

**PREMIUM LOCATION AT EXIT 20 OFF I-89, DIRECTLY ON ROUTE 12A**

Power House Mall 8 Glen Road, West Lebanon, NH 03784

**FOR LEASE**



### **Strategically Located at the Central Crossroads of New Hampshire and Vermont**

Discover the ideal home for your business at Power House Mall, an architecturally stunning, award-winning retail destination that blends boutique charm with modern convenience. Surrounded by a thoughtfully curated mix of unique shops and nationally recognized brands, your business will thrive in an environment that attracts loyal local shoppers and out-of-town visitors alike. With easy highway access, abundant free parking, and a beautiful, welcoming atmosphere, Power House Mall offers more than just space, it offers a setting that inspires, connects, and delivers results. Make your brand part of a destination where retail success is built into every detail.

**Heather Doran**  
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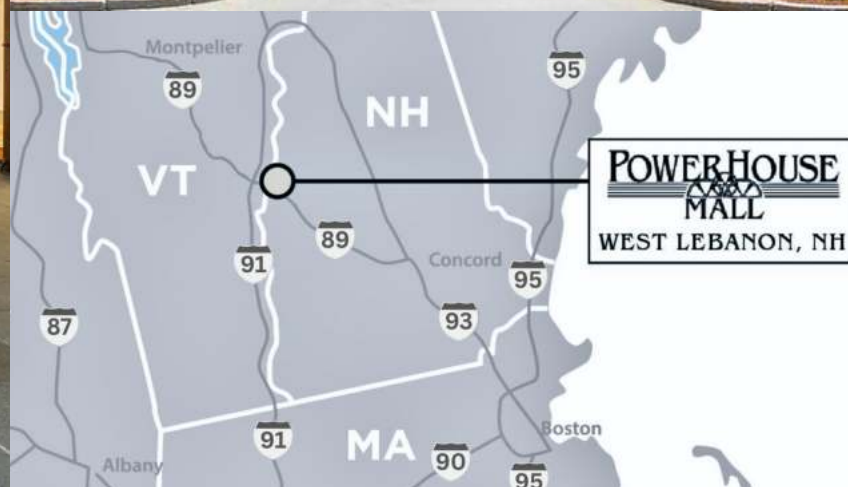
**85 Mechanic Street, Suite 140, Lebanon, NH 03766**  
(603) 448-0017



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## Property Details

- Highly visible prime location
- Generous parking 5.5/1,000sq. ft.
- Ceiling height 10'-40' slopping
- AIA award-winning retail development
- Professionally managed
- Ample natural light/glass storefronts
- Recent mall renovations
- 24 stall Tesla Super Charger coming '25/'26

## Location Details

- Exit 20, near I-89/I-91 interchange, Route 12A, West Lebanon, NH
- Short drive to the resorts of Quechee, Woodstock, & Killington, VT
- Easily accessible from Red Bus transit line

## Demographics

- 30-Mile Radius Population: 170,000
- 15-Mile Radius Population: 72,000
- Median Household Income: \$102,000
- Median Age: 43 years

## Daily Traffic Count

- NH Route 12A: +/-14,000 VPD
- Interstate I-89: +/-39,000 VPD

## Nearby Highlights

- Kohl's
- T.J. Maxx
- Walmart
- Home Depot
- BJ's Wholesale
- Staples
- Applebee's
- Chili's Bar & Grill
- Target
- Sierra
- Walgreens
- The Paper Store

## New Store Openings

Target, Sierra, PetSmart, Planet Fitness, GAP HomeGoods, J.Crew, Cold Stone Creamery, Planet Smoothie, Starbucks, Jersey Mikes, Barnes & Noble

