

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



### PROPERTY DESCRIPTION

Now available, multiple spaces for lease at The Village at Paugus Bay in Gilford. A unique property with 70 residential units right on Route 3 and across from Paugus Bay on lake Winnepesaukee. Great location with a lot of potential for retail, office and restaurant space. Several sizes and configuration available, ranging from 300 SF to 4,500 SF with plenty of parking and amenities. Don't miss an excellent opportunity for your new business. Call us now!

### PROPERTY HIGHLIGHTS

- Great location off Route 3 with over 8,000 VPD
- Several sizes and configuration available
- Plenty of parking for your clients
- Newly renovated and ready to move

### OFFERING SUMMARY

Lease Rate:	\$16.00 - 26.00 SF/yr (Gross)
Number of Units:	29
Available SF:	300 - 3,905 SF
Lot Size:	7.37 Acres
Building Size:	63,383 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,223	8,323	15,484
Total Population	1,698	13,129	24,515
Average HH Income	\$55,917	\$60,247	\$58,220

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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

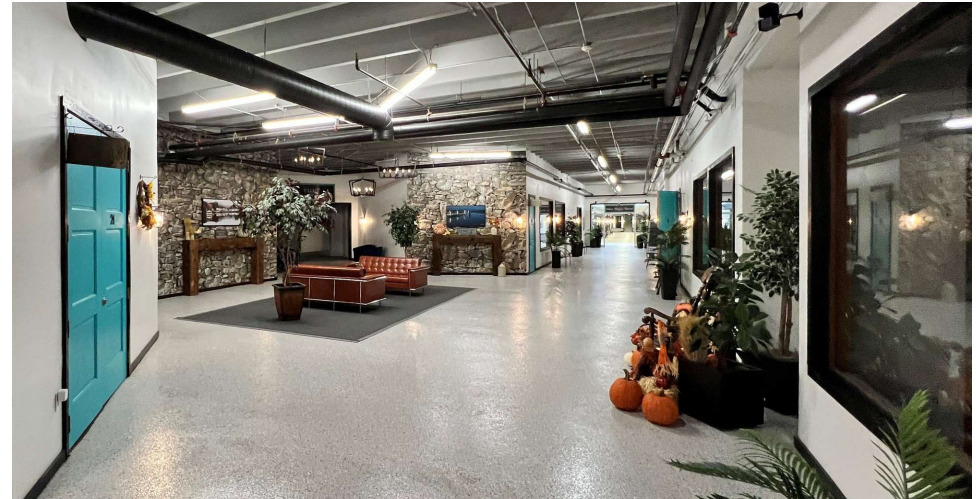
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

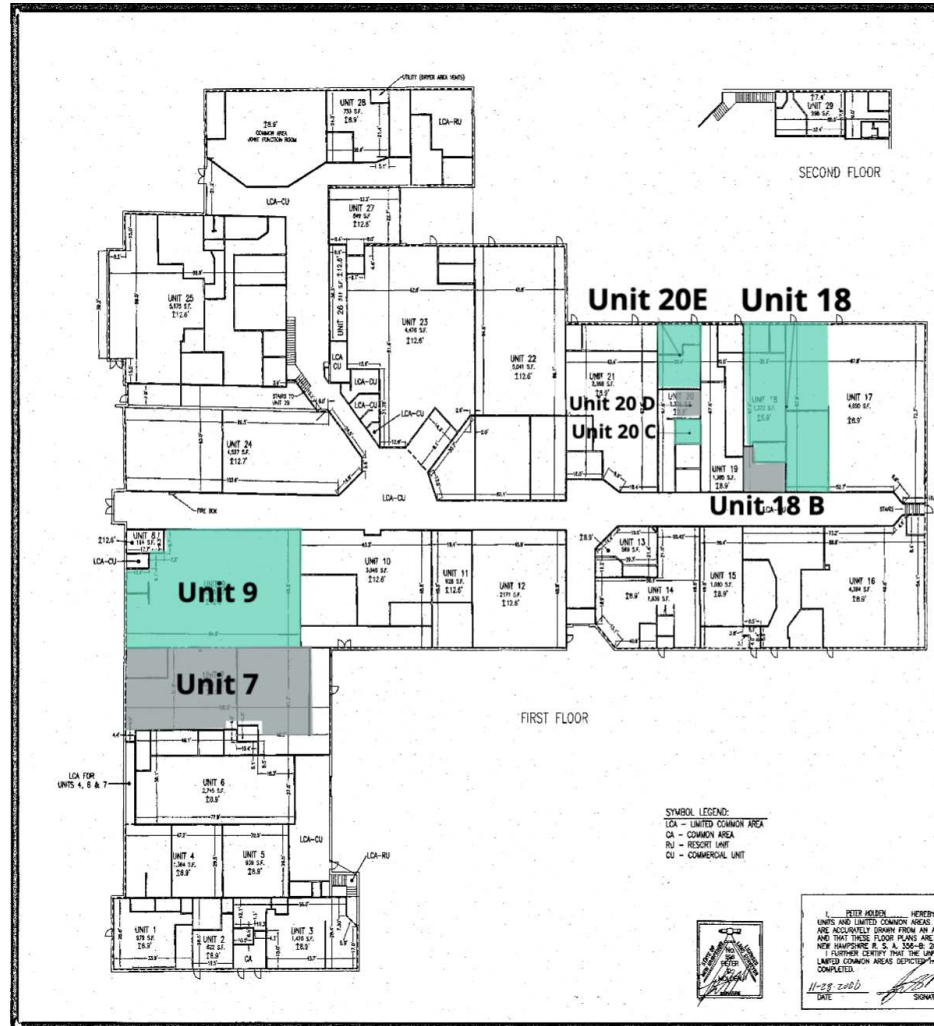
**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
 Managing Director  
 O: 603.610.8523  
 C: 603.491.2854  
 davegarvey@kwcommercial.com  
 NH #004637

