950 to 5,000 SF
- Property under new management and undergoing multiple renovations and upgrades in 2026
- High traffic and visibility location - next door to Rochester's brand new Casino and hotel development and across the street from the high school and city offices.
- Opportunity to customize your suite and benefit from the major capital improvements in the works this year
- Plenty of on-site parking
- Ample signage opportunities on pylon sign and on the building
- Lease Rates: \$18.00/SF - \$20.00/SF NNN

FOR LEASE | RETAIL / RESTAURANT SPACE

LILAC PLAZA | WAKEFIELD STREET, ROCHESTER, NH 03867



PROPERTY SUMMARY

AVAILABLE SPACE	Unit 181:	4,200±-5,000± SF	End cap brewery/restaurant space
	Unit 183:	950± SF	In-line retail space
	Unit 187:	1,350± SF	In-line retail space
	Unit 201:	3,250± SF	Convenience store space
ZONING	Highway Commercial		
LEASE RATE	\$18.00/SF NNN - All in-line units \$20.00/SF NNN - Unit 181 (End cap)		
ESTIMATED CAM/TAXES	\$4.37/SF ±		
UTILITIES	Separately metered		
PARKING	Plenty of on-site parking and easy access to each suite		
TRAFFIC COUNTS	11,427± VPD		
RENOVATION TIMELINE	Phase I underway. Parking lot and exterior renovations will begin Summer 2025.		
DELIVERY CONDITION	Opportunity for tenants to customize spaces Vanilla shell - inquire with broker for details		

FOR LEASE | RETAIL / RESTAURANT SPACE

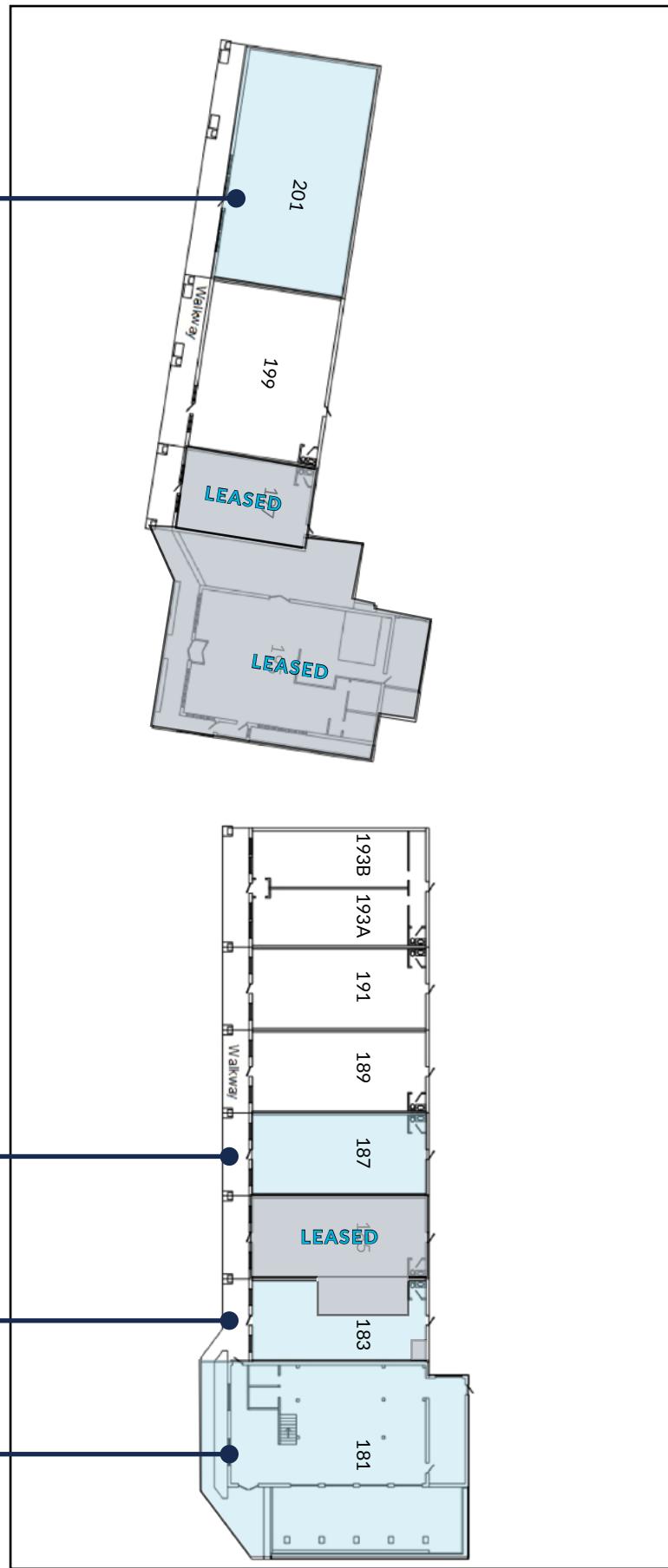
LILAC PLAZA | WAKEFIELD STREET, ROCHESTER, NH 03867



FLOOR PLAN



Unit 201: 3,250± SF
Convenience store



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.



