



**FOR LEASE RETAIL/OFFICE**

**80 Lafayette Rd**

**80 LAFAYETTE RD**

Hampton Falls, NH 03844

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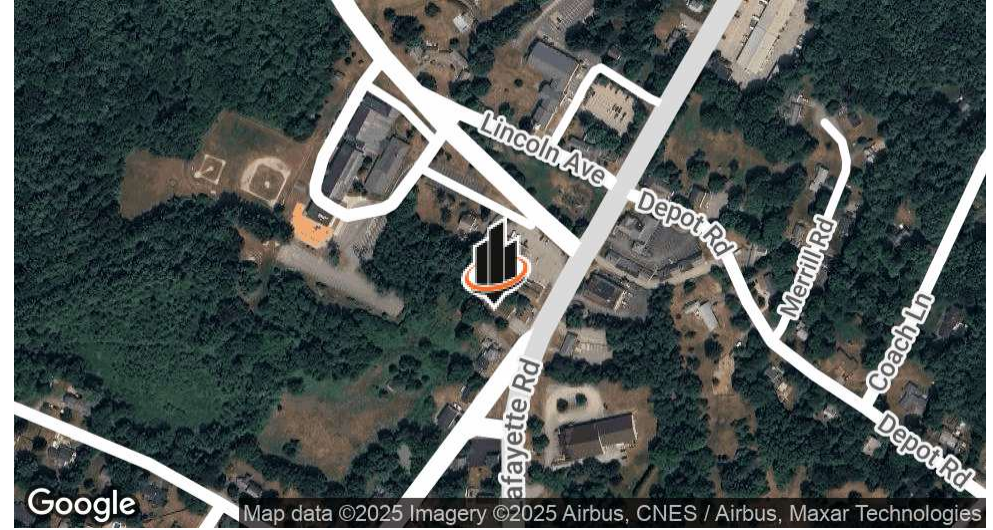
**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	4,000 SF

## PROPERTY DESCRIPTION

Discover a prime leasing opportunity right on Lafayette Road. This historic building boasts exceptional woodwork, architectural detail, and wide-open space, perfect for retail or office environment. With high visibility and a substantial traffic count, your business will be prominently showcased. The property spans two floors, offering expansive open areas, along with a bathroom and two offices, providing flexibility for various business types—whether retail, studio, or office. Ample parking is available for your clients, ensuring easy access. Combining vintage charm with modern amenities, this property is the perfect place to bring your business vision to life. Don't miss the opportunity to establish your brand in this exceptional commercial space!

## PROPERTY HIGHLIGHTS

- Prime location on Lafayette Rd
- High visibility 24,000 VPD
- Ample parking for customers
- Spacious retail floor area
- Proximity to I-95 connecting to Maine and Massachusetts

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**SVN | THE MASIELLO GROUP** 2

## ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS**



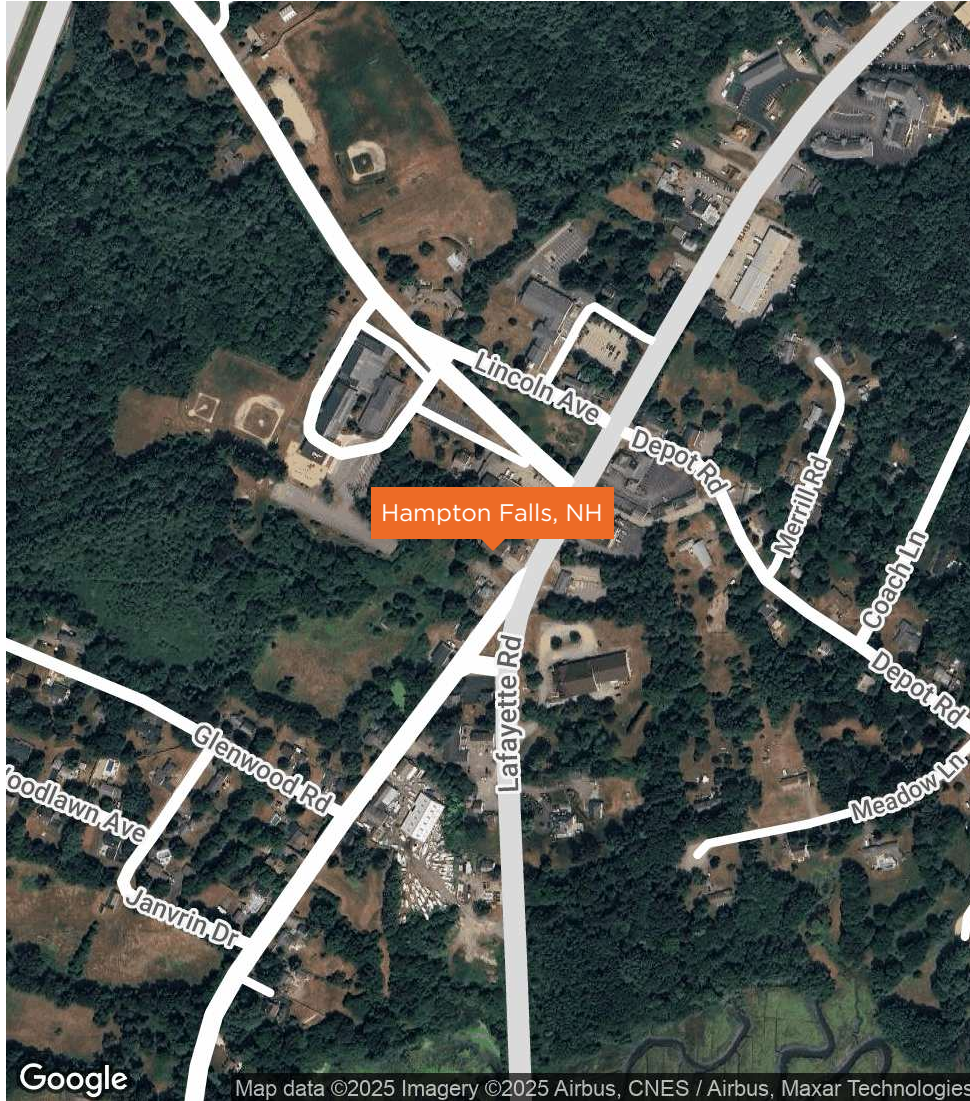
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## CITY INFORMATION



## LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Hampton Falls, surrounded by a thriving retail scene, charming boutiques, and an array of popular local attractions. The property is Right on Lafayette Road with a convenient access to I-95 providing a direct link to Hampton, Portsmouth, as well as neighboring Massachusetts, ensuring a steady flow of visitors and potential customers. With its dynamic atmosphere and diverse offerings, the area presents an exceptional opportunity to position your business at the heart of Hampton Falls' lively retail landscape.

## LOCATION DETAILS

<b>COUNTY</b>	Rockingham
<b>NEAREST HIGHWAY</b>	I-95
<b>NEAREST AIRPORT</b>	Pease International Airport

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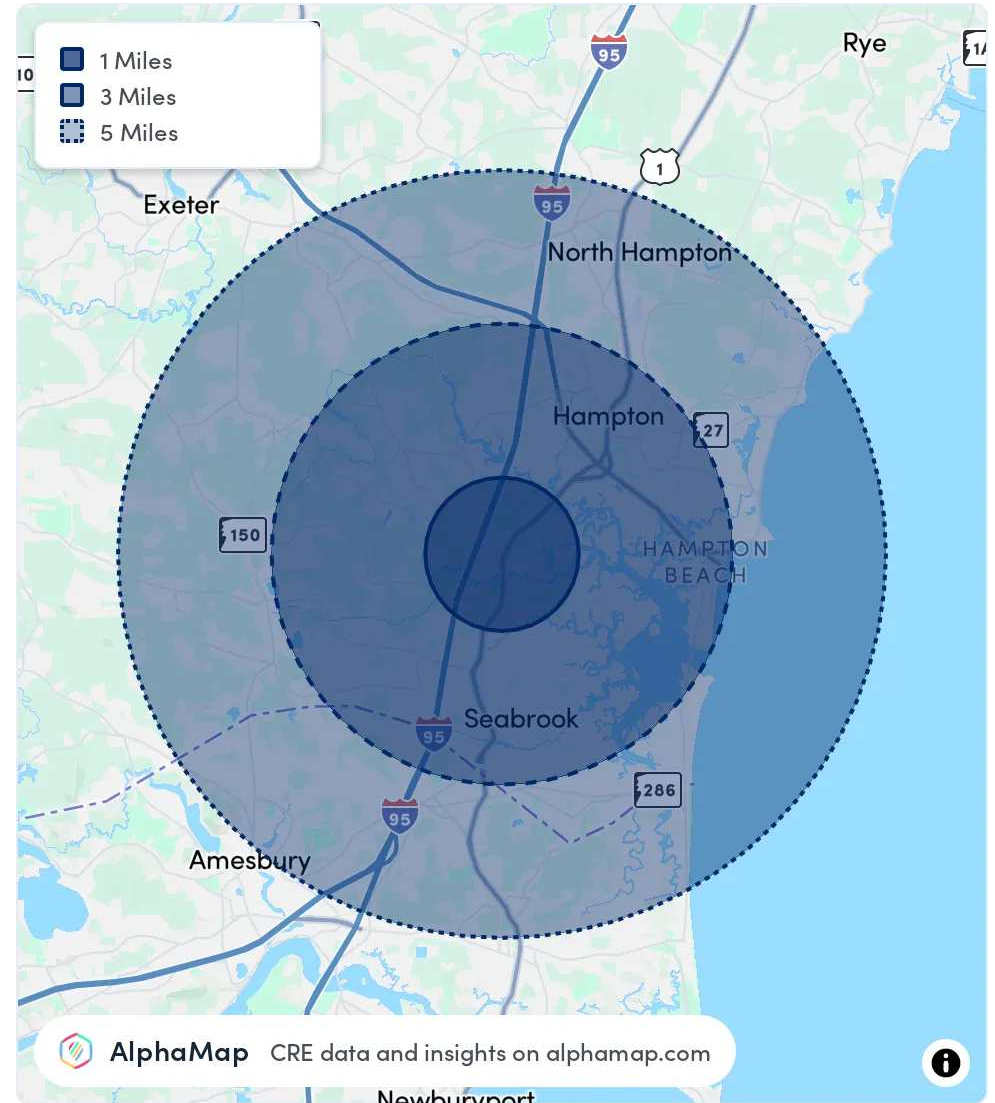
# AREA ANALYTICS

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	947	19,466	46,170
AVERAGE AGE	46	48	47
AVERAGE AGE (MALE)	45	47	46
AVERAGE AGE (FEMALE)	47	49	48

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	377	8,702	20,472
PERSONS PER HH	2.5	2.2	2.3
AVERAGE HH INCOME	\$157,632	\$132,509	\$136,302
AVERAGE HOUSE VALUE	\$696,853	\$574,894	\$591,373
PER CAPITA INCOME	\$63,052	\$60,231	\$59,261



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