**ETHAN ASH**  
 Commercial & Investment Specialist, MiCP  
 O: +16036108500 X1430  
 C: 603.707.2319  
 ethan.ash@kw.com  
 NH #071469

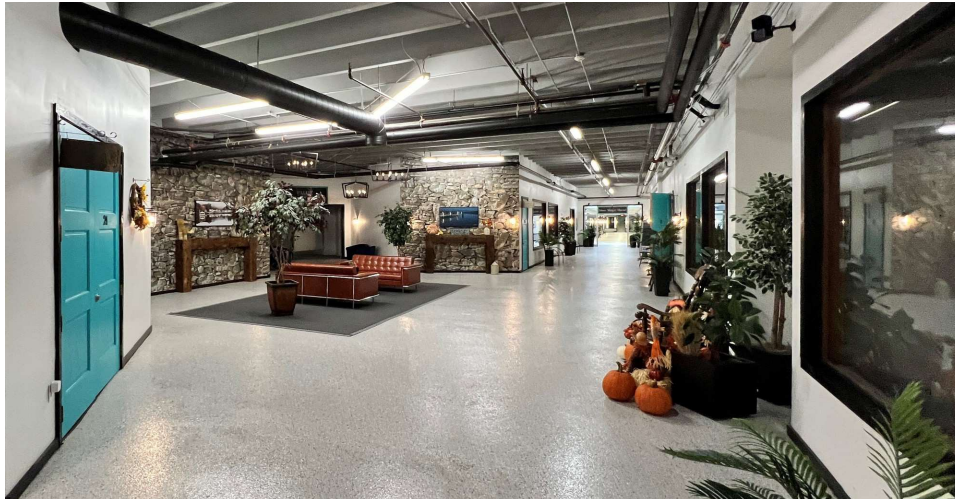
**VIKTORIA ALKOVA**  
 Commercial Real Estate Agent, MiCP  
 O: 603.610.8500  
 C: 646.577.1194  
 viktoria@kwclcg.com  
 NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
 603.610.8500  
 750 Lafayette Rd.  
 Suite 201 - Coastal Land & Commercial Group  
 Portsmouth, NH 03801