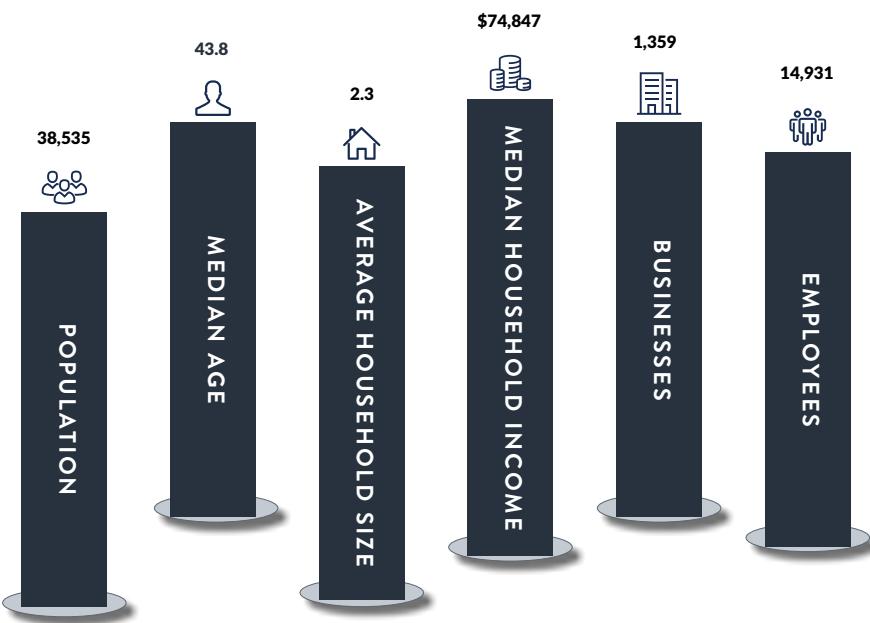
LOCATION OVERVIEW

Rochester, known as the "Lilac City," is a growing community in Strafford County, New Hampshire. Conveniently located along Route 16 (Spaulding Turnpike), it offers easy access to Dover, Portsmouth, and the Lakes Region. The city has a strong mix of residential, commercial, and industrial development, with a revitalized downtown featuring local businesses, restaurants, and cultural attractions like the Rochester Opera House.

Rochester benefits from a business-friendly environment, affordable real estate, and a skilled workforce. Key industries include manufacturing, healthcare, and retail, supported by employers like Frisbie Memorial Hospital and several industrial parks. The city's proximity to the Maine border and the Seacoast region makes it attractive for businesses and residents seeking accessibility and affordability.



DEMOGRAPHICS



CONTACT US



CAITLIN BURKE

Partner

+1 603.570.2680 D
+1 978.302.8197 C
cburke@boulos.com



KENT WHITE

Principal Broker | Partner

+1 603.570.2699 D
+1 603.781.6546 C
kwhite@boulos.com



AUSTIN STEBBINS

Associate

+1 603.570.2692 D
+1 207.530.0022 C
astebbins@boulos.com

©2026 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

<p>Right Now, You Are a Customer</p> <p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p> <p>As a customer, you can expect a real estate licensee to provide the following customer-level services:</p> <ul style="list-style-type: none"> • To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate; • To treat both the buyer/tenant and seller/landlord honestly; • To provide reasonable care and skill; • To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction; • To comply with all state and federal laws relating to real estate brokerage activity; and • To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance. 	<p>To Become a Client</p> <p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p> <p>As a client, in addition to the customer-level services, you can expect the following client-level services</p> <ul style="list-style-type: none"> • Confidentiality; • Loyalty; • Disclosure; • Lawful Obedience; and • Promotion of the client's best interest. • For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord. • For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant. <p>Client-level services also include advice, counsel, and assistance in negotiations.</p>
---	--

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

<p>I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01). I understand as a customer I should not disclose confidential information.</p>			
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer		Date	Signature of Consumer
Date		Date	
Provided by: Name & License #		(Name and License # of Real Estate Brokerage Firm)	
<p>_____ consumer has declined to sign this form (Licensees Initials)</p>			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-g)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.