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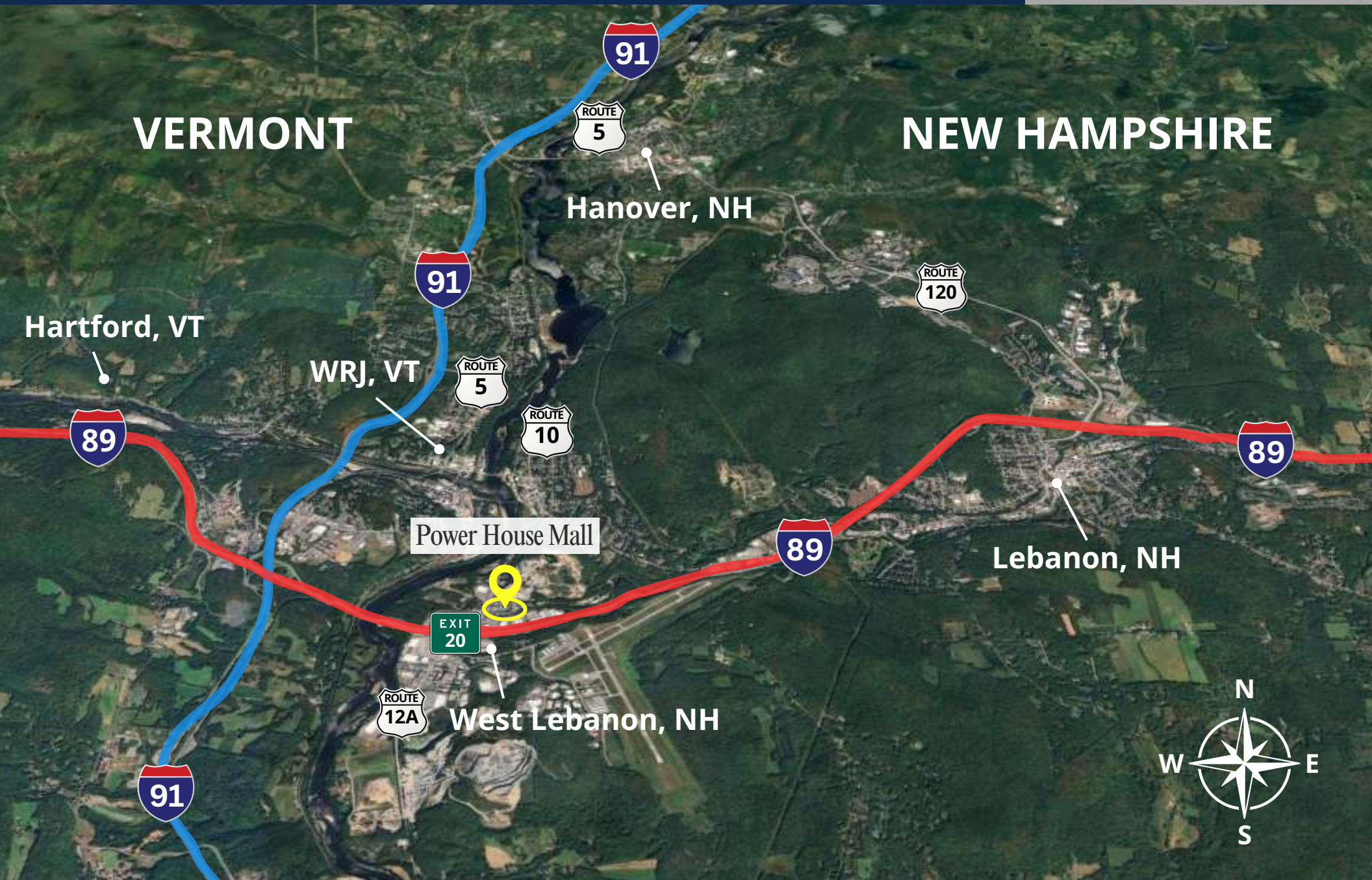
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## Built to Boost Your Business Potential



**Struggling with visibility?** Power House Mall offers prime frontage on Route 12A and Glen Road, in West Lebanon, NH with architectural charm that draws attention.



**Parking frustrations?** Enjoy a generous 5.5 spaces per 1,000 sq. ft., ensuring a smooth and convenient experience for your customers.



**Feeling boxed in?** Our flexible spaces boast ceiling heights from 10 to 40 feet, perfect for customized layouts and dynamic displays.



**Worried about low foot traffic?** Join a curated tenant mix of beloved regional and national brands like L.L. Bean, Eastern Mountain Sports, Yankee Candle, and Lui Lui's Restaurant.



**Want lasting customer engagement?** Annual family-friendly events, from seasonal celebrations to store-hosted specials make Power House Mall a destination every visit.



**Need a community, not just a space?** Power House Mall fosters a collaborative retail environment where business thrive together.