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

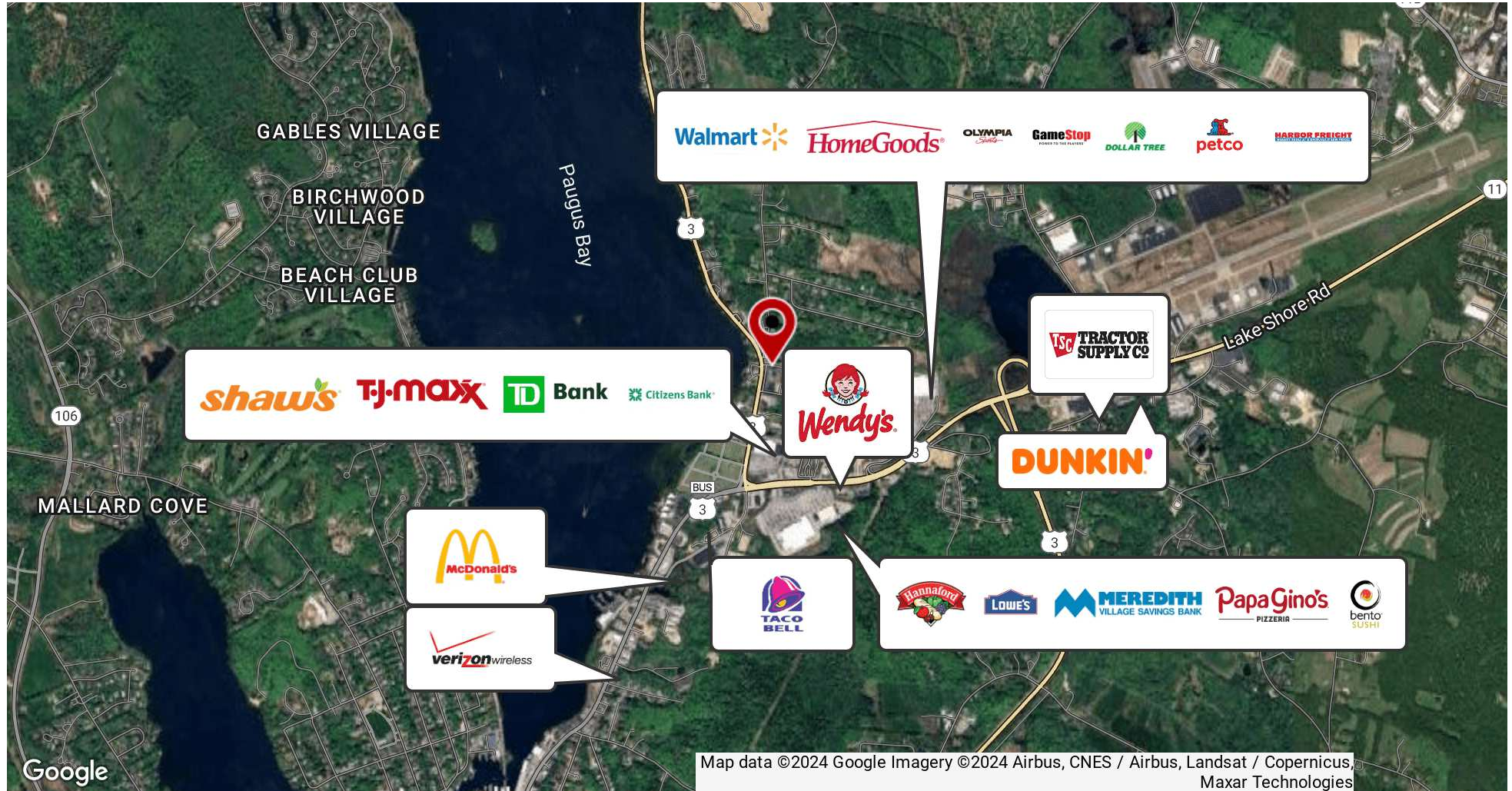
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

# COMMERCIAL-RETAIL-OFFICE FOR LEASE

## THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 7 - Retail	Available	3,509 SF	Gross	\$16.00 SF/yr
■ Unit 9 - Retail	Available	3,905 SF	Gross	\$16.00 SF/yr
■ Unit 20 E - Office	Available	400 SF	Gross	\$750 per month
■ Unit 18 A - Retail	Available	2,913 SF	Gross	\$16.00 SF/yr
■ Unit 18 B - Retail	Available	488 SF	Gross	\$16.00 SF/yr
■ Unit 20 C - Office	Available	300 SF	Gross	\$650 per month
■ Unit 20 D - Office -	Available	350 SF	Gross	\$650 per month

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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



Lease Rate

**\$16.00 - 26.00 SF/YR**

### LOCATION INFORMATION

Building Name	The Village at Paugus Bay
Street Address	131 Lake St.
City, State, Zip	Gilford, NH 03249
County	Belknap
Market	Laconia

### BUILDING INFORMATION

Building Size	63,383 SF
Tenancy	Multiple
Number of Cranes	0
Ceiling Height	14 ft
Number of Floors	3
Year Built	1976
Year Last Renovated	2022
Construction Status	Existing

