

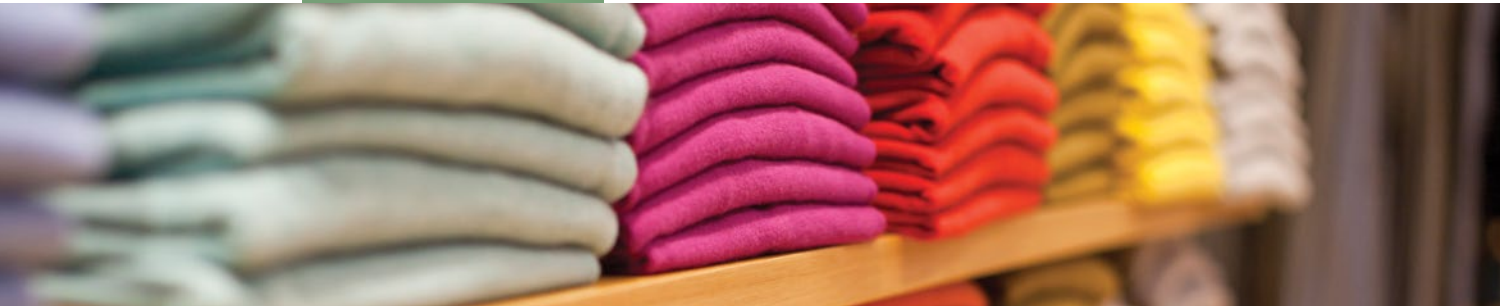


# FAIRBANKS PLAZA

420 West Street  
Keene, NH 03431

KOHL'S • ALDI • FAMOUS FOOTWEAR • WALGREENS





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Fairbanks Plaza is a well-located 143,000 square foot open-air center featuring a mix of national and regional tenants including Kohl's, ALDI, Famous Footwear, and Walgreens.

### LOCATION

The Keene market serves as the region's retail hub, and the plaza is well located at its center. It has convenient, easy access and excellent visibility from heavily traveled regional roadways, Franklin Pierce Highway (State Routes 9 and 10), and West Street.

### TRAFFIC COUNTS\*

**State Route 9:** 14,606 ADT

**State Route 10:** 29,152 ADT

**West Street:** 17,018 ADT

\*(2019 SitesUSA)

### TRADE AREA

In addition to Keene residents, the center serves the nearly 5,600 college students at Keene State College and Antioch University, all the surrounding towns in the Monadnock region, and, with its tax-free shopping, southeastern Vermont and portions of north central Massachusetts.

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## 2018 ESTIMATES

	5 MILES	10 MILES	15 MILES
<b>Population</b>	28,590	42,916	72,779
<b>Average HH Income</b>	\$86,656	\$89,310	\$84,545
<b>Median Age</b>	39.4 yrs	41.5 yrs	42.9 yrs
<b>Daytime Demographics (Total Employees)</b>	26,500	29,200	44,811

(2018 SitesUSA)