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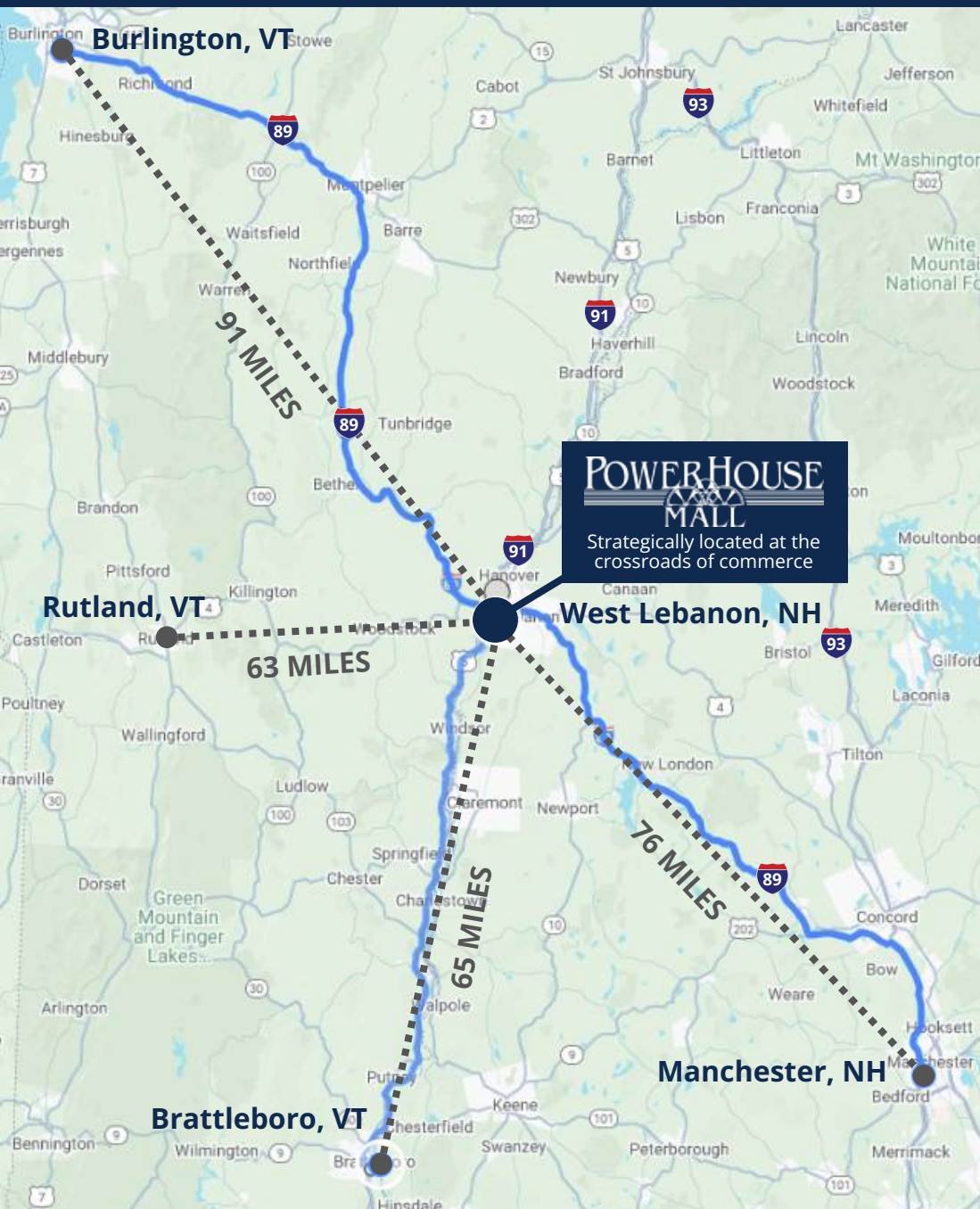
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### Why Business Thrives in the Upper Valley

**Live, Work, Play:** The Upper Valley, spanning both New Hampshire and Vermont along the Connecticut River, is one of New England's most dynamic regions for business growth, talent access, and quality of life. Anchored by the vibrant towns of Lebanon and Hanover, NH, and Hartford and Norwich, VT, the region offers a rare blend of economic vitality and small-town charm.

**Strategic Location:** Strategically positioned at the intersection of Interstates 89 and 91 and just over two hours from Boston, the Upper Valley is a vital crossroads for commerce, education, and healthcare. It's home to two prestigious institutions: Dartmouth College, a world-renowned Ivy League university, and Dartmouth Health, the region's largest employer and a nationally ranked academic medical center.

**Outstanding Demographics:** The Upper Valley isn't just scenic, it's highly educated, 95% of the local workforce holds a high school diploma and more than half possess a college degree or higher. The area provides a deep and highly educated talent pool. In fact, the U.S. Census recognized the Upper Valley as one of the fastest-growing micropolitan areas in the country, and Hanover was recently ranked the #1 best place to live in New Hampshire by Niche.com.