### PROPERTY INFORMATION

Property Type	Commercial-Retail-Office
Property Subtype	Strip Center
Zoning	Commercial-Residential
Lot Size	7.37 Acres
Lot Frontage	507 ft
Lot Depth	634 ft
Traffic Count	8000
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

### UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	Yes
Gas / Propane	Yes

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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

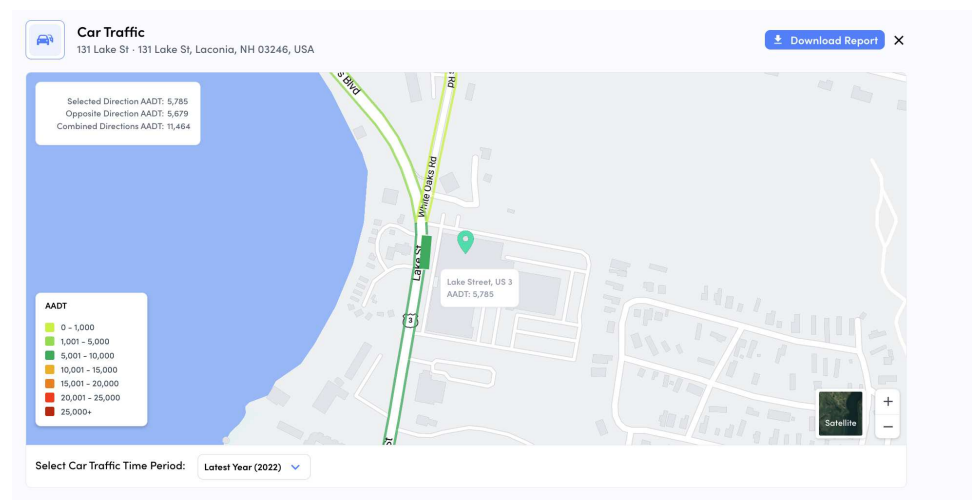
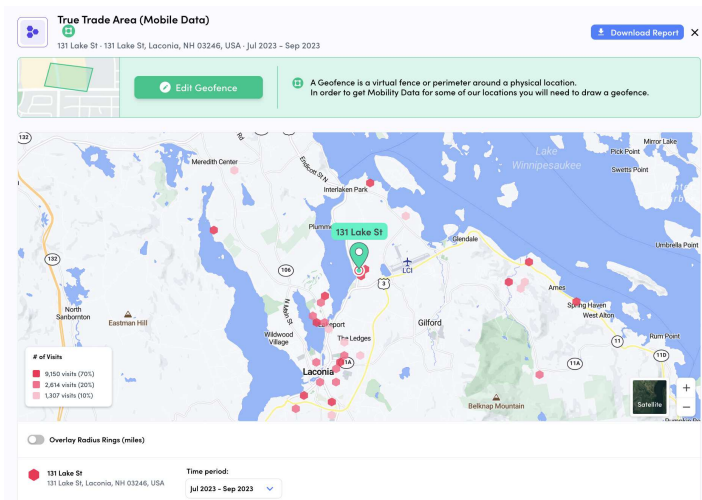
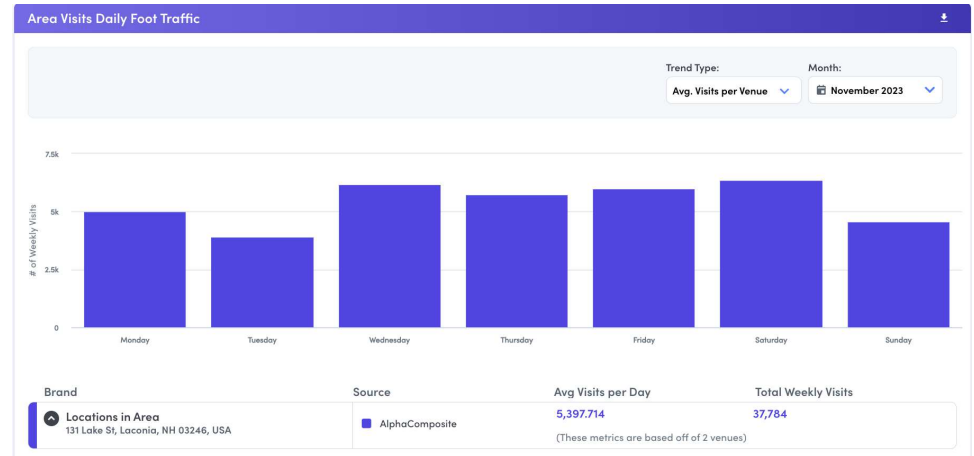
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

