



For Lease

# Retail/Flex/Medical

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## 142 Main Street Salem, NH

### Property Highlights

- Former Rite Aid located on Main Street in Salem, NH
- Unit is 12,000± SF and consists of wide open space, a walled pharmacy counter, a private office, an ADA compliant restroom, a break room, and a large storage room with controlled access
- Ideal for retail, medical, sports facility, restaurant/sports bar, or brewery
- 200'± of frontage on Salem's main commuter corridor
- Surrounding neighbors include a variety of businesses such as banks, pizza shops, breakfast restaurants, dry cleaners, and more
- Desirable downtown location near The Depot, South Broadway/Route 28 intersection, Tuscan Village, and I-93, Exit 2

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## Specifications

Address:	142 Main Street
Location:	Salem, NH 03079
Building Type:	Retail/flex/medical
Year Built:	1970
Total Building SF:	32,000±
Available SF:	12,000±
Floors:	1
2024 Traffic Count:	10,106± AADT per NHDOT
Utilities:	Public water & sewer Natural gas; rooftop HVAC
Zoning:	CI-C
Parking:	107± on-site spaces
Clear Height:	20'± (rafters)
Column Spacing:	20' x 40'
Sprinklers:	Wet system
Power:	400A; 208V; 3 phase
2025 Est. NNN Expenses:	\$5.58 PSF • CAM: \$3.08 • Taxes: \$2.50
Lease Rate:	\$17.00 NNN