**Center of Innovation:** Innovation thrives here. The region has become a magnet for biotech, med-tech, and high-tech industries, supported by entrepreneurial resources like the Magnuson Center for Entrepreneurship, the Tuck School of Business, and a robust ecosystem of research, mentorship, and venture capital. From healthcare and technology to retail and education, the Upper Valley offers a fertile environment for growth. For businesses ready to tap into a region defined by intellect, infrastructure, and opportunity. The Upper Valley may be the next Palo Alto or Route 128 corridor.

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## **Anchors of a Prosperous Region**

### **HEALTH & EDUCATION**

- **Dartmouth Health Medical Center (DHMC)** - One of New Hampshire's largest employer (employing over 13,000 employees) and home to the state's only Level 1 Trauma Center.
- **Alice Peck Day Memorial Hospital (APD)** - Community-centered healthcare and part of the Dartmouth Health network.
- **Dartmouth College** - A top-tier Ivy League institution driving education, research, and innovation with a total undergraduate and graduate enrollment of 6,700.

### **MANUFACTURING, ENGINEERING & TECHNOLOGY**

- **Hypertherm Associates** - A global leader in advanced industrial cutting systems.
- **Timken Aerospace** - Precision aerospace components powering commercial and defense sectors.
- **GEOKON** - World-renowned geotechnical instrumentation used in major infrastructure projects.
- **FUJIFILM Dimatix** - Leading provider of high-performance industrial inkjet printheads.
- **CRREL (Cold Regions Research and Engineer Laboratory)** - Pioneering cold regions science and engineering for national impact.
- **TomTom** - Real-time navigation and mapping technology with a global reach.

### **BIOTECH, PHARMA, & MEDICAL INNOVATION**

- **Novo Nordisk** - Biopharmaceutical manufacturing hub advancing diabetes and hormone therapies.
- **Adimab** - Accelerating drug discovery through antibody engineering partnerships.
- **Mascoma Corporation** - Developing next-generation biofuels from renewable sources.
- **Simbex** - Driving innovation in wearable health and medical technologies.
- **Bio X Cell** - Trusted source for high-quality antibodies used in biomedical research.
- **Celdara** - Biotechnology company turning groundbreaking academic research into lifesaving medical products.





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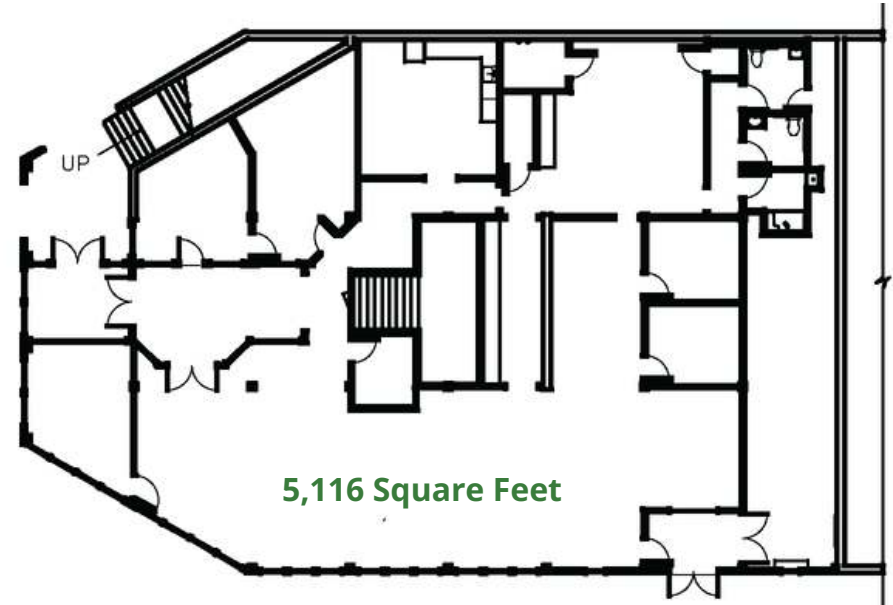
## FOR LEASE



### PROPERTY DETAILS

<b>Address</b>	8 Glen Road - 001 West Lebanon, NH 03784
<b>Available Space</b>	5,116 Square Feet
<b>Use Type</b>	Retail/Service
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