# COMMERCIAL-RETAIL-OFFICE FOR LEASE

## THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)



# DEMOGRAPHIC SUMMARY

131 Lake St, Laconia, New Hampshire, 03246



Drive time of 10 minutes

## INCOME



\$66,182

Median Household Income



\$43,966

Per Capita Income



\$151,556

Median Net Worth

## KEY FACTS

19,128

Population



8,608

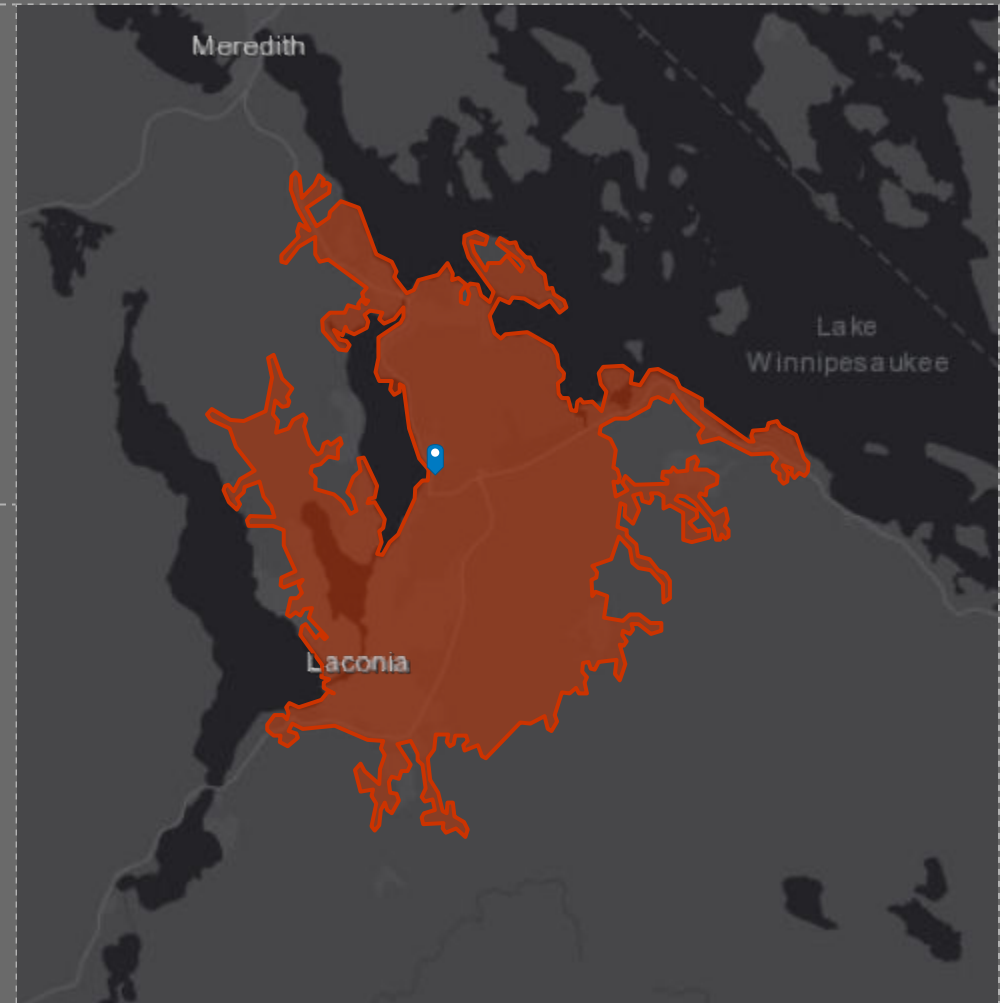
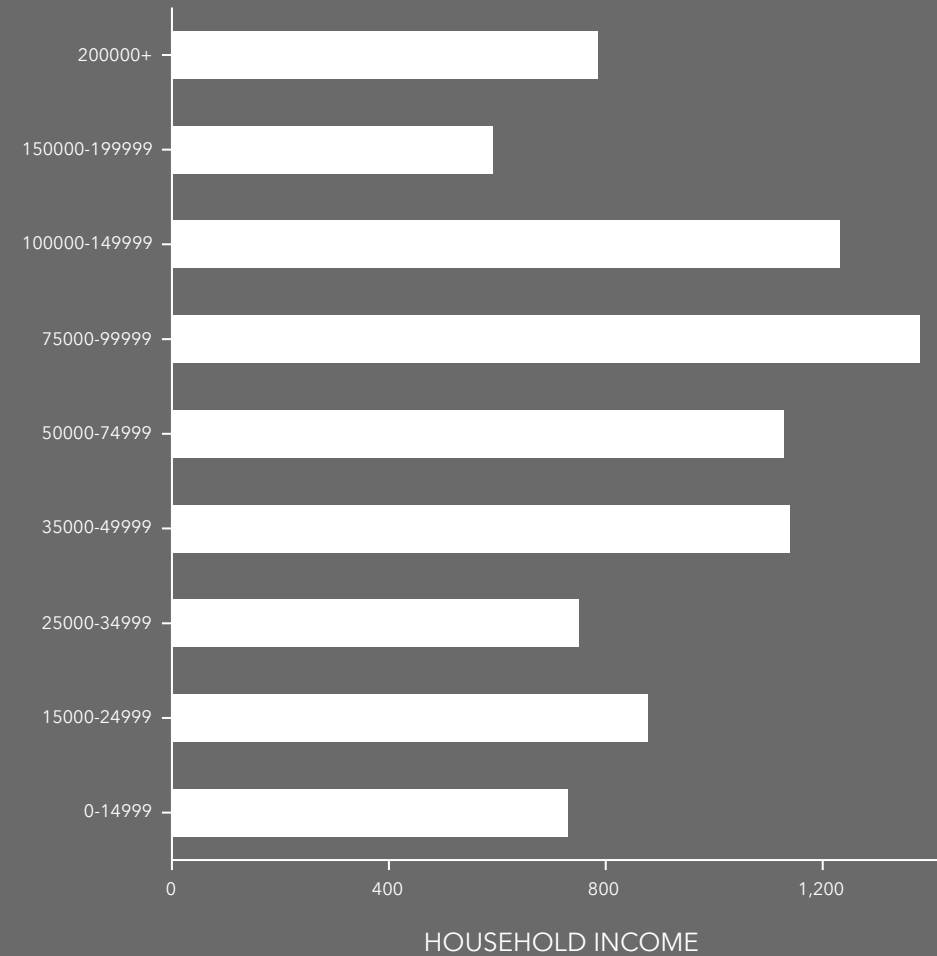
Households