## COLLEGE STUDENT POPULATION

**Keene State College:** 4,383

**Antioch University:** 1,200

## KEENE'S TOP EMPLOYERS

**Dartmouth-Hitchcock**

**Keene Clinic:** 1,500

**C&S Wholesale Grocers:** 1,200

**Keene School District:** 1,198

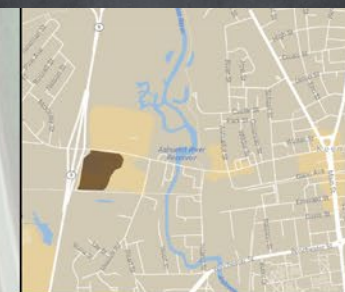
**Keene State College:** 933

**Smith Industrial Medical  
Systems:** 480

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NH ROUTES 9 10 12

## LEASE PLAN

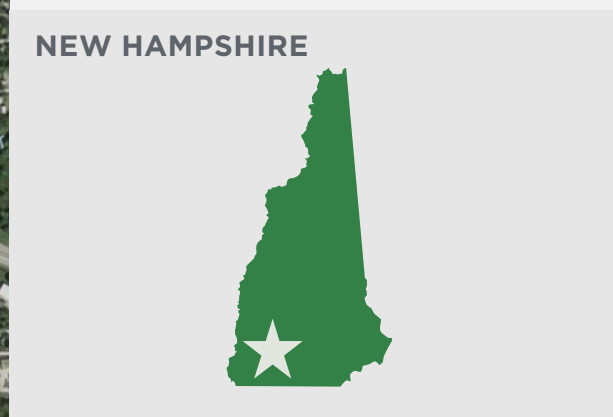
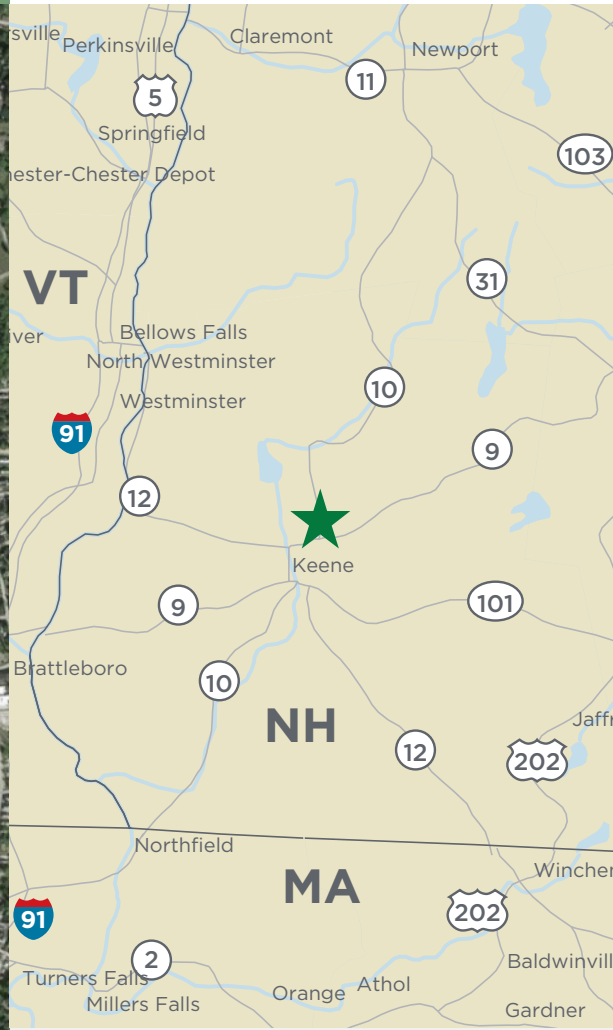
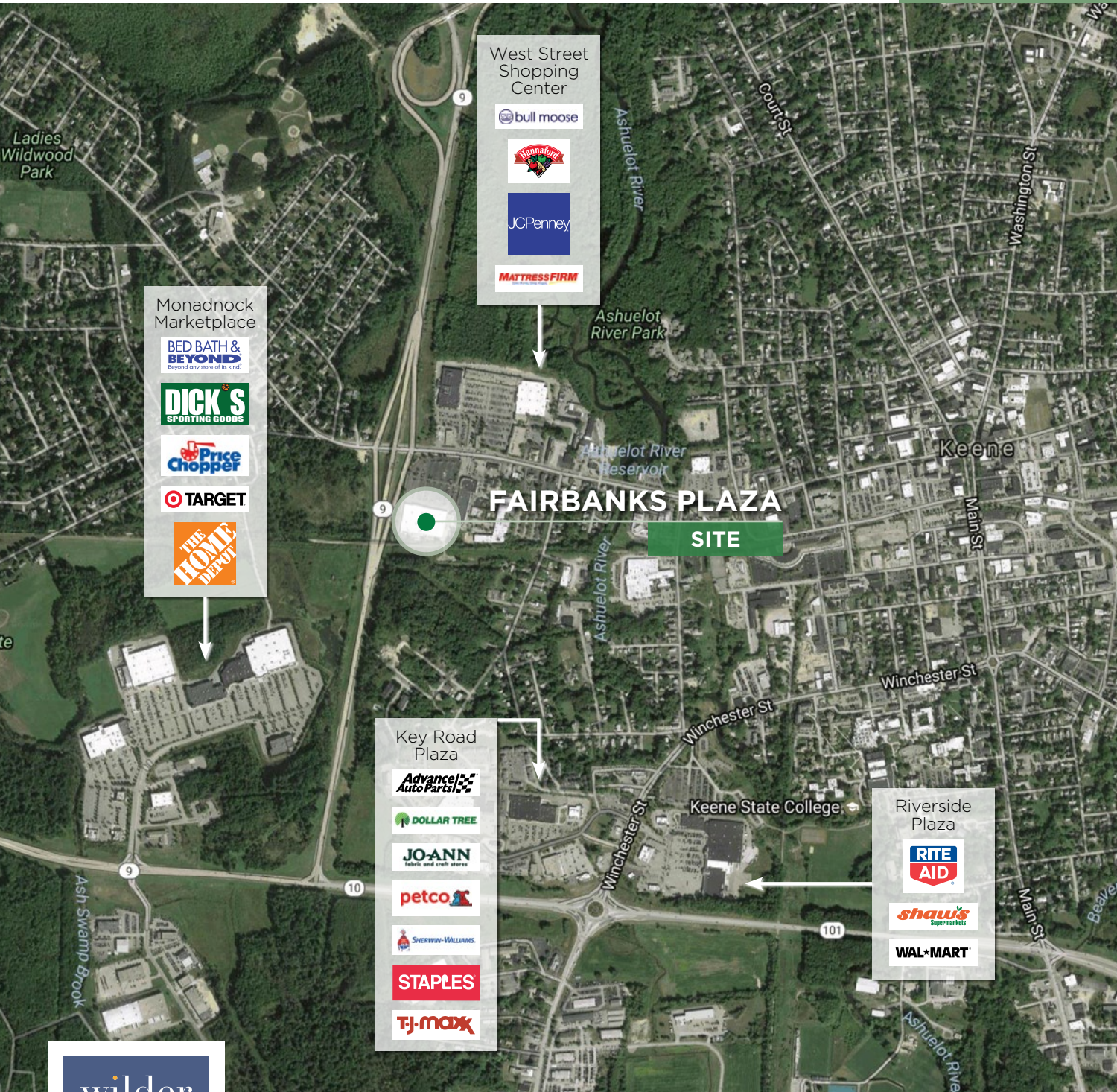
# LP-11

August 20, 2019

 OCCUPIED SPACE

 AVAILABLE SPACE









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### ABOUT WILDER

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.

### FOR MORE INFORMATION

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