### UNIT FLOOR PLAN | First Level



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# PREMIUM LOCATION AT EXIT 20 OFF I-89, DIRECTLY ON ROUTE 12A

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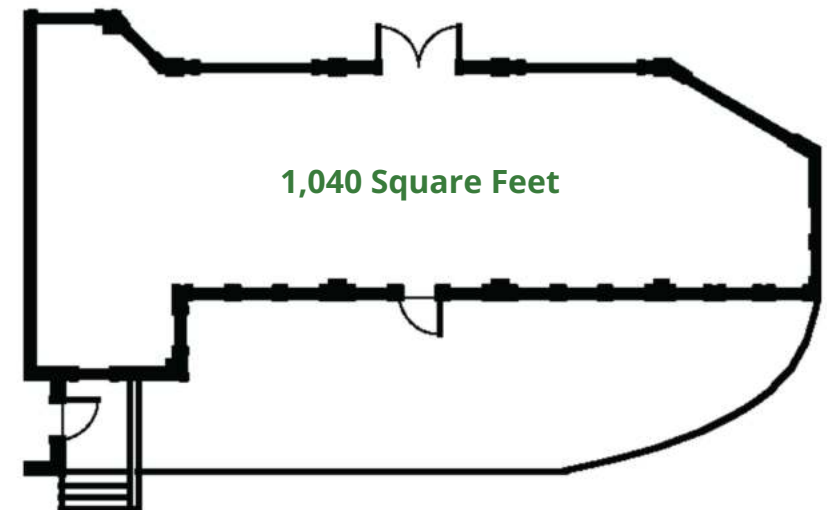
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### PROPERTY DETAILS

Address	8 Glen Road - 002 West Lebanon, NH 03784
Available Space	1,040 Square Feet
Use Type	Retail/Service
Rental Rate	Upon Request
Term	Negotiable
Availability	Available Now

### UNIT FLOOR PLAN | First Level



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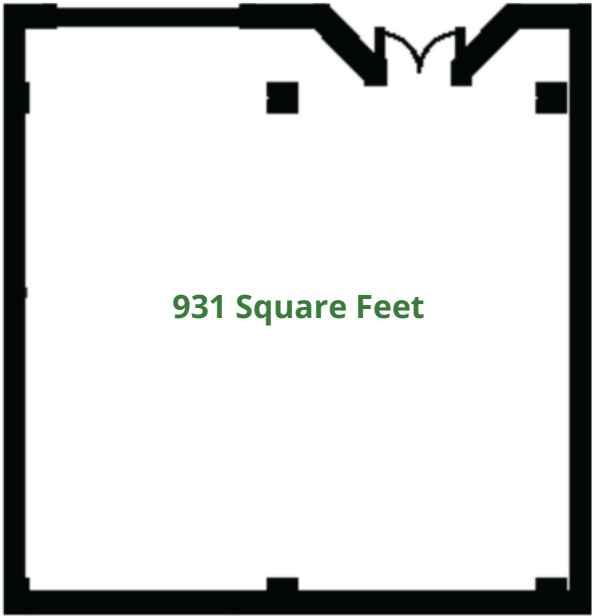
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UNIT DETAILS	
Address	8 Glen Road - 003 West Lebanon, NH 03784
Available Space	931 Square Feet
Use Type	Retail/Service
Rental Rate	Upon Request
Term	Negotiable
Availability	Available Now

**UNIT FLOOR PLAN | First Level**



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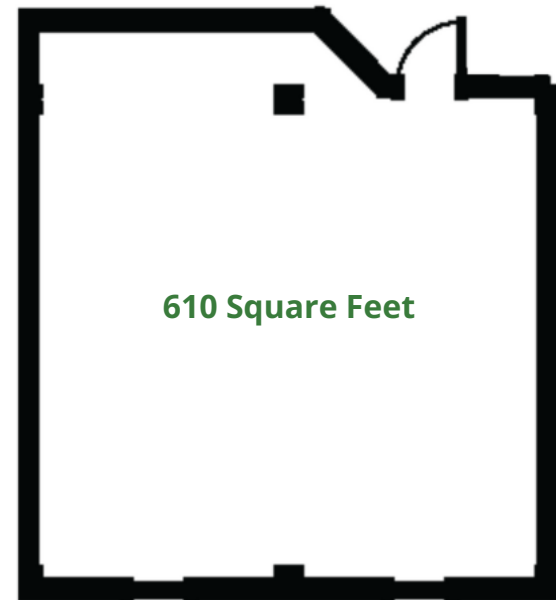
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### PROPERTY DETAILS