46.6

Median Age

\$53,995

Median Disposable Income



## EDUCATION

7%

No High School Diploma



31%

High School Graduate



31%

Some College



31%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

2.6%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

131 Lake St, Laconia, New Hampshire, 03246



Drive time of 20 minutes

## KEY FACTS

38,853

Population



16,961

Households

47.4

Median Age

\$59,068

Median Disposable Income

## EDUCATION

7%

No High School Diploma



31%

High School Graduate



29%

Some College



34%

Bachelor's/Grad/Prof Degree

## INCOME



\$75,891

Median Household Income



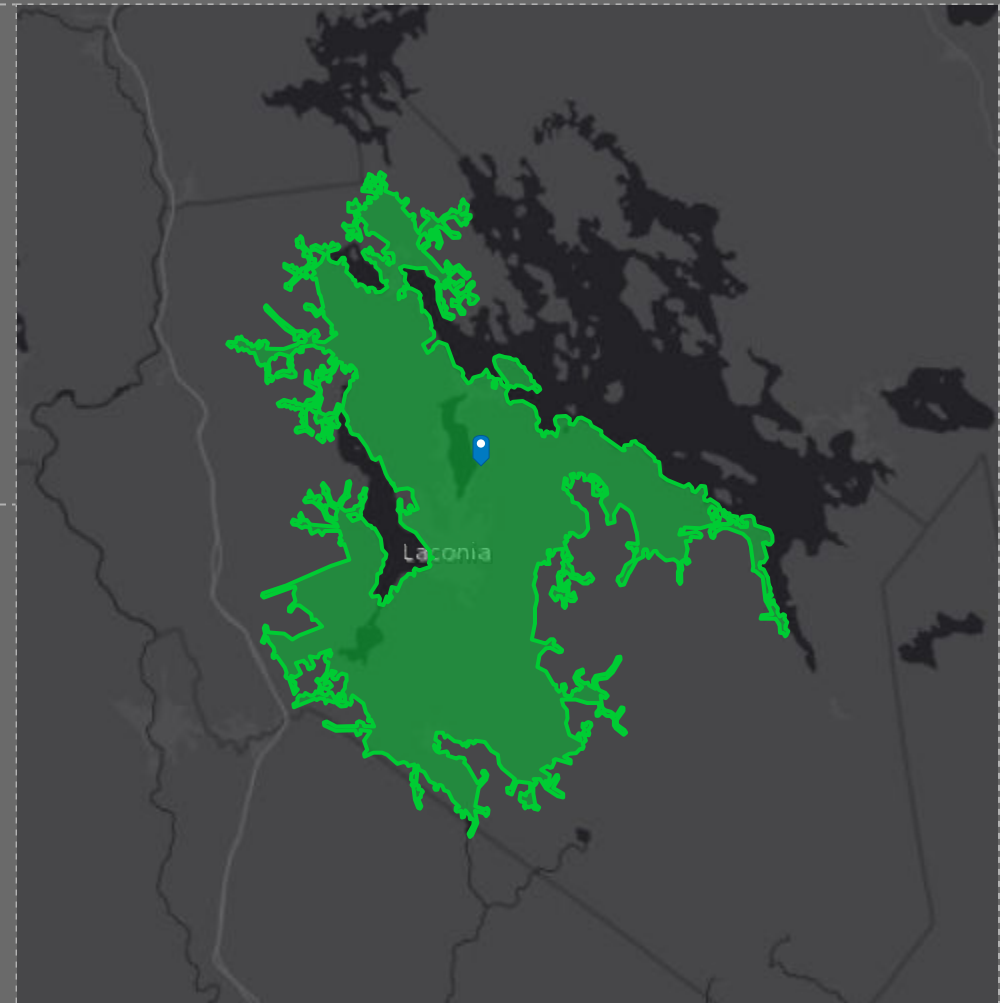
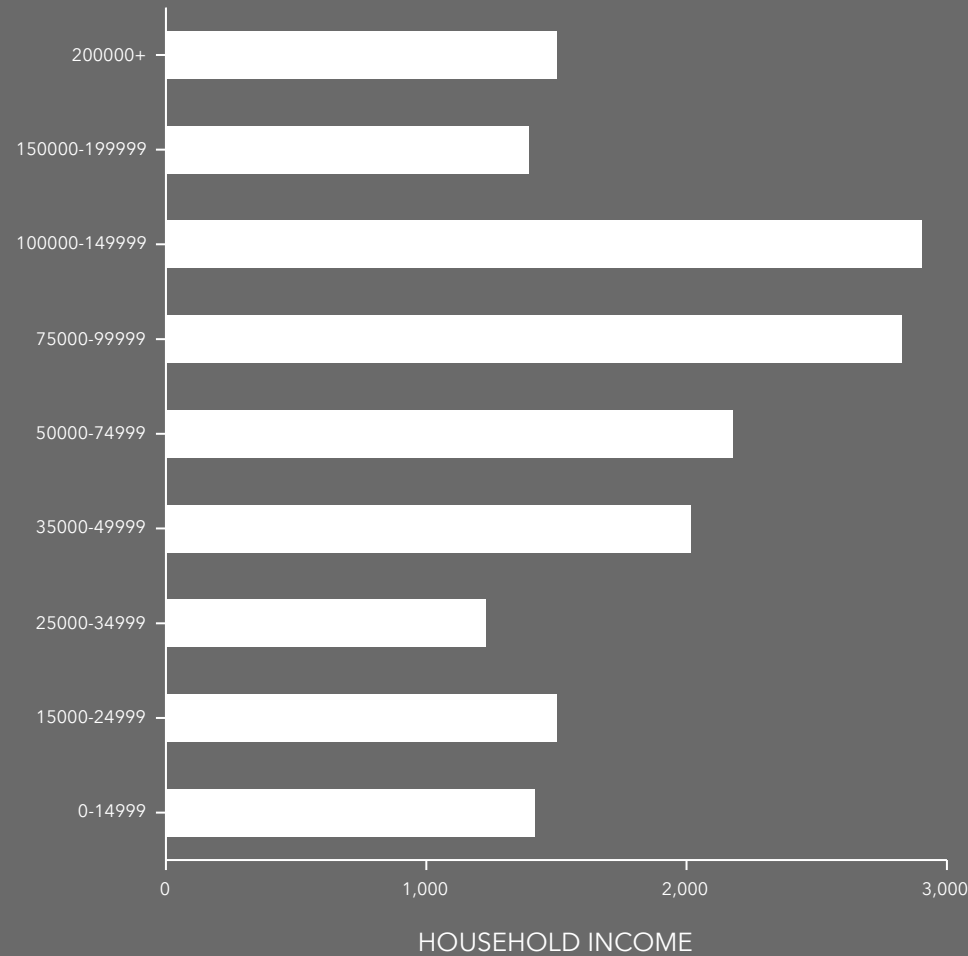
\$43,968

Per Capita Income



\$182,193

Median Net Worth



## EMPLOYMENT



65%

White Collar



22%

Blue Collar



13%

Services

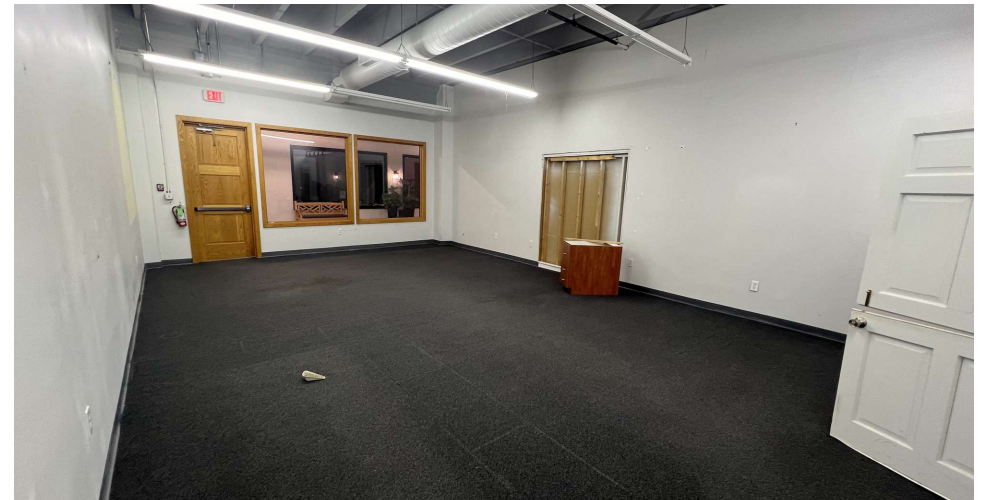
2.7%

Unemployment Rate

# COMMERCIAL-RETAIL-OFFICE FOR LEASE

## UNIT 11

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

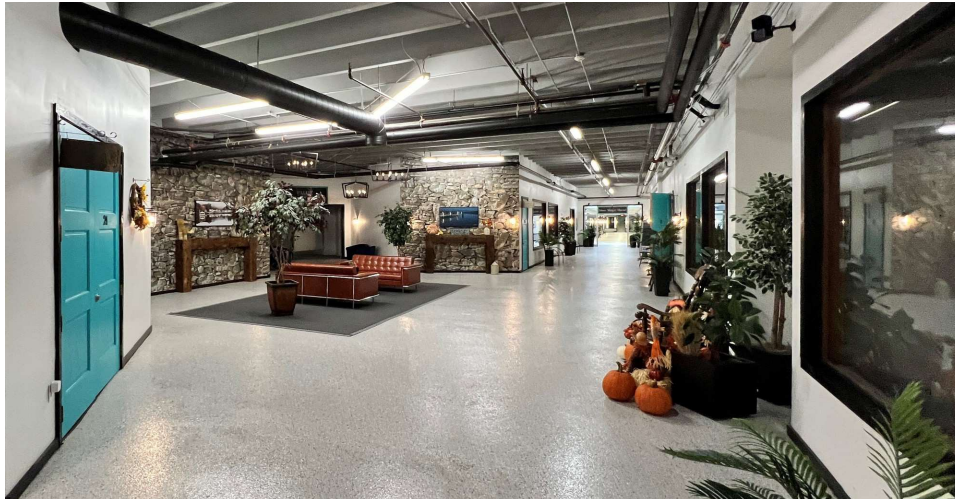
**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)

## COMMERCIAL-RETAIL-OFFICE FOR LEASE

# THE VILLAGE AT PAUGUS BAY

131 Lake St., Gilford, NH 03249



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.

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**VIKTORIA ALKOVA**  
Commercial Real Estate Agent, MiCP  
O: 603.610.8500  
C: 646.577.1194  
viktorija@kwclcg.com  
NH #074657

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

Each Office Independently Owned and Operated [kwclcg.com](http://kwclcg.com)