<b>Address</b>	8 Glen Road - 005 West Lebanon, NH 03784
<b>Available Space</b>	610 Square Feet
<b>Use Type</b>	Retail/Service
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

### UNIT FLOOR PLAN | First Level



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### PROPERTY DETAILS

<b>Address</b>	8 Glen Road - 014 West Lebanon, NH 03784
<b>Available Space</b>	2,082 Square Feet
<b>Use Type</b>	Retail/Service
<b>Rental Rate</b>	Upon Request
<b>Term</b>	Negotiable
<b>Availability</b>	Available Now

### UNIT FLOOR PLAN | Second Level



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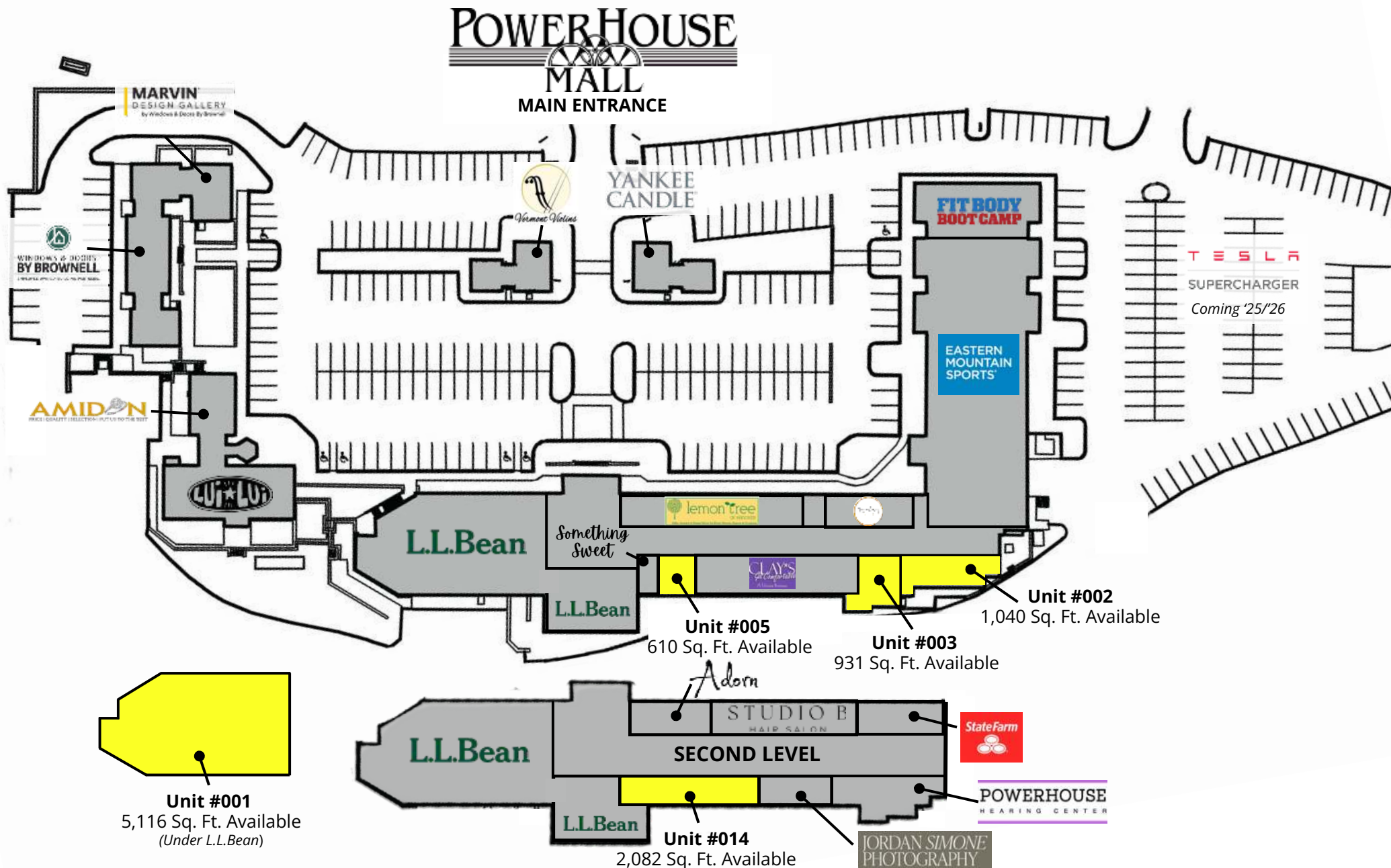
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